

5.4 REVIEW OF DESIGN GUIDELINES AND MINOR AMENDMENT TO COMMUNITY ENGAGEMENT POLICY

- Attachments:
1. Design Guidelines Review
 2. Summary of Submissions
 3. Draft Local Planning Policy: Heritage Area Brookman & Moir Streets
 4. Draft Local Planning Policy: Heritage Area Lacey Street
 5. Draft Amendment 1 to Community and Stakeholder Engagement Policy - Tracked Changes

RECOMMENDATION:**That Council:**

1. **PREPARES** an amendment to Appendix 6 – Brookman and Moir Streets Design Guidelines, included as Attachment 3, for the purposes of community consultation, pursuant to clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **PREPARES** an amendment to Appendix 17 – Design Guidelines for Lacey Street, included as Attachment 4, for the purposes of community consultation, pursuant to clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. **PROPOSES** designation of Lacey Street as a Heritage Area, for the purposes of community consultation, pursuant to clause 9(3) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
4. **NOTES** Administration will commence an administrative amendment to Local Planning Policy: Character Areas and Heritage Areas to move the Harley Street Heritage Area to its own local planning policy;
5. **PREPARES** a notice of revocation for the following appendices, pursuant to clause 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:
 - 5.1 Appendix 3 – Design Guidelines for Richmond on the Park;
 - 5.2 Appendix 8 – Highgate Design Guidelines;
 - 5.3 Appendix 12 – Elven on the Park Design Guidelines;
 - 5.4 Appendix 14 – Design Guidelines for No. 95 Chelmsford Road;
 - 5.5 Appendix 15 – Joel Terrace Design Guidelines;
 - 5.6 Appendix 16 – Design Guidelines Perth; and
 - 5.7 Appendix 18 – Design Guidelines for William Street;
6. **PUBLISHES** the notice of revocation in accordance with Clause 6(b)(ii) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, if no submissions are received during the community consultation period;
7. **NOTES** that if any submissions are received during the community consultation period of the notice of revocation, that these would be presented to Council for consideration;
8. **PREPARES** the amendment to the Community and Stakeholder Engagement Policy, included as Attachment 5, pursuant to clauses 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
9. **DETERMINES** that the amendment to the Community and Stakeholder Engagement Policy, included as Attachment 5, is a minor amendment, pursuant to Clause 5(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
10. **PROCEEDS** with the amendment to the Community and Stakeholder Engagement Policy, included as Attachment 5, pursuant to clauses 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE OF REPORT:

For Council to consider:

- Outcomes of preliminary consultation of Appendix 6 – Brookman and Moir Streets Design Guidelines; Appendix 8 – Highgate Design Guidelines and Appendix 17 – Design Guidelines for Lacey Street;
- An amendment to Appendix 6 – Brookman and Moir Streets Design Guidelines, Appendix 17 – Design Guidelines for Lacey Street and designating of Lacey Street as a Heritage Area;
- Revocation of: Appendix 3 – Design Guidelines for Richmond on the Park; Appendix 8 – Highgate Design Guidelines; Appendix 12 – Elven on the Park Design Guidelines; Appendix 14 - Design Guidelines for No. 95 Chelmsford Road; Appendix 15 – Joel Terrace Design Guidelines; Appendix 16 – Design Guidelines Perth; and Appendix 18 – Design Guidelines for William Street; and
- A minor amendment to the Community and Stakeholder Engagement Policy.

BACKGROUND:Design Guidelines

The Design Guidelines were originally adopted and amended as follows:

Design Guideline	Adoption and Amendments	Context	Number of lots
Appendix 3 Design Guidelines for Richmond on the Park	8 February 2000 24 April 2001	The site was previously the City of Vincent Depot. In September 1999 Vincent sought to purchase a portion of the City of Perth depot in Osbourne Park for relocation. The design guidelines were prepared for the development of the land to ensure it fit with the context and addressed Smiths Lake Reserve appropriately.	17
Appendix 6 Brookman and Moir Streets Development Guidelines	27 March 2001 11 May 2004 28 August 2012	The Brookman and Moir Streets area is a place of special significance. It is made up of two streets in Perth comprising 58 semi-detached residences and one detached residence in two variants of the Federation Queen Anne style, constructed of limestone and brick with corrugated iron roofs in 1897-98, during the Western Australian Gold Boom period for the Colonial Finance Corporation. The design guidelines were prepared to protect and enhance this heritage precinct.	59
Appendix 8 Highgate Design Guidelines	9 October 1995	The Western Australian Planning Commission (WAPC) granted conditional subdivision approval in 1995. Condition 9 of the preliminary approval required the preparation of design guidelines. The design guidelines were prepared to address elements including the interface to existing dwellings in the locality and the streetscape, height and bulk of buildings, setbacks and car parking.	58
Appendix 12 Elven on the Park Design Guidelines	13 September 2005	The City completed a five lot subdivision of Elven Street. There was no condition to prepare the design guidelines. The design guidelines were prepared for the development of the land to ensure it fit with the context and addressed Smiths Lake Reserve appropriately.	5

Design Guideline	Adoption and Amendments	Context	Number of lots
Appendix 14 Design Guidelines for No. 95 Chelmsford Road	28 June 2005	In 2004 the WAPC provided subdivision approval including condition 11 to create design guidelines. The design guidelines were prepared to address issues of building orientation, site coverage, setbacks, the location of driveway crossovers, location of party walls, common fencing and parking.	3
Appendix 15 Joel Terrace Design Guidelines	27 September 2005 28 August 2012	Four lots were created from the subdivision of Nos. 128, 128A, 130 and 130A Joel Terrace, Mount Lawley. The design guidelines were prepared to control and guide future development of the site to ensure it considers its setting overlooking the Swan River, preserves the Camphor Laurel tree and integrates with and preserves the amenity of the surrounding area.	4
Appendix 16 Design Guidelines Perth	13 March 2007 2 December 2008 16 June 2020	A significant development application was submitted in 2005 for the sites.-The design guidelines were prepared to guide the assessment.	19
Appendix 17 Design Guidelines Lacey Street	5 December 2006 12 February 2013	The design guidelines were prepared to provide developers and landowners with a set of guidelines and direction that reflect the City's expectations with respect to the protection and development of this street. The intent of the Guidelines is that the original building stock in Lacey Street be retained and conserved.	29
Appendix 18 Design Guidelines for William Street	2 December 2008 16 June 2020	The design guidelines were prepared to rejuvenate the area along William Street (all lots between Bulwer and Newcastle Streets, including corner lots to the north of Bulwer Street), to reposition the area (between Brisbane and Newcastle Streets) as a Town Centre, and to strengthen its role as a vibrant cultural precinct.	54

The Design Guidelines operate as appendices to the 'Planning and Building Policy Manual'. Planning and Building policies are now adopted individually rather than into a combined 'manual'. The appendices can also be considered individual policies for the purpose of implementation and review.

Community and Stakeholder Engagement Policy

The Community and Stakeholder Engagement Policy was adopted by Council on 14 September 2021. It requires that all development in a Character Area must be advertised to the entire Character Area if any element does not meet the deemed-to-comply requirements.

DETAILS:

Design Guidelines Review

Administration has reviewed the Design Guidelines as detailed in **Attachment 1**.

This review was previously presented to Council Members in the 18 March 2022 Policy Paper. The below table includes a summary of the recommendations for each design guideline.

Design Guideline	Recommendation
Appendix 3 Design Guidelines for Richmond on the Park	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy) and Residential Design Codes (R Codes). The current built form aligns with the design guidelines, through the Built Form Policy this will be maintained.
Appendix 6 Brookman and Moir Streets Development Guidelines	Recommend review: <ul style="list-style-type: none"> Reinstate as a Heritage Area in accordance with the Regulations; Regulations statement regarding the Heritage Area at the start of the Policy followed by provisions aligned with the R Codes; The provisions reformed into design principles and deemed to comply to differentiate between guidance and requirements; and Send to the State Government for comment.
Appendix 8 Highgate Design Guidelines	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 12 Elven on the Park Design Guidelines	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 14 Design Guidelines for No. 95 Chelmsford Road	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 15 Joel Terrace Design Guidelines	Recommend revoke: <ul style="list-style-type: none"> The provisions relate to the protection of a large tree in close proximity to the lots. As the tree is a registered tree of significance the tree it would already require development approval for removal. The remaining provisions are covered by the Built Form Policy and R Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 16 Design Guidelines Perth	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 17 Design Guidelines Lacey Street	Recommend initiating a Heritage Area: <ul style="list-style-type: none"> Retain the character of the area through amended local planning policy provisions; and Require retention of existing dwellings through Heritage Area designation.
Appendix 18 Design Guidelines for William Street	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.

Design Guideline Preliminary Consultation

As a result of the review, preliminary consultation was undertaken for Appendix 6 – Brookman and Moir Streets Design Guidelines, Appendix 8 – Highgate Design Guidelines and Appendix 17 – Design Guidelines for Lacey Street.

This consultation occurred between 17 May and 7 June 2022. The engagement included letters to the residents in the guideline areas inviting them to an on-street meeting in their guideline area and inviting comments on the City's webpage, Imagine Vincent.

The key discussion points resulting from on-street and online consultation are outlined below.

Appendix 6 – Brookman and Moir Streets Design Guidelines:

- Beautiful street with history and connection to many, a street of social and aesthetic heritage significance;
- A great community feel because people meet on the street when coming out to their cars;
- Debate regarding additions to the rear of the homes – Suitable in only one location due to the slope of the land & discussion about how a second storey addition may be suitable on Wellman street - however do not want this to dominate the existing heritage facades;
- Drainage continues to be an issue, especially in the middle of the street and is eroding the heritage structures and needs to be considered; and
- Discussion around car parking and its future in terms of battery storage in front car ports. Residents park on the street due to limited on-site parking. Would appreciate being included in the underground power program.

Appendix 8 – Highgate Design Guidelines

- Concerned about surrounding large scale development, did not want this to happen in the guidelines area or changes to the guidelines to facilitate this; and
- With an increase in people living in the dwellings and some being rented, car parking is becoming difficult.

Appendix 17 – Design Guidelines for Lacey Street

- A great community feel and friendly neighbourhood;
- There is so much history in the place and many people have connection to it, it should be retained; and
- Do not want to see demolition and may be open to heritage listing the street.

A full summary of submissions is included as **Attachment 2**.

Draft Local Planning Policies

The key changes proposed are as follows:

Appendix 6 – Brookman and Moir Streets Design Guidelines; and Appendix 17 – Design Guidelines for Lacey Street are proposed to be modified to ensure the provisions can be implemented suitably within the Local and State Planning Framework. The reform of the provisions is to remove terms which are inconsistent with the planning framework and replace these with Local Housing Objectives and Deemed to Comply Criteria. Each area is proposed to have its own standalone Local Planning Policy.

Discretion wording (and 'avoid' wording) in the guidelines has been removed as it is perceived as providing a loophole to otherwise complying with the provisions. Discretion remains as all development would be subject to a planning approval and would need assessment against the statement of significance and the draft policies.

Community consultation is proposed on the designation of Lacey Street as a Heritage Area, based on the provisions in the current Lacey Street Design Guidelines which aim to retain and conserve the existing dwellings and given there was interest from residents in protecting existing dwellings. The existing Lacey Street Design Guidelines provisions not permitting complete demolition of the existing dwellings are not enforceable without a heritage designation, and so provisions to this extent could not be included.

The draft Local Planning Policy: Brookman and Moir Streets Heritage Area is included as **Attachment 3**. The draft Local Planning Policy: Lacey Street Heritage Area is included as **Attachment 4**.

Remaining Appendices

Following review of Appendix 8 – Highgate Design Guidelines; the site visit to deliver consultation letters; the on-site meeting with residents; and the comments received it was clear that there was a variety of building styles in the area and the guidelines required outdated features which are no longer relevant. Due to this it is recommended that the policy be revoked as the Built Form Policy will recognise the context of the area

through the requirement of an urban design study and the remaining requirements of the guidelines are suitably covered.

The remaining appendices subject to this report are proposed to be revoked as there is suitable planning controls in the existing framework: Appendix 3 – Design Guidelines for Richmond on the Park; Appendix 12 – Elven on the Park Design Guidelines; Appendix 14 – Design Guidelines for No. 95 Chelmsford Road; Appendix 15 – Joel Terrace Design Guidelines; Appendix 16 – Design Guidelines Perth; and Appendix 18 – Design Guidelines for William Street.

Community and Stakeholder Engagement Policy

Developments are currently required to be advertised to their entire Character Area where they do not meet any deemed-to-comply requirements. This is considered unnecessary in many situations where a proposal only affects a small number of landowners or residents. An amendment to the Community and Stakeholder Engagement Policy is proposed to require advertising of such proposals in a Character Area to be only to those neighbours who are impacted by the proposal. For instance, overshadowing considerations would only impact the property being overshadowed.

Developments in Heritage Areas are not proposed to change. In those circumstances, any development proposing not to meet the deemed-to-comply requirements will be advertised to the entire Heritage Area.

The proposed modification is shown tracked in **Attachment 5**.

Structure of Policies

The Harley Street Heritage Area is guided by the City's [Local Planning Policy: Character Areas and Heritage Areas](#). Administration proposes to restructure Local Planning Policy: Character Areas and Heritage Areas such that it only applies to Character Areas, helping to further differentiate between character and heritage. The Harley Street Heritage Area is the only Heritage Area in the Policy currently and is proposed to be separated into its own standalone local planning policy.

This will be prepared during advertising of the Draft Local Planning Policies for Brookman and Moir Streets Heritage Area and Lacey Street Heritage Area subject to this report.

CONSULTATION/ADVERTISING:

In accordance with the City's Community and Stakeholder Engagement Policy, consultation of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspapers;
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre; and
- letters distributed to all affected properties, relevant local businesses and community groups.

The above will be undertaken for each of the proposed revoked policies.

In addition to the items above, an information evening and discussion will be undertaken for Draft Local Planning Policies for Brookman and Moir Streets Heritage Area and Lacey Street Heritage Area.

The draft amendment to the Community and Stakeholder Engagement Policy is minor in nature and maintains the intent of the policy. Advertising is not considered to be necessary under clause 5 of the policy.

LEGAL/POLICY:

The City's Policy Development and Review Policy sets out the process for the development and review of the City's policy documents.

The *Planning and Development Act 2005* and Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) provide the criteria for creating, amending, and reviewing Local Planning Policies.

Development controls are contained within the City's Local Planning Scheme No. 2 and State Planning Policy 7.3 – Residential Design Codes of Western Australia (R-Codes). The draft policies operate by augmenting and amending the R-Codes, which provides two pathways to achieve development approval, a prescriptive 'deemed to comply' standard (right hand column) and a performance-based 'design principle' and 'local housing objective' (left hand column).

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to approve consultation of Local Planning Policies.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Our built form character and heritage is protected and enhanced.

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

The preparation of local planning policies aims to achieve sustainable development outcomes in the future by encouraging the retention and renovation of older building stock through flexible guidelines.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing

Increased physical activity

Reduced injuries and a safer community

FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and implementing the local planning policies will be met through the City's existing operational budget.

Appendix 3 - Design Guidelines for Richmond on the Park

Adopted 8 February 2000

Amended 24 April 2001

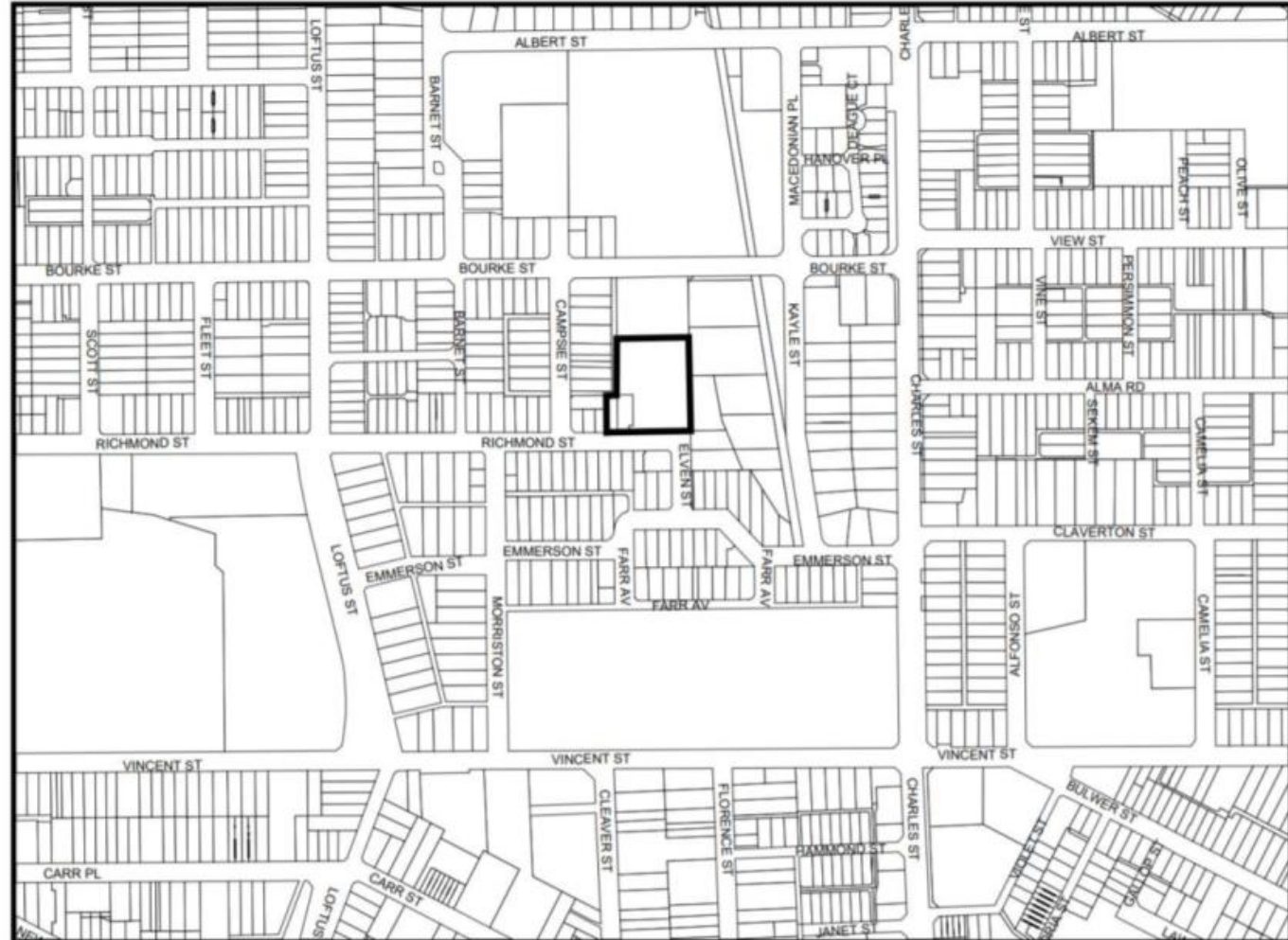
Number of Lots 17

Zone - Residential

Code - R40

Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 - Introduction; 2 - Context; and 4 - Development Objectives Each clause does not have measurable provisions however these describe the place and the outcomes sought.	-	-	Clause 1,2 & 4 of guidelines	-		These provisions provide context for the location and what is to be achieved. The location has been built to the majority of objectives of the policy. The site was previously the City of Vincent Depot. In September 1999 Vincent sought to purchase a portion of the City of Perth depot in Osbourne Park for relocation. Overall recommendation for the guidelines: There are only some relevant provisions and guidance that remain in the policy. It is recommended that the guidelines be rescinded.
Sia) Land use Residential to accommodate single dwelling.	-	-	-	-		Recommend rescind. Land use is governed by the Scheme. The lots have been built with single dwellings.
b) Density R40	-	-	-	-		Recommend rescind. Density is controlled by the Scheme.
c) Access No vehicle access to/from Richmond Street for any lots.	N/A	Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative).	-	-		Recommend rescind.
d) Car parking - 2 bays per dwelling	-	Clause 5.3.3 of the R Codes Volume 1 remains and applies. - Requires 1 car parking bay.	-	One bay would be required instead of two.		Recommend rescind.
e) Setbacks Lot 601 - 6m setback from Richmond & 1.5m from the access road; Lot 602 - 1.5m setback from Richmond Lot 611 to 615 - 4m from access road & nil side setbacks Lot 602 to 610 - 4m from Smiths Lake Reserve & nil side setbacks. Carports open on all sides to access road or right of way on the western side of all lots.	V1, Clause CS.1.1 - Primary street setback, average of 5 a side; V1, Clause CS.1.6 - Ground floor secondary street setback as per the R Codes.	Clause 5.1.2 C2.2 = 1m setback at R40	-	Lot 601 may be the only lot impacted by a slightly reduced setback resulting from an average of 5 a side; and The side setbacks as per the R Codes are 1m instead of 1.5m. The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots.		Recommend rescind.
f) Height 2 storey maximum.	V1, Clause CS.3.1 - 2 storeys	-	-	-		Recommend rescind.
iiia) Streetscape - Address & enhance the streetscape with orientation and landscaping WSUD; - Balconies and other openings (up to a depth of 0.75m) on upper floor walls; - Active frontage to Richmond Street, Access Road and Smiths Lake Reserve; and - Solar orientation of the courtyards and living areas.	5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.	5.2.3 Street Surveillance - Address the st with defined entry points.	Siiia)	-		Recommend rescind. There is some design guidance in the clause however the same outcomes would be delivered through the Built Form Policy & R Codes.
iiia) Amenity - Complementary to other dwellings and minimise glare; and - Dwellings designed for individuality.	-	-	Siiia)	-		Recommend rescind.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
<p>iiib) Overlooking - Dwellings designed to minimise overlooking</p>	-	<p>Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.</p>	Siiib)	-		Recommend rescind.
<p>iiic) Service/Serviceing - 1sqm for services</p>	5.10 External Fixtures, Utilities and Facilities	5.4.4 External Fixtures, Utilities and Facilities C4.1 and C4.2 of the R Codes Volume 1 remain and apply.	Siiic)	-		Recommend rescind.
<p>iiid) Landscaping - Car parking and hard surface areas are to be landscaped to reduce visual impact and provide shade.</p>	<p>*The Built Form Policy Deemed to Comply provisions represent a Council adopted policy position however do not apply as Deemed to Comply provisions until the Western Australian Planning Commission (WAPC) have granted approval in accordance with section 7.3 of the R Codes Volume 1. Until the WAPC have granted approval the relevant Deemed to Comply provisions of the R Codes Volume 1 apply.</p> <p>- Deep soil areas; - Planting areas; - Canopy coverage; and - Tree retention.</p>	-	Siiid)	-		<p>Recommend rescind.</p> <p>The built form policy does not seek hard surface landscaping - the policy seeks deep soil areas and canopy coverage which are more extensive than these requirements. These elements that the BFP seek are subject to WAPC approval.</p>
<p>iiie) Fencing/Walls - Fencing maximum height 1.8m above the footpath level (2m for decorative capping on piers). - Front setback fencing and gates (Richmond Street, Access Road and Smiths Lake Reserve) solid up to 1.2m above footpath level any fencing above is to be 50% visually permeable wrought iron/metal infill panels with brick or masonry piers. - Fibro cement sheets or recycled material is not permitted.</p>	V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	Siiie)	The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor.		In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed.
<p>iiif) Courtyards - 20 sqm; and - Minimum dimension 4m.</p>	-	V1, Clause 5.1.4 C4. - 20sqm	Siiif)	The R Codes does not provide a minimum dimension.		<p>Recommend rescind.</p> <p>The overall open space area requirement remains and applies.</p>

Appendix No. 6 Brookman and Moir Streets Development Guidelines

Adopted
27 March 2001

Amended
11 May 2004
28 August 2012

Number of Lots 58

Zone - Residential
Code - R25
Built Form Area - Residential

All properties State and Local heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION; 2 AIM OF THE GUIDELINES 3 ALTERATIONS AND ADDITIONS	-	-	1 - Outline of the area and reasons why the place is significant in terms of its Heritage; 2 - Outlines the intent of the provisions and how they operate (would be more suitable as an 'assessment process' and/or 'relationship to other documents' section; 2.1 - Clear objectives; 3 - Alteration and Additions: This sections details that the original features should be maintained and all features than can be viewed from the street and also provides a definition of 'viewed from the street'. Original features should not be lost - external facade treatments should be minimal and restoration of original detail be carried out to	There would be limited guidance for development if these clauses were rescinded.		All properties in the area are Heritage Listed; Development Approval of the City would be required for any works to the properties (P&D Act Part 10, Division 5, s. 163); Assessment and determination would be in accordance with LPP made under LPS2 which would be to conserve in line with the Burra Charter; Retain items that are original and restore. The guidelines are comprehensive and detail many of the elements of the traditional homes and how these can be recreated or repaired to match the traditional dwellings. A detailed way (design guidelines) of how to keep the traditional streetscape and ensure the dwellings continue to resemble the description provided in the heritage listing. As an overall recommendation for the guidelines: - Reinstate as a Heritage Area; - The provisions changed into deemed to comply and guidance; - Sent to the State Government for comment; - Unesco for comment; - Regulations statement at the start of the policy and then LPP provisions aligned with the R Codes to follow. Notes: - Clause 63(3) of the P&D Regulations can require plans of existing and adjoining properties and materials. - Considered to be given due regard to the provisions of the Design Guidelines in accordance with Schedule 2, Part 9, Clause 67 (g), (k), (l) and (zb) of the P&D (LPS) Regulations 2015. Consistently referred to as a Heritage Precinct within the Design Guidelines.
4 - Roofs 30 degree pitch; Materials = Rolled-top ridges, timber barge caps (not metal), with Ogee gutters and circular down pipes, are required when replacing roof details; Television aerials, air conditioning and other fittings may be roof-mounted, but must not be visible from the public domain. Carports will not be permitted.	-	-	4, 4.1, 4.2, 4.3 & 4.4 Traditional Z600 Custom Orb profile sheeting, laid in short lengths Deep red and deep green are the two colours that should be used as roof colours. Roof colours should match with the neighbouring attached dwelling, due to the historical nature of giving two semi-detached dwellings the appearance of a more substantial residence. The reconstruction of missing	There are no other requirements for roof pitch in the planning framework the 30 degree angle and suggested materials would not be required.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding roofs. The roof pitch is part of the context and should be recognised as part of the character statement that would be typical of a Federation Queen Anne Style.
5 - External Walls (Front walls does not include Street Walls or Fences) - Retain existing - Advice on materials to be used - Render should be removed - particularly where damp is present.	-	-	5, 5.1, 5.2, 5.3 & 5.4	-		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding front external walls.
6 - Front Verandas Advice on material and form to be used and what will be acceptable in replacement.	-	-	6	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding front verandahs.
7 - Windows Description of the form and material of windows and how these are to be retained or if need be replaced.	-	-	7	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding windows. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
8 - Front Doors and Hopper Lights Retain the form and materials of doors; Specifies different doors for 2 & 4 Brookman on the street.	-	-	8	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend review. Character statement to include: - the retention of original front doors and hopper lights; - Where security screens are required stainless steel mesh fly screens or other visually permeable security screens may be considered. Add this information to the character statement. Remove some of the statements including the below. Curious language: 'Where security screens are required stainless steel mesh fly screen are highly advisable, as illustrated by the City of Vincent's own heritage properties.'
9 - Chimneys To be retained (all); Except in areas where additions are allowed.	-	-	9	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. The information relating to the materials of the chimneys is good guidance however the clause should be amended to include only the requirement to retain. Difficult for compliance - the chimney could be illegally removed with no recourse: 'Where original chimneys have been altered and simplified, these changes may be retained.'
10 - External Decorative Details Retained if original; Removed if damaged beyond conservation; or Reinstatement to original detail is encouraged.	-	-	10	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding external decorative details. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.
11 - Front Street Fences and Secondary Street Fences 750mm solid or 1200mm open - allowed; Small or no fences are encouraged.	-	V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m. V1, Cl. 5.2.5 - Sight lines Provides unobstructed views at vehicle access points.	11	Development of higher fences (above 1.2) may be deemed to comply if these provisions were rescinded; however Maintaining the heritage streetscape would mean maintaining views to the dwellings with low fencing - the heritage listing would require the development of a low fence.		Recommend remain. R Codes allows the amendment or replacement of Street Walls and Fences clause. Review clause to provide clear deemed to comply criteria.
12 - Front Gardens: Small scale front gardens; large trees discouraged.	V1, Clause 5.9 - Landscaping <i>These provisions are subject to the approval of the WAPC.</i>	N/A Landscaping clause 5.3.2 C2.1 only applies to Grouped & Multiple Dwellings	12	No impact. The provision is currently guidance and advice.		Recommend review. The provisions may need to outline the traditional front gardens and that the provisions relating to Landscaping of the Built Form Policy should be delivered at the rear of the lot.
13 - Car parking: No garages or carports permitted; nor Any on-site parking in the front setback.	-	5.3.5 - Vehicular Access CS.1	13	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. The guidance provides interpretation of the heritage impact assessment. Guidance would be suitable however deemed to comply criteria would require the approval of the WAPC as the R Codes does not allow amendments or replacements of deemed to comply criteria related to Vehicular Access as per Clause 7.3.1.
14 - Rear Garages: Reasonable to contemplate rear garages (where the rear water closet is not demolished) as these would not detract from the streetscape; Studios may be accepted above - however should not be seen from the street.	-	5.3.5 - Vehicular Access CS.2	14	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend review. This guidance is also relevant to additions in the area as it echoes the provision that these be concealed from street view.
15 - Rear Water Closets: To be kept; unless Council will only consider the demolition of water closets where retention is no longer prudent or feasible.	-	-	15	-		Recommend rescind. This clause adds to the guidance that may be maintained and would add to the character statement regarding Rear Water Closets. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.
16 - Colours Paint scraping encouraged to reveal the original colours, restoration to these colours encouraged.	-	-	16	-		Recommend rescind. Heritage assessment would include suitable colours.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
17 - Internal Planning No essential requirements; reinstatement of fireplaces and rooms is encouraged.	-	-	17	-		Recommend rescind. Heritage assessment does not consider the internal planning of spaces, this is of lesser import than the external appearance and continued use of the place.
18 - Demolition Not permitted; unless in exceptional circumstances.	-	-	18	-		Recommend review. The demolition of a heritage listed property is not allowed unless development approval has been provided. In accordance with the Regulations.
19 - Open Space Meet the performance criteria of the R Codes as there is limited space to meet the deemed to comply criteria.	-	Clause 5.1.4 of the R Codes Volume 1 remains and applies. - R25 - 50% of the site as open space; and - 30sqm outdoor living area	19	-		Recommend review. Due to the lack of space around these dwellings it is noted that a lesser amount of open space is suitable (to satisfy 5.1.4 P4 of the R Codes) as it would ensure the heritage building is maintained in its form rather than demolished for open space. Guidance would be suitable however deemed to comply criteria would require the approval of the WAPC as the R Codes does not allow amendments or replacements of deemed to comply .
20 - Development considerations May balance a number of items to ensure conservation of the original dwellings is achieved.	-	-	20	-		Recommend review. These provisions outline what the City will consider in determining development. It outlines that the conservation of the dwellings is of high priority and to do so would allow consideration of these elements as a performance assessment rather than needing to meet the deemed to comply criteria.
21 - Infrastructure upgrades should not detract from the heritage.	-	-	21	-		This does not seem to be the most suitable place for this to be captured.
22, 23 & 24 - Figures Useful figures demonstrating acceptable addition areas and outlining the original features of the homes.	-	-	22, 23 & 24	Reduces the visual tools for guidance of how to retain the dwellings.		Recommend remain. This should form part of guidance as these are clear demonstrations of the guidelines.
-	-	-	-	-	-	Clarification is required on the building height provisions and acceptability within the precinct. Built Form Policy allows 2 storeys to the area however the guidelines do not provide any building height details. Wording of the provisions could be read to prohibit or constrain 2 storey development . Expected outcomes to only be of a single storey scale, however this is not explicitly referred to anywhere.

Appendix No. 8 Highgate Design Guidelines

Adopted 9 October 1995

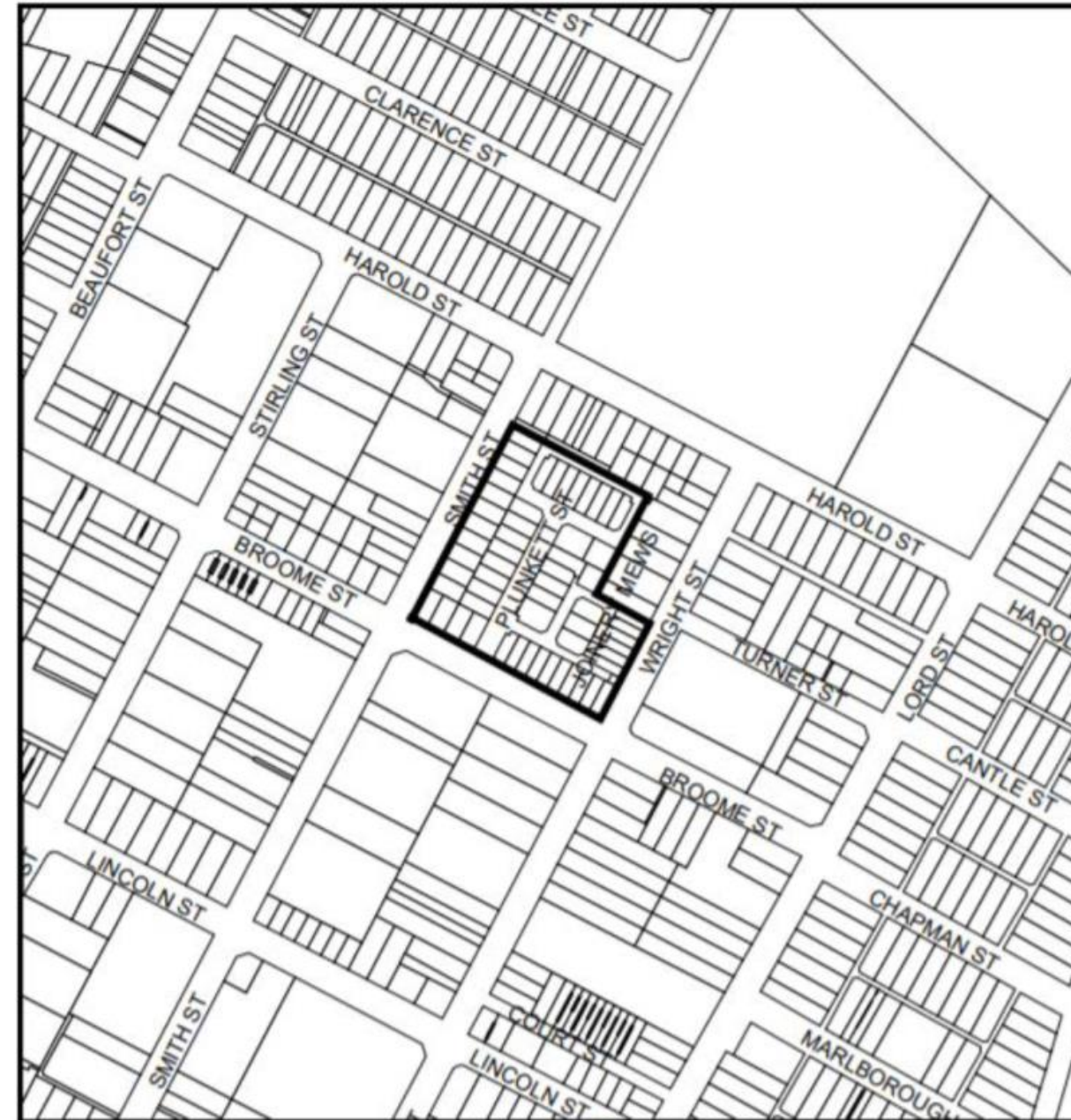
Number of Lots = 58

Zone - Residential

Code - R80

Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 - CONTEXT 2 - SCOPE OF GUIDELINES These clauses provide a background, context and operation of the guidelines.	-	-	1 & 2	-		Recommend rescind. The description is outdated describing a delicatessen on the corner of Smith & Broome Street, this appears to be a professional office. <i>There are Restrictive Covenants on many of the lots in this area. Reviewing these guidelines may impact the restrictive covenants and should be made clear in any consultation.</i>
3 Building Form - Developed in line with existing context; - Address the primary street; - Orient living spaces with northern openings; and - Major apertures facing or providing access to the garden.	5.12 - Urban Design Study; - Context 1.8 Environmentally Sustainable Design - Orientation	5.2.3 - Street Surveillance - Address the primary street 5.3.1 - Outdoor living areas - Access to garden.	3	-		Recommend rescind.
4 Building Envelope - Figures 2, 3 & 4 providing sections for typical building envelopes.	-	-	4	-		Recommend rescind. The image provides some measureable provisions however it is ambiguous.
5 Privacy - Acoustic and visual with attention to: -- Construction materials and techniques to reduce impact; -- Layout - reduce impact of conflicting uses; -- Design to reduce overlooking.	-	5.4.1 Visual Privacy	5	-		Recommend rescind.
6 Roof - Pitch 30-45 degrees	5.12 - Urban Design Study	-	6	-		Recommend rescind. The provisions do not seek a greater outcome.
7 Narrow lots Appropriate design of a narrow lot including vertical articulation.	5.12 - Urban Design Study	-	7	-		Recommend rescind.
8 Articulation and design - Building elements to provide fine grained interest; - Variety, richness and individuality and reduction of bulk; - Corner buildings to address both streets; and - Reduced impact of garages and carports.	5.12 - Urban Design Study	-	8	-		Recommend rescind.
9 Setbacks - Corner lots to have a 1m setback for the length of 25 per cent of a nominated boundary - the remaining setback to be in accordance with Design Guideline table; - 6m for enclosed garages to the street; or 0m where adjoining the Mews. - 1.5m for open car ports; 0m from the Mews; - Opportunity exists to build to the boundary;	5.1 Street Setback; 5.2 Lot Boundary Setback; and 5.4 Garages & Carports.	5.1.2 Street Setback; 5.1.3 Lot Boundary Setback; and 5.2.1 Garages and carports.	9	Street setback: The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots; Lot boundary setbacks are in line with the R Codes - no impact; and Garages and carports provisions in the built form policy operate in the same way where		Recommend rescind. Figure 1 and Table 1 are not suitable to be implemented where they diminish the R Code set by the Scheme and should be rescinded to avoid confusion.
10 Sector Density & Lot Yield - Diversity in housing through a variety of density.	-	-	10	Rescinding will provide clarity that the Local Planning Scheme shows the density of the site.		Recommend rescind.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
11 Zero lot line - The guidelines nominate a boundary to have nil setback. This provides a suitable solar access to adjoining sites.	-	5.4.2 Solar access for adjoining sites	11	Rescinding will provide clarity as to where boundary walls are appropriate and where a setback is necessary. Further to this the R Codes provides protection for solar access to adjoining properties.		Recommend rescind.
12 Access and parking - Pedestrian access to the street; - May provide a 1 or 2 bays.	-	5.3.3 Parking; & 5.3.6 Pedestrian access	12	-		Recommend rescind. Covered by the R Codes.
13 Open Space - Accessible from living area; - 40sqm with 4m dimension; - Can be on ground or balcony; - Site cover maximum 60%	-	5.1.4 Open space	13	If rescinded: 40sqm to 16sqm minimum outdoor living area; 40% to 30% - minimum open space; and 4m minimum dimension to nil.		Recommend rescind. Contradicts the R Codes.
14 Services - Integrate meter boxes.	5.12 - Urban Design Study	-	14	-		Recommend rescind.
15 Colours and Materials - A variety is allowed to provide interest; - Reflective glass is not permitted.	5.12 - Urban Design Study	-	15	-		Recommend rescind.
16 Fencing and retaining - Solid 1.2m visually permeable above; - Should not exceed 1.8m.	-	V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m.	16	-		Recommend rescind. The built form policy provides suitable guidance in aligned with the design guideline provisions.
17 Landscaping - Permeable paving; - Scale of trees should relate to building mass; - Deciduous trees to shield windows; - Plant species to complement subdivision.	-	5.9 Landscaping	17	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind.
Note Lots 201-204, 224-231, 239-248 and 249-254: - Height to match adjoining or within 600mm; - 30cm minimum & 2 storey minimum; - Roofs to match one another; - Balconies and decks can project 1m into the front setback as long as the are 1.8m deep; - Window opening proportion	5.3 Building height; 5.1 Street setback	5.1.2 Street setback	Note.	-		Recommend rescind. The provisions are unnecessary and confusing.

Appendix 12 Elven on the Park Design Guidelines

Adopted 13 September 2005

Number of Lots = 5

**Zone - Residential
Code - R40**

Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION; 2 CONTEXT; 4; DEVELOPMENT OBJECTIVES	-	-	1, 2 & 4.	Less guidance and context of the area to inform decisions.		Recommend rescind. Clause 2 is a good statement of the history and context. Clause 4 has clear objectives which have been realised. Overall recommendation rescind.
Sia) Land use Residential to accommodate single dwelling. Sib) Density To be R40.	-	-	Sia & Sib	No impact. The Local Planning Scheme contains The land use and density.		Recommend rescind.
Sic) Access - From street only.	-	Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative).	Sic	-		Recommend rescind.
Sid) Car Parking - Minimum ratio of 2; - One covered.	5.4 Garages & Carports.	Clause 5.3.3 of the R Codes Volume 1 remains and applies. - Requires 1 car parking bay.	Sid	One bay would be required instead of two.		Recommend rescind. The clause also refers to a rescinded policy.
Sie) Setbacks - Street 3m; - Secondary Street 1.5m; - Rear 2m.	V1, Clause C5.1.1 - Primary street setback, average of 5 a side; V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes.	Clause 5.1.2 C2.2 = 1m setback at R40	Sie	The side setbacks as per the R Codes are 1m instead of 1.5m. The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots.		Recommend rescind. All lots have been built in accordance with these setbacks.
Sif) Height - 2 Storeys	V1, Clause C5.3.1 - 2 storeys	-	Sif	-		Recommend rescind.
Sig) Roof - Pitch 30-45 degrees	5.12 - Urban Design Study	-	Sig	-		Recommend rescind. The provisions do not seek a greater outcome.
Siia) Streetscape - Identifiable front entrant - Avoiding blank facades; and - Surveillance of the street.	5.12 - Urban Design Study 5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.	5.2.3 Street Surveillance - Address the st with defined entry points.	Siia	-		Recommend rescind.
Siib) Open Space - In accordance with rescinded policy.	-	5.1.4 Open space	-	-		Recommend rescind.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
Siic) Outdoor living area - In accordance with rescinded policy.	-	5.3.1 Outdoor living areas	-	-		Recommend rescind.
Siia) Amenity Protect and preserve local amenity.	Policy objectives 4	-	Siia)	-		Recommend rescind.
b) Overlooking - In accordance with R Codes.	-	Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.	Siib)	-		Recommend rescind.
c) Landscaping	-	5.9 Landscaping	Siic)	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind.
d) Fencing/Walls - Maximum 1.8m high; - Visually permeable above 0.9m; - Fibro cement sheets or recycled material is not permitted.	V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	Siid)	The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor.		In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed.
e) Noise Attenuation - External fixtures appropriately located to minimise noise.	5.10 5.4.4 External fixtures, utilities and facilities - Air conditioning to be below fence line to reduce noise impacts.	5.4.4 External fixtures, utilities and facilities	Siie)	-		Recommend rescind.
f) Location of General Plant - Not within 3m of fence.	-	5.4.3 Outbuildings - Allowed within 1m of the boundary.	Siif)	1m in R Codes instead of 3m in Design Guidelines.		Recommend rescind.
Subdivision plan	-	-	-	-		Recommend rescind.

Appendix 14 Design Guidelines for No. 95 Chelmsford Road

Adopted 28 June 2005

Number of Lots = 3

Zone - Residential

Code - R40

Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION; 2 CONTEXT; 4; DEVELOPMENT OBJECTIVES	-	-	1, 2 & 4.	Less guidance and context of the area to inform decisions.		Recommend rescind. Clause 2 is a good statement of the history and context. Clause 4 has clear objectives which have been realised. Overall recommendation rescind.
Sia) Land use Residential to accommodate single dwelling. Sib) Density To be R40. Sic) Site Coverage	-	-	Sia	No impact. The Local Planning Scheme contains The land use and density.		Recommend rescind.
Sic) Access - From Jack Marks lane.	-	Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative).	Sic	-		Recommend rescind.
Sid) Car Parking	5.4 Garages & Carports.	Clause 5.3.3 of the R Codes Volume 1 remains and applies. - Requires 1 car parking bay.	Sid	One bay would be required instead of two.		Recommend rescind.
Sif) Setbacks - Street 6m; - Side dependant on height and length of walls; - Also outlined in figures.	V1, Clause C5.1.1 - Primary street setback, average of 5 a side; V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes.	Clause 5.1.2 C2.2 = 1m setback at R40	Sif	The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the lots.		Recommend rescind.
g) Orientation - Passive solar access; and - Passive surveillance.	5.12 - Urban Design Study; - Context 1.8 Environmentally Sustainable Design - Orientation	5.2.3 - Street Surveillance - Address the primary street 5.3.1 - Outdoor living areas - Access to garden.	g	-		Recommend rescind.
h) Height - 2 storey; - Garage 1 storey.	V1, Clause C5.3.1 - 2 storeys	-	h	-		Recommend rescind.
i) Roof form 30-45 degrees.	5.12 - Urban Design Study	-	6	-		Recommend rescind. The provisions do not seek a greater outcome.
Party walls - Not allowed.	-	-	j	-		Recommend rescind.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
5iia) Streetscape - Address Chelmsford and Jack Marks; - Projections to provide interest; - Balconies and other openings to provide interest.	5.12 - Urban Design Study 5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.	5.2.3 Street Surveillance - Address the st with defined entry points.	5iia	-		Recommend rescind.
5iib) Open Space	-	5.1.4 Open space	-	-		Recommend rescind.
5iic) Outdoor living area	-	5.3.1 Outdoor living areas	-	-		Recommend rescind.
b) Overlooking	-	Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.	5iib)	-		Recommend rescind.
d) Fencing/Walls - In accordance with rescinded policies.	V1, Clause C5.7.2 - Primary street setback area - Maxmum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	5iicd)	-		Recommend rescind.
6i) Site services - Reticulation to and cables to be concealed; - Solar and wind energy collectors are to be concealed. ii) Air conditioning - Concealed from view and noise.	5.10 5.4.4 External fixtures, utilities and facilities - Air conditioning to be below fence line to reduce noise impacts.	5.4.4 External fixtures, utilities and facilities	6i & 6ii	-		Recommend rescind.
6iii) Bin storage areas - Suitable and convenient.	V1 5.10 External Fixtures, Utilities and Facilities	V1, 5.4.4 External Fixtures, Utilities and Facilities	6iii	-		Recommend rescind.
6iv) Meter boxes - Concealed.	5.12 - Urban Design Study	-	6iv	-		Recommend rescind.
Figure 2 & 3. Unclear images of building envelopes and subdivision.	-	-	-	-		Recommend rescind.

Appendix 15 Joel Terrace Design Guidelines

Adopted 27 September 2005
Amended 28 August 2012

Number of Lots = 4

Zone - Residential

Code - R60

Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION 2 CONTEXT 3 SCOPE OF GUIDELINES -	-	-	1, 2 & 3	-		Recommend rescind. Overall recommendation rescind .
4.1 General - Northern orientation (including outdoor living area) [already in R Codes][and LHO of BFP for ESD].	V1, 1.9 Urban Design Study; and V1, 1.8 ESD.	V1, 5.3.1 Outdoor Living Areas	4	The local housing objectives of the Built Form Policy seek better outcomes.		Recommend rescind.
4.1 General Bin stores & waste & external fixtures. [already in R Codes 5.4.4	V1 5.10 External Fixtures, Utilities and Facilities	V1, 5.4.4 External Fixtures, Utilities and Facilities	4.1	-		Recommend rescind.
4.2 Setbacks Covered by R Codes; and BFP; and Swan River Trust Development Control Area (policy 42 & 48) Online mapping determines lots which are impacted -mostly lots adjoining the river.	V1, 5.1 & 5.2 Street 5 a side; Lot boundary dependant on coding.	V1, 5.1.2 & 5.1.3 Lot boundary 1m-1.5m dependant on wall length and height.	4.2	-		Recommend rescind.
4.2 Setbacks Setback of 3m from the Significant Tree from lot 4. Removal of Trees of Significance in LPS2 and LPP 7.6.3 however not specific setback requirement.	-	-	Setbacks; and Appendix A - Tree Management Plan	The deemed to comply setback is not outlined however a review of the tree from the City's Parks team would determine a suitable setback to reduce the impact on the tree.		Recommend rescind. The setback of one lot 3m from the significant tree is not captured anywhere as a deemed to comply criteria however a recommendation of the parks team would outline a suitable setback for development to minimise impact on the significant tree.
4.3 Height & Scale 2 Storey height limit (plus a loft); 6m top of wall; 9m top of ridge; and 7m to for concealed roof.	Part 1 Preliminary, Relationship to other documents	Nil	4.3	-		Recommend review. Conflicts with adjoining properties 3 storey height limit. Needs to be considered in Scheme or height review for the area. This is not captured. Three lots have height limits on their certificate of titles.
4.4 Fencing, Walls and Retaining In accordance with R Codes; and Swan River Trust.	No retaining wall requirements in the BFP	V1, 5.3.7 Site works	4.4	-		Recommend rescind.
4.5 Surveillance Seeks surveillance of the common driveway and foreshore reserve.	5.6 seeks surveillance of street and ROWs	5.2.3 Surveillance of the street	4.5	-		Recommend rescind. The provisions to provide surveillance of the reserve area are not needed in this policy as they are covered by Section 5.14 of the Design Out Crime Planning Guidelines of the WAPC.
4.6 Camphor Laurel Tree Management Plan prepared in accordance with the conditions imposed by the WAPC survey strata subdivision and the City's Planning approval.	Nil	Nil	Setbacks; and Appendix A - Tree Management Plan	-		Recommend rescind. Covered in tree management plan imposed as condition of approval.
4.7 Car Parking and Access Access in accordance with the R Codes.	Nil	5.3.5	4.7	Require 1 in accordance with the R Codes instead of 2 in the design guidelines.		Recommend rescind.
4.8 Overlooking In accordance with the R Codes.	Nil	5.4.1	4.8	-		Recommend rescind.

Appendix 16 Design Guidelines Perth

Adopted 13 March 2007

Amended
2 December 2008
16 June 2020

Number of Lots = 19

Zone - Commercial; and Mixed Use
Code - R160
Built Form Area - Activity Corridor

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 Introduction, 2 Context, 3 Key Characteristics & 4 Opportunities This clause is not measurable but is a good (slightly dated) statement of character.	N/A	N/A	-	Less guidance and context of the area to inform decisions.		Recommend rescind. Clause 2 is a good statement of the former character. Clause 3 outlines some characteristics which may have changed. Clause 4 explores Opportunities some which have been realised. It should be noted that there is a billboard on the south-west corner of the design guideline area. Overall recommendation rescind.
6 Development Objectives Could inform a statement of Character for the area.	N/A	N/A	-	Provides objectives for development to meet. Other objectives would be used in assessment.		Recommend rescind.
7i Subdivision The clause encourages amalgamation. WAPC determines applications of subdivision (with referral to the LG)	N/A	N/A	-	-		Recommend rescind. This clause would be of little consequence in the determination of a subdivision application.
7ii Density and Mix Mixed use within the area zoned Residential/Commercial, with a minimum 66 per cent residential (commensurate with R160 density) and compatible commercial and non-residential uses, such as offices and consulting rooms;	N/A	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1	-	-		Recommend rescind. Density and land use are controlled by Local Planning Scheme No. 2. The mix described in the area may be suitable to feed into a character statement for the area.
7iii Height and Massing Contains building heights and descriptions of the locations of heights: - Frontage to primary street: Minimum 2 storeys, Maximum 4; - Frontage to Fitzgerald St & Pandal Lane 6 Storeys. Setback of 10m for the fourth storey from Fitzgerald St; and Setback of 30m from Fitzgerald St above four storeys.	Guidelines replace BFP - Part 1, Relationship to other documents. The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights.	BFP replaces R Codes V2, Table 2.1 Primary Controls	7iii Locations of height and massing; Locations where additional height would be considered - Particularly corner sites - suggestions of chamfering, curving, additional height, varying roof forms, verandahs, balconies or other design elements which accentuate corners;	-		Recommend rescind. These provisions could be rescinded however the specific design that these provisions seek would be removed. The lots are predominately developed and these provisions may be challenged in a development application. The age (initially adopted over 10 years ago) of these design guidelines may present an issue in holding a contemporary development application.
7iv Plot Ratio	The technical operation of this clause would refer to the design guidelines in accordance with Clause Relationship to other documents. The lots south west of the area are R80 and would be subject to the plot ratio of R80.	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies.	7iv	Provides clarity.		Recommend rescind.
7v Connectivity and Legibility Encourages activity and passive surveillance of Pandal Lane.	N/A	R Codes V2, Element Objective O3.6.2	7v	-		Recommend rescind.
7vi Façade and Interface Setbacks: - Nil to all boundaries; - Openings onto all streets; - Weather protection (awnings) over the footpaths; - Repeats nil setbacks to all boundaries.	V2, Clause 1.3 Refers to the R Codes for setbacks adjoining non-residential built form areas being nil and upper storey setbacks.	R Codes V2, Table 2.1 Primary Controls; and Clause 2.4 applies.	7vi	No impact. Nil setbacks in the design guideline and in the built form policy.		Recommend rescind. There would be minimal difference in the requirements of the guidelines and the BFP & R Codes provisions.
7vii Vehicle and Pedestrian Access From ROW & ceding 1m for laneway widening; Where only available from Primary St (no on-street parking) and access unobtrusive. Pedestrian access from Pandal lane and Primary St.	V2, Clause 1.6 Vehicle Access; and V2, Clause 1.5 Pedestrian access and entries.	V2, Clause 3.7 & 3.8	7vii	-		Recommend rescind. The outcomes would not be impacted. Planning bulletin 33 of describes the ability in the P&D Act to dedicate ROWs to ensure these are 6m wide. Pandal lane is approximately 5m wide.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
7viii Car Parking In accordance with LPS2, LPP and R Codes; Will consider variation given the accessibility to public transport and whether a lesser amount would impact the area.	LPP 7.7.1 Non-residential Development Parking Requirements	V2, Clause 3.9 Residential Car & Bicycle Parking requirements	7viii	-		Recommend rescind.
ix High Quality Design and Function - No measurable requirements; - Also mentions use of CPTED.	V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.	V2, Clause 4.10 Façade design	7ix	-		Recommend rescind. Design Review would be required for development of this density. In addition an urban design study of the context is required.
x Total Open and Personal Outdoor Space and External Amenities - In accordance with the R Codes; - Mentions variations due to the proximity to Robertson Park.	N/A	V2, Clause 3.4 Communal Open Space; and V2, Clause 4.4 Private open space and balconies.	x	-		Recommend rescind - private open space is necessary in residential development and should be in accordance with the R Codes (which in meeting the Element Objective would allow variation due to the close proximity public open space.)
xi Landscaping and Public Art - No measurable criteria.	Increased landscaping requirements in the BFP not approved by the WAPC and do not apply.	V2, Clause 3.3 Tree canopy and deep soil areas.	xi	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind - landscaping should be in accordance with the R Codes measurable requirements. Percent for Art LPP applies.
xii Sound Attenuation and Proximity to Commercial and Entertainment Uses - Seeks mixed use compatibility between commercial and residential through sound attenuation policy.	N/A - BFP; however Policy 7.5.21 - Sound Attenuation	V2, Clause 4.7 Managing the impact of noise; and Clause 4.14 Mixed Use.	xii	-		Recommend rescind - refers to Sound Attenuation Policy (which would apply regardless).
xiii Location of General Plant - Concealed from public view	N/A	V2, Clause 4.18 Utilities	xiii	-		Recommend rescind - covered by R Codes.
xiv Affordability Affordable housing encouraged; Suggests density bonus as an incentive.	Part 1, Policy Objective 20	Clause 1.1 - Policy Objectives	xiv	-		Recommend rescind - cannot be enforced as it contradicts LPS2.
xv Environment Sustainability - Seeks and ESD report but does not require an measurement to be achieved; - Allows variation to this requirement depending on the size of development.	1.10 Energy Efficiency	4.15 Energy Efficiency	xv	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind - cannot be implemented as it contradicts the R Codes (and NCC). If BFP provisions are accepted by the WAPC these provisions would be met.
xvi Access - Universal access however no measurable requirement.	N/A	V2, Clause 4.9 Universal Design	xvi	-		Recommend rescind - covered by R Codes.
xvii Bin Stores - Seeks concealed bin stores in convenient locations.	N/A	V2, Clause 4.17 Waste management	xvii	-		Recommend rescind.

Appendix 17 Design Guidelines Lacey Street

Adopted 5 December 2006
Amended 12 February 2013

Number of Lots = 29

Zone - Mixed Use
Code - R80
Built Form Area - Mixed Use

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
DESCRIPTION Character & context statement.	-	-	DESCRIPTION	Less guidance for the style of dwellings in the area.		Recommend retain. The clause provides an area for the description to apply. Overall recommendation review.
Defining the Area Outlines the properties which contribute to the streetscape and which ones are gateway properties into the area. These are also mapped.	-	-	Defining the Area	Less guidance for the style of dwellings in the area.		Recommend retain. The clause provides the context of the area.
KEY EXISTING CHARACTERISTICS; ISSUES/THREATS; and POLICY STATEMENT Are all good examples of what could be a character statement.	-	-	KEY EXISTING CHARACTERISTICS; ISSUES/THREATS; and POLICY STATEMENT	Less guidance for the style of dwellings in the area.		Recommend retain. The clause provides the context of the area.
Existing Building Stock - Retention of original intact (alterations & additions to be sympathetic & distinguishable) Federation dwellings; - Avoiding demolition of front rooms of intact dwellings; - Gateway development should be sympathetic in terms of scale.	V2, S1, C1.8, A1.8.3 - Urban Design Study	V2, C4.10, D4.10.1 - Facades which reference the character of the local area. V1 - N/A	Element objectives relating to 'Existing Building Stock' - Page 4.	-		The policy provision provides guidance for the character of the street to remain. The properties are not heritage listed so these guidelines whilst they provide limited protection - it is the only 'statement of character' that could guide development in this location. If the properties are to be retained: - An investigation into the heritage significance of the properties should be undertaken; or - A character street should be investigated.
Landscape - Prepare a landscape plan for all DA's; - Minimise paved areas; - Retain existing and provide for new landscaping; - Avoid losing private front gardens.	Increased landscaping requirements in the BFP not approved by the WAPC and do not apply.	V2, Clause 3.3 Tree canopy and deep soil areas. V1 - N/A	Element objectives relating to 'Landscape' - Page 4.	-		Recommend rescind - landscaping should be in accordance with the R Codes measureable requirements. The R Codes provides for a better outcome.
Lot Size Maintain lot sizes and configuration of the street.	N/A	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1	Element objectives relating to 'Lot size' - Page 4.	-		Density and land use are controlled by Local Planning Scheme No. 2.
Setbacks - All buildings need to be setback from at least one side boundary; - Front setback to be the average of the two adjoining properties; - Garages and carports should not be incorporated into the façade behind the building line; - Gateway properties in accordance with these setbacks and upper storeys setback enough to not interrupt the streetscape.	V2, Clause 1.2 & 1.3 - Nil street setbacks; - Side & rear refers to R Codes.	R Codes V2, Table 2.1 Primary Controls, Clause 2.4 applies: - Side 2m-3m; and - Rear 2m-6m. V1, Clause 5.1.2 & 5.1.3 - R80 1m Primary or Secondary; - Setback in accordance with Table 2a & 2b or boundary walls.	Element objectives relating to 'Setbacks' - Page 4.	The street setback may be impacted as this place is noted as Mixed Use Area in the BFP. Instead of the average of two adjoining dwellings, a nil setback would be allowed.		Recommend review. The Built Form Area for these properties should change or this should be a character street.
Height and Building Form - Reflect the context of the street; - Single storey at the street; - Second storey not visible from the street.	Guidelines replace BFP - Part 1, Relationship to other documents. The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights.	BFP replaces R Codes V2, Table 2.1 Primary Controls	Element objectives relating to 'Height and Building Form' - Page 5.	Development of two storeys to the street would be deemed to comply.		Recommend review. The single storey to the street height limit - with additional development to the rear should be in a character street.
Materials and design detail - Compliment existing - New gateway buildings sympathetic to scale of existing street.	V1, Clause 1.9 - Urban Design Study, Local Housing Objectives.	V2, Façade Design O4.10.1 No relevant clause in the R Codes Volume 1.	Element objectives relating to 'Materials and design detail' - Page 5.	The City would seek an Urban Design Study to be submitted with the DA to ensure the context was addressed.		Recommend rescind.
Front boundary treatment - Solid wall 0.75m high, 1.2m high overall height; - Fences above 0.75m 50% visually permeable.	-	V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m. V1, Cl. 5.2.5 - Sight lines Provides unobstructed views at vehicle access points.	Element objectives relating to 'Front boundary treatment' - Page 5.	Instead of a height limit of 1.2m new fences would be able to be built to 50% visual permeability above 1.2m to 1.8m		Recommend retain. R Codes allows visually permeable fencing above 1.2m high - the guidelines has a maximum wall height of 1.2m. Development of higher fences may be deemed to comply if these provisions were rescinded. Fence height would be determined in the Urban Design Study as immediate context however would be a local housing objective and not a deemed to comply provision.

Appendix 18 Design Guidelines for William Street

Adopted 2 December 2008

Amended 16 June 2020

Number of Lots = 54

Zone - District Centre; & Mixed Use

Code - R80

Built Form Area - Town Centre & Mixed Use Area

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 - Introduction, 2 - Context, 3 - Key Characteristics, 4 - Opportunities - These sections are suitable and somewhat generic character statements of the area. Some of the information is dated but relevant. The section refers to Vincent Vision 2024.	-	-	Objectives relating to context.	Less guidance regarding context in assessment.		Recommend rescind. These clauses are a good statement of the (former) character. Clause 3 outlines some characteristics which may have changed. Clause 4 explores Opportunities some which have been realised. Overall recommendation rescind.
5 - Relationship with other documents; and 6 - Development Objectives - These clauses clearly outline the operation of the Policy and what it is aiming to achieve.	-	-	-	Less guidance regarding context in assessment.		Recommend rescind..
7i Density and Mix	N/A	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1	7i	Less guidance regarding context in assessment.		Recommend rescind. Density and land use are controlled by Local Planning Scheme No. 2. The mix described in the area may be suitable to feed into a character statement for the area.
7ii Open Space and Outdoor Living	N/A	V2, Clause 3.4 Communal Open Space; and V2, Clause 4.4 Private open space and balconies.	7ii	-		Recommend rescind.
7iii Height and Massing	Guidelines replace BFP - Part 1, Relationship to other documents. The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights.	BFP replaces R Codes V2, Table 2.1 Primary Controls	7iii Locations of height and massing; Locations where additional height would be considered - Particularly corner sites - suggestions of chamfering, curving, additional height, varying roof forms, verandas, balconies or other design elements which	Height limits are in the built form policy. Rescinding this clause would diminish the site specific guidance regarding the development height and massing.		Recommend rescind. The lots are predominately developed and the design guideline provisions may be challenged in a development application. The age (initially adopted over 10 years ago) of these design guidelines may present an issue in assessing a contemporary development application.
7iv Architectural Style a) Colours and Materials	V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.	V2, Clause 4.10 Façade design	7ix	Less guidance regarding context, colours & materials in assessment.		Recommend rescind. Design Review would be required for development of this density. In addition an urban design study of the context is required.
7iv Architectural Style b) Roof Forms - Height of fascia's to vary every 7m-12m - Outlines facades that are to be retained. Not heritage listed but mentioned in the clause: 342-344 William 434-438 William 464-466 William	V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.	V2, Clause 4.10 Façade design	7iv	Less guidance regarding context, colours & materials in assessment.		Recommend rescind. These properties are noted as being considered however all of the context should be considered in a new development through the design and review process.
7v Façade and Interface a) Setbacks - Nil to front, side and rear boundaries b) Street Front Openings - Openings to be recessed 0.5m from the front of the building. c) Awnings - Above footpath 2.75m d) Pedestrian Access - Mandatory access from street e) Non-Residential/Residential Development Interface - Refers to a policy which has been rescinded.	V2, 2.3 & 2.4 Nil to boundaries.	R Codes V2, Table 2.1 Primary Controls; and Clause 2.4 applies.	7v	The setback provisions of the built form policy offer similar guidance including nil setbacks adjoining non-residential built form area. The awning provisions of the Built Form Policy seek better outcomes than the design guidelines.		Recommend rescind. There would be minimal difference in the setback requirements of the guidelines and the BFP & R Codes provisions. The BFP provides better guidance for awning's.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
7vi) Vehicle Access and Car Parking - From secondary streets; - If only available from William, crossover to be unobtrusive; and - Car parking not permitted in front setback.	1.6 - Vehicle Access; & 1.7 - Car and bicycle parking.	3.8 - Vehicle Access; & 3.9 - Car and bicycle parking.	7vi	-		Recommend Rescind The BFP provisions and non-residential parking requirements provide clear guidance for where and how many car parking bays are suitable.
7vii) Heritage - Refers to Local Heritage Policies; and - Requirements of the P&D Regulations for referral of State Heritage listed properties.	-	-	7vii	No impact. These properties are heritage listed and would be guided by the City's heritage policies.		Recommend rescind.
7viii) Services a) Signage - To comply with City's policy.	-	-	-	-		Recommend rescind.
7viii) Services b) Bin Storage - Not visible from the street or adjacent properties.	-	V2, Clause 4.17 Waste management	-	-		Recommend rescind.
7viii) Services c) External Fixtures - Not visible from the street	-	V2, Clause 4.18 Utilities	-	-		Recommend rescind.
7ix) Environmental Sustainability - Green star report before building permit of 4 stars.	1.10 Energy Efficiency	4.15 Energy Efficiency	7ix	The provisions of the built form policy seek a greater ESD outcome.		Recommend rescind.
7x) Affordability Affordable housing encouraged; Suggests density bonus as an incentive.	Part 1, Policy Objective 20	Clause 1.1 - Policy Objectives	7x	-		Recommend rescind The ability to vary the density of the Local Planning Scheme does not exist.
7xi) Landscaping and Public Art - No measureable criteria.	Increased landscaping requirements in the BFP not approved by the WAPC and do not apply.	V2, Clause 3.3 Tree canopy and deep soil areas.	xi	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind. Landscaping should be in accordance with the R Codes measureable requirements. Percent for Art LPP applies.
7xii) Safer Design - Use of CPTED and 'Designing out crime'.	-	V2, Clause 3.7 - Pedestrian Access & Entries V2, Clause 4.14 - Mixed Use	xii	-		Recommend rescind.
7xiii) Amalgamation - Encourages amalgamation of lots.	-	-	xiii	-		Recommend rescind.
7xiv) Sound Attenuation - Seeks mixed use compatibility between commercial and residential through sound attenuation policy.	N/A - BFP; however Policy 7.5.21 - Sound Attenuation	V2, Clause 4.7 Managing the impact of noise; and Clause 4.14 Mixed Use.	xii	-		Recommend rescind - refers to Sound Attenuation Policy (which would apply regardless).

Brookman and Moir Streets Development Guidelines - Summary of Submissions

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love?</i>			
1.	Front gardens and their variety of styles.	1	Noted, this is included in the draft policy.	No modification.
2.	Existing drive-ways are suitable, do not want more. Grassed areas in the front setback may be a suitable alternative.	1	Noted, this is included in the draft policy.	No modification.
3.	Front facades and gardens.	2	Noted, this is included in the draft policy.	No modification.
4.	Streetscape.	3	Noted, this is included in the draft policy.	No modification.
	<i>What elements of buildings or buildings design would you like to see more of in your area?</i>			
5.	A return to open concept community village where fences and walls are not apparent.	2	The guidelines cannot remove structures that have been approved prior to their existence. The guidelines seek to maintain the heritage streetscape by seeking traditional features in redevelopment.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
6.	Streetscape preservation.	3	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	No modification.
	<i>What elements of buildings or building design do you think is 'out of character' with the area?</i>			
7.	High front walls	1	Noted.	No modification.
8.	Double storey extensions.	2	Noted, the existing planning framework limits height in this area to two storeys which is proposed to be maintained. The policy is proposed to be modified to clarify that two storeys at the front of a property is not in line with the objectives.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
9.	High voltage power lines.	2	Noted.	No modification.
10.	Car parking within the front garden.	3	The current policy prohibits parking in the front setback.	No modification.
11.	Two-storey development within the precinct is not in keeping with the 'modest, working-class' nature of the historic housing of the precinct.	4	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	No modification.
	<i>What would you like to see changed in the guidelines?</i>			
12.	These should remain pragmatic and allow a negotiated outcome	1	Noted. This is how the revised Policy has been drafted.	No modification.
13.	Provision for solar panel placement which is not visible from the street	2	Noted. This is required through the heritage listing.	No modification.

	Comment	Submitter	Administration Comment	Recommended Modification
14.	Electric vehicle charging options	2	Since this is a public realm idea, it cannot be implemented through this planning policy. This may be an option once underground power is installed.	No modification.
15.	Prevent commercial use of the properties (particularly short stay accommodation) – the heritage is residential.	3	The City has recently introduced a policy specifically to address these issues. While the land use itself is not restricted, please advise the City of any arising or ongoing impacts on the amenity of the area.	No modification.
16.	The guidelines are in need of review, since they did not prevent the 2-storey development that has been approved within the precinct.	4	The policy was never intended to completely prohibit 2-storey development. It was intended to protect the view from the street from imposing and out-of-scale development. This has been maintained.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
17.	<p>The guidelines strengthened, with no loopholes or ambiguity, in particular pertaining to 2 level additions, but also maintaining the general working class appeal of The Precinct. I sincerely hope there is no intention to relax the guidelines to something superficial.</p> <p>Concerned the current guidelines have very little that can be enforced other than complete demolition</p> <p>opportunity to be progressive in preserving the homogenous, modest, single story workers cottages, beyond that of the front façade</p>	5	Planning policy operates by providing options and discretion for all decisions, including building height. The policy has been strengthened to cover 2-storey additions, and that they should not be visible from the street, however, it still allows for 2-storey additions at the rear of properties.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
<i>Do you have any general comments to make on the guidelines?</i>				
18.	Underground the power.	2	The City is undertaking an undergrounding power program, this area is not included but we will request Western Power to investigate.	No modification.
19.	Safety of the street parked cars are a concern.	2	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
20.	The guidelines have sought to remove vehicles from the streetscape however in some instances there is new parking in front setbacks – an alternative should be considered and ensure resident on-street parking and space for electronic vehicle infrastructure.	3	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

	Comment	Submitter	Administration Comment	Recommended Modification
21.	The cultural heritage of the area is family homes, allowing two storey additions which are not visible from the street is important to conserve the cultural heritage and family nature of the street.	3	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
22.	The heritage architect who drafted the current development design guidelines has stated that he did not think that a 2 storey development would ever be considered within the precinct, given it consists exclusively of single storey, row housing; and that the scale of the housing is explicitly and repeatedly referred to in the guidelines as an intrinsic feature of the housing within the precinct.	4	The existing planning framework limits height in this area to two storeys which is proposed to be maintained. The policy has been strengthened to cover 2-storey additions, and that they should not be visible from the street, however, it still allows for 2-storey additions at the rear of properties.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
23.	<p>Before this unique precinct is lost to total gentrification, The City of Vincent has the opportunity to be progressive in preserving the homogenous, modest, single story workers cottages, beyond that of the front façade. After discussions for a recent planning application, the modest size of these houses appears to be overlooked in preference of providing the modern amenity of larger homes found in suburbia. There doesn't appear to be any value placed on the origins of their cultural heritage, and why decades ago people campaigned to maintain this area as an intact precinct.</p> <p>I have a strong belief that the heritage of the precinct goes beyond the built form of the street facades, it has a rich cultural heritage of working class accommodation, for both the emerging city of Perth and workers for the WA goldfields. I don't want the uniqueness of this modest housing estate to disappear as if the streets were like any other within the City of Vincent. I don't want modest to be a subjective term, it currently appears, after its last interpretation for a planning application, to be anything smaller than a mansion.</p>	5	<p>These are all valid points that are reinforced in the draft policy. However, planning guidance should not only protect the heritage aspects, but also respond to current needs. In the context of Brookman/Moir, the draft policy is clear about the scale of dwellings when viewed from the street, and it is clear that the existing dwelling must be retained. It is not as simplistic as protecting just the front façade.</p> <p>In the City's opinion, the draft policy does not diminish the uniqueness of the precinct in any way. It was never the intent of heritage listing to keep the property in its exact state forever. The heritage listing is there to protect the key elements that are valuable while allowing for creative and respectful improvements. Some flexibility is required to keep heritage listed areas well-maintained and in high demand. If heritage areas are too strict and allow no changes, we would likely see them lost at a faster rate as there would be minimal demand for listings.</p> <p>It should also be noted that planning policy must be subjective by the legislative power given to it through the Local Planning Scheme. The weight applied to a planning policy has been the subject of many appeals, even when it is written apparently without discretion. These precedents also change over time, so it is important to update policy to match.</p>	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

Comment	Submitter	Administration Comment	Recommended Modification
<p>Championing working class accommodation may be an unpopular but it's largely forgotten or dismissed as an unimportant part of our built heritage, so long as we favour more grander residences & commercial buildings. Our State heritage listing notes how rare & unique the working class houses in Moir & Brookman Streets are both in WA and Australia, built as an 'estate' alongside Lake Street's Bakers Terrace.</p> <p>It should also be noted, the 2 streets gained their State Heritage Listing in 2007, having previously been listed on both the City of Perth then City of Vincent Municipal Registers, so there has been a level of protection for decades. But a comment made by sitting Council in recent times, regarding reviewing the guidelines, seemed to infer that the current loose mandates no longer reflect what current owners wanted when it came to developing their properties. When buying a heritage property no matter how modest, we should understand that whilst it is out home we are custodians of something unique that has great historical merit for future generations.</p>		<p>In the draft policy, the 'local housing objectives' will be heavily relied on for any future development applications. All applications will need to meet these objectives, but they may attempt to do so in any number of ways. It will then be up to the decision-maker to determine whether a proposal is in line with the objectives.</p>	

Highgate Design Guidelines - Summary of Submissions

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love?</i>			
1.	Tuck pointing, buildings that pay homage to the late 1800's and early 1900's.	1	The immediate design guideline area does not include heritage dwellings built in the late 1800's and early 1900's. The area includes distinct character features sought in the design guidelines.	No modification.
2.	The streetscapes are in harmony and provide local people and visitors with a unique and pleasing aesthetic.	2	The building envelopes in the design guideline area are consistent however there is a variety of homes built within the last 30 years. The existing planning framework has suitable controls to maintain the building envelopes and seek development that recognises the context of the area.	The design guidelines are recommended to be revoked.
3.	The village feel of the neighbourhood.	3	Noted.	No modification.
4.	Multiple storey houses and quiet street.	4	Noted.	No modification.
	<i>What elements of buildings or buildings design would you like to see more of in your area?</i>			
5.	Buildings which pay homage to the late 1800's and early 1900's	1	The immediate design guideline area does not include heritage dwellings built in the late 1800's and early 1900's. The area includes distinct character features sought in the design guidelines.	No modification.
6.	Development kept to a minimum to maintain the character and amenity of the area	2	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	No modification.
7.	Solar access for solar power generation.	3	Solar access is provided for in the R Codes.	No modification.
8.	Higher density.	4	The density code for this area is set by the local planning scheme and is not proposed to change in this review.	No modification.
9.	Streets that are greener, more tree coverage.	5	The City's Greening Plan 2018-2023 seeks to increase tree canopy in the public realm. The City's Built Form Policy which applies to this area provides for increased landscaping, these provisions are not proposed to change as part of the review.	No modification.
	<i>What elements of buildings or building design do you think is 'out of character' with the area?</i>			
10.	Anything modern looking; Brick facade unless it's tuck pointed	1	Noted.	No modification.
11.	Apartment complexes which do not add character	2	Noted.	No modification.

	Comment	Submitter	Administration Comment	Recommended Modification
12.	Houses which are not maintained	3	The City cannot enforce the maintenance of private properties through local planning policy.	No modification.
13.	Open carports with roller doors are unusual in an inter-city area with high crime rate	4	The current policy provides for car parking to be provided on site and provides the option for these to be enclosed. This would be carried on through the Built Form Policy.	No modification.
14.	High strata density are out of character and take up street parking.	5	High density areas are outside of this guideline area and subject to separate planning controls. While developments should be allowing for parking on-site if it's needed, street parking is available for all users, residents, visitors and businesses as long as they are compliant with signage.	No modification.
<i>What would you like to see changed in the guidelines?</i>				
15.	Any changes should not impact the ability for residents to enjoy the local amenities of the area including local businesses and events	2	Noted.	The design guidelines are recommended to be revoked.
16.	The guidelines are redundant as all of the houses are built in accordance with the guidelines.	3	Noted.	The design guidelines are recommended to be revoked.
17.	<p>These should be updated and should not stifle current best practice or innovation in modern design.</p> <p>Brick paved roads, red masonry roof tiles, gables and non-native species are outdated and almost unfashionable.</p> <p>Carports should be able to be converted into closed safe area.</p> <p>Fencing is to be 50% transparent however these become no longer transparent where plants are grown to fill the space.</p>	4	<p>The Built Form Policy provisions allow discretion to be applied and do not stifle innovation where it meets the objectives.</p> <p>Where landscaping does not obscure vehicular access sightlines it is appropriate to use in fencing.</p>	No modification.

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>Do you have any general comments to make on the guidelines?</i>			
18.	Maintain the design, amenities and character of the area, it is unique and beautiful	2	Noted, this can be achieved by the Built Form Policy.	The design guidelines are recommended to be revoked.
19.	Dwelling fronting Harold Street should not have vehicular access from Plunkett Street	3	Noted, this can be achieved by the Built Form Policy.	The design guidelines are recommended to be revoked.
20.	Plunkett Street is dated with gable roofing, brick paved streets and European tree species that struggle to survive through the summer. Design should reflect a modern appearance including the tree species	4	Noted, this can be achieved by the Built Form Policy.	The design guidelines are recommended to be revoked.
21.	Concern about character listing - Impact on future renovations/improvements	5	Noted, not recommended.	The design guidelines are recommended to be revoked.

Lacey Street Design Guidelines - Summary of Submissions

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love?</i>			
1.	The uniformity of the houses and their character - and the size of the blocks.	1	Noted, this is controlled through the guidelines and the local planning scheme.	No modification.
2.	The intact workers cottages. The front rooms, facades and shape of the houses should be retained.	2	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
3.	Tuck-pointed brickwork, lacework on bullnose verandas and chimneys are all features that make Lacey Street special.	3	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
4.	Representation of a specific period of Perth culture and history, showcasing working class houses. Unity in the designs, the houses all being variations of 3 designs. The low fences facilitate a community experience and the verandahs provide outside recreation areas open to the street.	4	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
	<i>What elements of buildings or buildings design would you like to see more of in your area?</i>			
5.	Retention of character windows and doors with leadlights - or replacing modern features with more sympathetic character features.	1	Noted. This is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
6.	Light poles which match the character of the street.	2	Noted, the light poles are not part of the consideration of this review as they are public infrastructure, however this will be considered during undergrounding of power.	No modification.
7.	Underground power.	2	This area is included in the underground power program.	No modification.
8.	Reinstatement of verge gardens	2	Noted. This is included in the draft policy.	No modification.
9.	Reinstatement of original features	3	Noted. This is included in the draft policy.	No modification.
10.	Low fences and front verandahs which increase interaction.	4	Noted. This is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

	Comment	Submitter	Administration Comment	Recommended Modification
11.	<p>The physical fabric is of a consistent scale and the street presentation as such should remain.</p> <p>The verandahs and front 2 rooms should definitely be retained but beyond that alterations can be permitted to ensure the street remains relevant and occupied as it is today.</p>	5	Noted. This can only be achieved with a heritage listing.	Recommended to advertise Lacey Street as a heritage area.
<i>What elements of buildings or building design do you think is 'out of character' with the area?</i>				
12.	<p>The fencing surrounding some properties and positioning of solar panels on the front of properties are not sympathetic to the existing character properties.</p> <p>The commercial properties that have rear access on Lacey Street detract from the character of the street and given that traffic flow and parking in the street is limited - any further non-residential or larger scale development would only worsen the existing congestion problems. Large trucks delivering goods to the commercial properties frequently park in the street while they are unloading - blocking the traffic.</p>	1	Noted. Please contact the City's Rangers if there are any parking and access issues in future. The commercial properties have their own requirements in the draft policy that are intended to complement the streetscape character.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
13.	Concrete verges	2	The policy cannot prohibit concrete, but soft landscaping is included as a 'deemed-to-comply' provision.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
14.	Power poles	2	Noted. Power poles are planned for removal through the underground power program.	No modification.
15.	Solar panels viewed from the street (acknowledging that there are limited alternatives)	3	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
16.	High fences	4	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

	Comment	Submitter	Administration Comment	Recommended Modification
17.	Visually obtrusive second storeys.	4	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
<i>What would you like to see changed in the guidelines?</i>				
18.	Firmer protection of the heritage aspects of the street and no modern large scale developments for such small blocks which may dwarf existing properties.	1	This can only be achieved with a heritage listing	Recommended to advertise Lacey Street as a heritage area.
19.	The existing guidance should not be removed.	2	Noted. Existing guidance is not being removed but must be rewritten to provide for discretion and unique circumstances.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
20.	Prohibit concrete verges and include trees and gardens instead.	2	The policy cannot 'prohibit' anything, but soft landscaping is included as a 'deemed-to-comply' provision.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
21.	Single storey streetscape;	3	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
22.	Prohibition of demolition; and	4	This can only be achieved with a heritage listing.	Recommended to advertise Lacey Street as a heritage area.
23.	The street should be heritage listed	4	Noted, the City is recommending to advertise a heritage listing to gauge community interest.	Recommended to advertise Lacey Street as a heritage area.
24.	Means of parking vehicles should be permitted within the front setback providing it is unobtrusive and does not detract from the existing fabric. To force occupants to park at the rear or side of dwelling stifles opportunity for development on already limited land area. In addition any parking at the rear clearly inhibits useable open space for families, something to be encouraged in this street in particular. I also do not believe the Guidelines are accurate when they maintain a key characteristic is infrequent driveway interruptions.	5	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

	Comment	Submitter	Administration Comment	Recommended Modification
	<p>The majority of properties in the street do have driveways.</p> <p>To digress slightly on the traffic front:</p> <p>1. The 2 way traffic at present works with drivers in the main being understanding and courteous and pull over to permit passing traffic.</p> <p>2. A 1-way system means that if a parking spot is overlooked initially either reversing, with its inherent problems, or a trip around the block is required.</p> <p>3. The Council's position on commercial waste removal has significantly increased heavy truck traffic in this narrow street which does have growing numbers of children. This contrary to the aim of maintaining a domestic scale.</p>			
	<i>Do you have any general comments to make on the guidelines?</i>			
25.	<p>Yes, more consultation on the streetscape aspects such as footpaths, verges and street trees. The power lines in the street are problematic with the size of remaining large Plane trees. The latter are inappropriate for the narrow street, anyway - they shed leaves, irritant pollen and branches all year over the houses and gardens - and disrupt the pathways. They should be replaced with a more suitable enhancing tree-type which is consistent in species along the streetscape. Underground power would enhance the aesthetics of the street.</p>	1	<p>Noted. These comments will be passed to the Parks team to consider, however, it is unlikely that any trees will be replaced unless they are posing a hazard.</p> <p>The area is included in the underground power program.</p>	No modification.
26.	<p>Support the intention of the guidelines and the residential family nature of the street</p>	2	Noted.	No modification.

	Comment	Submitter	Administration Comment	Recommended Modification
27.	Concerned about the impact of the development of Stirling Street on Lacey Street	3	Noted. The City will soon be undertaking further work on 'transition' areas between high and low density. At present, the City's Built Form Policy is successful in controlling direct impacts such as overlooking and overshadowing.	No modification.
28.	Lacey Street is unique with features that have facilitate community interaction	4	Noted.	No modification.
29.	The beautiful heritage of the homes and street should be preserved for the street and broader community	4	This can only be achieved with a heritage listing.	Recommended to advertise Lacey Street as a heritage area.
30.	The guidelines allow flexibility so that extensions can be modern and allow families to stay in the area	4	Noted. This will remain in the revised policy.	No modification.
31.	Street trees contribute to the use of the street by residents and pedestrians.	4	Noted.	No modification.
32.	Lacey St is a unique street through its built form and mix of occupants.	5	Noted.	No modification.

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Legislation / local law requirements	This policy has been prepared under the provisions of clause 9(2) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Relevant delegations	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
Related policies, procedures and supporting documentation	Planning and Development (Local Planning Schemes) Regulations 2015; and Local Planning Policy: Character Areas and Heritage Areas

PRELIMINARY

INTRODUCTION

Statement of Heritage Significance

The Brookman and Moir Streets area is a place of special significance. It is made up of two streets in Perth comprising 58 semi-detached residences and one detached residence in two variants of the Federation Queen Anne style, constructed of limestone and brick with corrugated iron roofs in 1897-98, during the Western Australian Gold Boom period for the Colonial Finance Corporation. Also, there is a shop at the corner of Moir Street and Forbes Street, built in 1940 for F. Glauder. The place has cultural heritage significance for the following reasons:

- It is significant as a substantial section of the estate developed by the Colonial Finance Corporation in 1897-1898. This estate, including Baker's Terrace, was the largest estate of its type developed in Western Australia;
- It is significant as an almost complete example of two late nineteenth century streets, where all the residences that comprise it built within a two to three year period in the late 1890s, in the wake of the Western Australian Gold Boom;
- It is a significant series of streetscapes, of modestly scaled residential buildings in the Federation Queen Anne style of architecture. The visual cohesion of the Brookman and Moir Streets area is achieved by the repetitive scale, form and rhythm of the semi-detached dwellings. The sum total of the whole, notwithstanding the changes wrought through time, is visually homogeneous through its limited palette of materials;
- It is unique in Western Australia as two streets in which a single basic design was utilised for all the residences, with the exception of Numbers 2 and 4 Brookman Street, which are grander variations of the same pattern used throughout the Brookman and Moir Streets area;
- It is significant as a Brookman and Moir Streets area of residences built in the northern part of Perth in 1897-98, as residential accommodation expanded north of the original town site of Perth during the Western Australian Gold Boom;
- Although some houses have been modified, the original structural uniformity of the streetscapes remains apparent, and as such, the Brookman and Moir Streets area is a significantly intact example of a late 19th Century housing estate;

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



- It forms an integral part of, and contributes visually to, an important residential area of Perth, north of the Central Business District;
- Due to the homogeneity of design of the residences, the considerable size of the estate and its relative intactness, it is unique in Western Australia;
- It is valued by the local community as an area which retains the characteristics of a late nineteenth century streetscape, as an extant example of late nineteenth century residential accommodation and through the continued use of the individual residences as residential accommodation throughout the twentieth century;
- The buildings contained within the Brookman and Moir Streets area are representative of working class rental accommodation from the late 19th Century;
- The one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the Brookman and Moir Streets area gives it a particular character and sense of enclosure; and
- It is a landmark area containing modestly scaled semi-detached residential buildings in a form no longer constructed in inner-city residential areas.

PURPOSE

The purpose of this policy is to retain and enhance the significant and distinctive qualities and unified character of the Brookman and Moir Streets area. It is also intended that this policy will assist owners who wish to upgrade their residences to accommodate modern living requirements, to extend them when required and to effectively conserve them.

The streetscape reflects over one hundred years of history. However, the provisions are not intended to encourage reproduction of the style of streetscape, but rather, to manage change so that its significant qualities endure.

It is intended that all dwellings in the Brookman and Moir Streets area be retained and that remaining original planning and features be retained and conserved. Alterations and extensions to places will retain these features and qualities.

OBJECTIVE

The objectives of this policy are to:

- Maintain consistency of the streetscape and valued character of the area.
- Ensure consideration and respect is given to the existing built form, context of the streetscape, roof form, and public domain and building proportion in all elements of design.
- Allow for future upgrade of infrastructure elements to consider the heritage character of the area.
- Ensure access to sunlight and privacy are maintained, where already existing, with particular attention to overshadowing, with regard to the 'Residential Design Codes'.
- Strengthen the settings of the front setback, side setbacks at the end of blocks, and rear settings of dwellings to become more compatible to the heritage significance of the area. With importance placed on development adjacent to rights of way and Wellman Street.
- Ensure development along rights of way is compatible with right of way character and scale.

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



- Allow for properties with secondary street frontage adjacent to Forbes Street to be assessed with reference to the unique location in conjunction with the requirements of this policy.

SCOPE

This policy applies to all proposals for development within the Brookman and Moir Streets heritage area in Perth, as shown on the below plan.



POLICY PROVISIONS

DEFINITIONS

Public domain view means sightline from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement. Public domain is taken to mean Brookman Street, Moir Street and Forbes Street, together with Robinson Avenue. The rear right of way and Wellman Street are not included in this requirement.

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA POLICY



Local Housing Objective	Deemed-to-comply
1. Alterations and Additions	
<p>LO1. Significant original external features must be retained and conserved.</p> <p>Where original features have been removed or obscured, their reinstatement should be considered, especially where the losses are detrimental to the presentation of the place. That is to say intrusive features such as carports, solid high brick fences, high close boarded timber fences and concrete paved gardens should be removed, where the opportunity exists.</p> <p>Original external features within the 'additions zone' (refer to Figure 3), such as the rear skillion additions are not intended to be retained or conserved.</p> <p>While it is acknowledged that many internal features have been altered and extended under the skillion roof additions, many of these changes have improved the basic levels of amenity of the houses and living standards.</p> <p>The level of change to the front rooms of the houses has been somewhat limited. The remaining original planning and fabric of these rooms should be retained and conserved and adapted only as much as is necessary and as little as possible.</p> <p>Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained.</p> <p>The interface between corner end buildings and the secondary street (Forbes Street and Robinson Avenue) must be treated as being viewed from the front, with an eaves height limit to be the same as the main roof of the existing house facing the street.</p>	<p>C1. Original roof-lines, gable details, gable vents, window arrangement, front doors, verandah features, awning lights, party wall niches and consoles are retained.</p> <p>C2. New development is sited behind the front setback.</p> <p>C3. Additions are not visible from within the public domain view over the existing roofline.</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
2. Roofs	
<p>LO2. The original roofs were constructed in Custom Orb profile corrugated iron laid in short-length sheets at a 30 degree pitch, with rolled hips and ridges and timber barge caps, Ogee gutters and circular down pipes. All metal was painted with a limited range of colours, including oxblood red and deep green, while exposed soffits to verandahs were painted the colour 'eau de nil' (a pale blue green).</p> <p>Traditional profiling should be retained, other profiling such as 'mini-orb' or squared corrugation is not acceptable.</p> <p>When replacing roofs it is encouraged that the traditional Z600 Custom Orb profile sheeting, laid in short lengths are used. This emphasises the horizontal lines of the dwelling and continues a traditional roofing style and associated skills.</p> <p>Colorbond finishes may be permitted to roofs. Deep red and deep green are the two colours that should be used as roof colours. Roof colours should match with the neighbouring attached dwelling, due to the historical nature of giving two semidetached dwellings the appearance of a more substantial residence.</p> <p>The reconstruction of missing gable fretwork, finials and other details to match authentic existing examples. Western Red Cedar is the best timber for this work.</p>	<p>C4. Roof pitches visible from the street match the existing roof pitches.</p> <p>C5. Rolled-top ridges, timber barge caps (not metal), with Ogee gutters and circular down pipes are included when replacing roof details.</p> <p>C6. Television aerials, air conditioning and other fittings may be roof-mounted but are not visible from the public domain.</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
3. External Walls	
<p>LO3. The front walls to dwellings were built with limestone footings, white tuck-pointed red stretcher-bond brickwork and stucco stringcourses and sills.</p> <p>There was a circular louvered wall vent in the gable and cast-iron wall vents to rooms. The party wall had a blind niche on the verandah. Sidewalls were constructed with 'cut and struck' jointed stretcher bond brickwork. Verandah infill walls were built with timber studwork and timber weatherboard cladding.</p> <p>Where renders have been applied, in the mistaken belief that it would resolve damp related problems, the damp problems should be properly addressed and render removed, where removal would reveal original fabric and would not cause more harm than good. Similarly, removal of paint to brickwork and stucco is encouraged.</p> <p>Where changes are made to the front wall of the dwelling, reinstatement of limestone footings, white tuck-pointed red stretcher-bond brick work and stucco string courses and sills are required where possible.</p> <p>Where additions to the original dwelling occur, materials should be sympathetic to the existing fabric and finish, with contrasting material to allow for the old and the new to be read without visual misunderstanding. That is to say material such as render, metal cladding, and weatherboard make suitable materials for rear additions.</p>	<p>C7. Remaining original features are retained and conserved. Previously unpainted surfaces must not be painted.</p> <p>C8. Additions use materials and finishes that are different and contrasting to the original dwelling.</p>
4. Front Verandahs	
<p>LO4. The original front verandahs were pitched off a wall plate against the main dwelling and took a skillion format, bearing on a front verandah beam. The verandahs were open and timber floored, with a set of steps leading down to the garden.</p> <p>The reinstatement of timber floors, the reduction of garden levels and reinstatement of steps is encouraged.</p> <p>Existing tiles can be replaced on existing verandahs on 'Latinized' houses, with the intention of the Latin style remaining.</p>	<p>C9. The open verandahs and decorative features must be retained and conserved in their original form where they still exist. Material that is damaged beyond conservation is reconstructed correctly to original detail.</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
5. Windows	
<p>LO5. The original windows are single-pane double-hung sashes. A single window faced on to each front verandah, while pair of windows were located under the gable, with a sun hood over them. Most side windows were also double hung sashes.</p> <p>Where window openings have been enlarged or made smaller, the reinstatement of the original openings and opening treatments is encouraged.</p> <p>Where security screens are required stainless steel mesh fly screens are highly advisable.</p> <p>Where windows are original and require replacement, the replacement windows should match the existing in all respects including materials, construction and glazing.</p>	<p>C10. All original timber window features, including single-pane double hung sashes and sun hoods are retained. Development does not propose enlargement of openings and the use of aluminium window frames.</p>
6. Front Doors and Hopper Lights	
<p>LO6. The original doors were simple four-panel doors with deep bolection mouldings. Most dwellings retain this feature. A hopper light was located over the door and this was either plain glazed, or painted with a pattern, or had stained glass lead lighting or etched glass.</p> <p>Where doors have been removed and replaced, the reinstatement of a door, to match the original design, is encouraged.</p> <p>Where security screens are required stainless steel mesh fly screen are highly advisable.</p>	<p>C11. All original four-panel timber doors are retained. Hopper lights must not be removed. With the exception of Nos. 2 and 4 Brookman Street retaining their five panel front doors.</p>
7. Chimneys	
<p>LO7. The original roofscape featured a number of tuck-pointed brick and stucco chimneys. Most dwellings retain at least one of these chimneys.</p> <p>Where chimneys have been altered or removed, their reinstatement is encouraged, in their original form.</p> <p>Chimneys within the additions zone (refer to Figure 3) are not intended to be retained or conserved.</p>	<p>C12. All original brick chimneys are retained.</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
8. External Decorative Details	
<p>LO8. The original design of the dwellings was distinguished by the treatment of the gables, with timber barges, barge caps, finials, pierced timber fretwork, fretwork verge closing boards, modillions, console brackets to gutters, and decorative cast-iron lacework. Many dwellings retain some of these features and some retain all of them.</p> <p>Incomplete original features should be retained and conserved. Where decorative details have been completely altered or removed, their reinstatement to the original detail is encouraged.</p>	<p>C13. All original decorative details are retained or reconstructed correctly to detail.</p>
9. Front Street Fences and Secondary Street Fence	
<p>LO9. The original front fences have not been identified, but at the time these dwellings were constructed, typical front fence types were open picket and post rail and wire, with iron and wire gates.</p> <p>Open fences are desirable and, while traditional patterns are encouraged, other open picket and palisade fences may be acceptable.</p> <p>Gardens with low picket, post rail and wire construction, or no fence are encouraged.</p>	<p>C14. Solid front fences are lower than 750 millimetres. Visually permeable front fences are lower than 1.2 metres.</p> <p>C15. Visually permeable secondary street (Forbes Street and Robinson Avenue) fences are lower than 1.8 metres.</p>
10. Front Gardens	
<p>LO10. Front gardens are small and would traditionally have been planted with shrubs and roses, with flowerbeds of annuals and perennials.</p> <p>Traditional lawn, flowerbed and shrub or cottage gardens are encouraged. Large trees with large root systems and canopies are unsuitable for small front gardens. Layouts, other than the cottage garden style, are also acceptable, providing they are low scale, do not obscure the dwelling and do not impose adversely on neighbours.</p>	-
11. Car Parking	
<p>LO11. The original estate was laid out prior to the introduction of motorised transport. To protect the streetscape from being overwhelmed by vehicles, on-site parking should only be provided to the rear of dwellings.</p>	<p>C16. There is no minimum number of on-site car parking spaces required to be provided. Garages and carports are provided behind the front setback. On-site vehicle parking is only provided behind the front setback.</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
12. Rear Garages	
<p>LO12. Where rear access is available, it would be reasonable to contemplate rear garages to minimise the impact of vehicle parking on the streets and allow modern requirements to be met without compromising heritage values.</p> <p>Garages need not be built of the same materials as the houses. Rear garage studios may be considered by Council for dwellings with rear access from Wellman Street and subject to meeting all other requirements, may be permitted on rear lot boundaries. Key amongst the other requirements to be met is the requirement for the studio garage not to be seen from the Brookman Street public domain.</p>	<p>C17. Garages are only accessible from the rear boundary and do not involve the demolition of the rear water closet.</p>
13. Rear Water Closets	
<p>LO13. Rear water closets were an integral part of the original development of the estate and their retention is important.</p>	<p>C18. Rear water closets are conserved.</p>
14. Colours	
<p>LO14. The original colours of the dwellings were drawn from a very limited palette. Houses that retain their original features sometimes retain strong evidence of the original colours. Paint scraping can reveal original colours and assist with making new colour choices. Most paint manufacturers have developed heritage colour ranges.</p> <p>Colour choice may be varied, but consideration should be given to the impact of a colour choice on the Brookman and Moir Streets area, as a whole.</p> <p>Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes.</p>	<p>-</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
15. Internal Planning	
<p>LO15. The original house plan (refer to Figure 1) has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah. Many houses retain the essential elements of this plan and many of the features. The five front rooms and corridor of the house are an integral historical form under the original pitched roof.</p> <p>The original five front rooms and corridor of the plan form should be retained as well as any original features, such as fireplaces and doors.</p> <p>Reinstatement of missing walls, fireplaces and the like is encouraged, where the evidence for reinstatement will allow this to occur in the proper manner.</p>	<p>C19. Development proposes the retention of the five principal front rooms, corridor and all original features such as fireplaces and doors, if they have not already been changed.</p>
16. Demolition	
<p>LO16. The retention of the original house and many features is essential.</p>	<p>C20. The entire original house is retained.</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

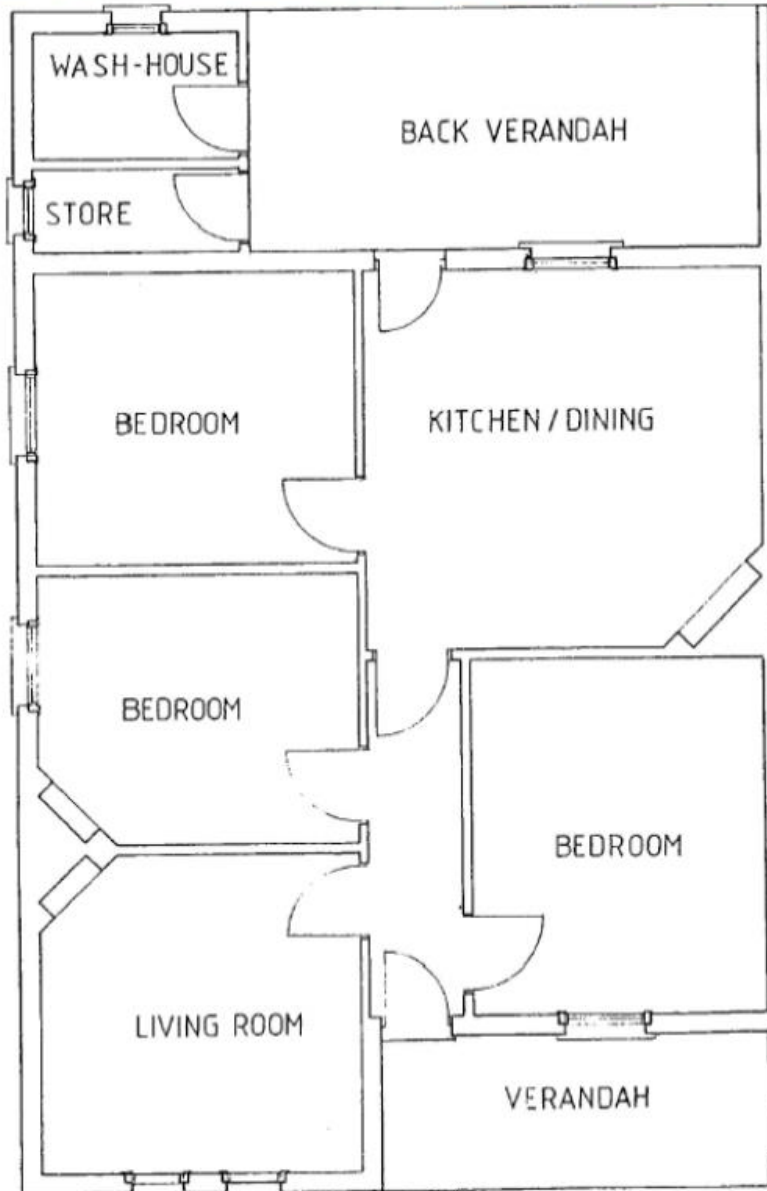
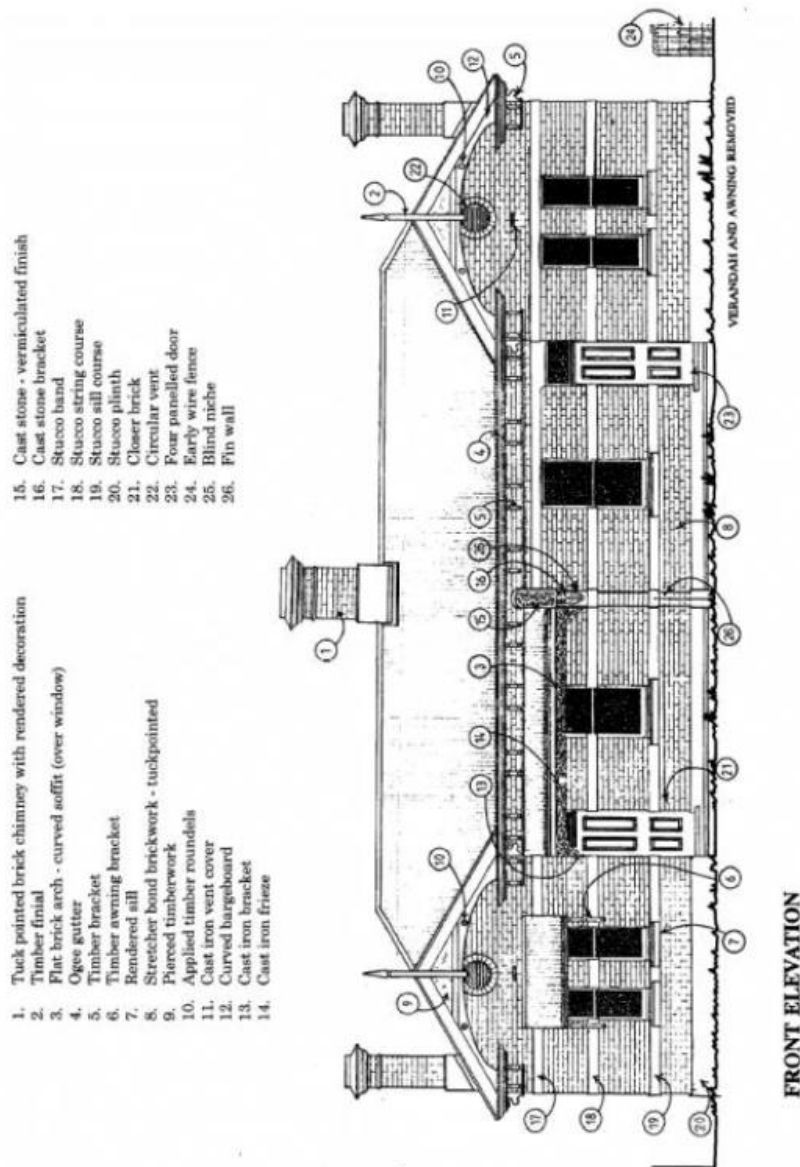


Figure 1 – A typical original house plan

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



- 1. Tuck pointed brick chimney with rendered decoration
- 2. Timber finial
- 3. Flat brick arch - curved soffit (over window)
- 4. Oggee gutter
- 5. Timber bracket
- 6. Timber awning bracket
- 7. Rendered sill
- 8. Stretcher band brickwork - tuckpointed
- 9. Pierced timberwork
- 10. Applied timber roundels
- 11. Cast iron vent cover
- 12. Curved bargeboard
- 13. Cast iron bracket
- 14. Cast iron frieze
- 15. Cast stone - vermiculated finish
- 16. Cast stone bracket
- 17. Stucco band
- 18. Stucco string course
- 19. Stucco sill course
- 20. Stucco plinth
- 21. Closer brick
- 22. Circular vent
- 23. Four panelled door
- 24. Early wire fence
- 25. Blind niche
- 26. Fin wall

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Figure 2 – Typical original front elevation

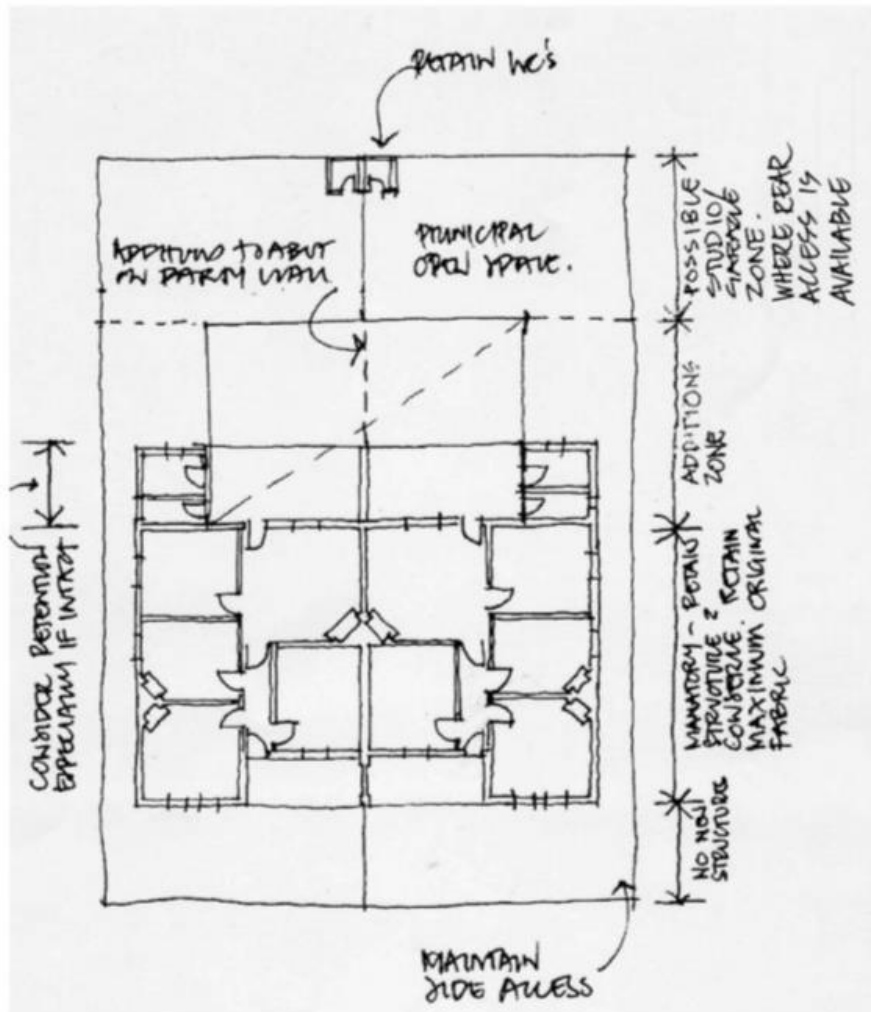


Figure 3 – Principles of external extensions

OFFICE USE ONLY	
Responsible Officer	Manager Policy & Place
Initial Council Adoption	27 March 2001

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



Previous Title	Brookman and Moir Streets Development Guidelines
Reviewed / Amended	11 May 2004, 28 August 2012, 26 July 2022
Next Review Date	July 2026

LOCAL PLANNING POLICY: LACEY STREET – HERITAGE AREA



Legislation / local law requirements	This policy has been prepared under the provisions of clause 9(2) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Relevant delegations	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
Related policies, procedures and supporting documentation	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ; and Local Planning Policy: Character Areas and Heritage Areas

PRELIMINARY

INTRODUCTION

Statement of Heritage Significance

Lacey Street is a unique street possessing qualities reminiscent of a time gone by with its narrow road reserve and collection of intact federation-style buildings. Lacey Street is one of few streets with an intact single storey streetscape and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.

The area is distinctive due to the predominance of dwellings in the Federation Cottage and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs. The dwellings have medium pitched roof forms, with highly visible chimneys and feature simple window arrangements of single sash and casement windows.

Lacey Street was subdivided in the late 1890s as a residential area and to date, maintains its original housing stock constructed between 1900 and 1920. The use of some of the buildings differ from their original residential intention. The street however, maintains a residential amenity and appearance.

The key characteristics of Lacey Street are:

- Proximity to the central business district of Perth.
- Intimate nature of the street due to its narrow road reserve.
- Uniform front setbacks.
- Non-parallel side setbacks.
- Consistent architectural styles.
- Intact single storey streetscape.
- Infrequent driveway interruptions to frontages.
- Uniform lot sizes (average 302m², 24.6 metres deep with a 12.3 metre frontage).
- Majority of properties unfenced, existing fences are generally low level picket/brick or tubular steel and wire fencing.
- Generally, well kept front private gardens.

LOCAL PLANNING POLICY: LACEY STREET – HERITAGE AREA



- Consistent roof forms.
- Lack of on-site parking creates a premium for on-street parking.
- On-street parking prohibits two-way traffic.
- Setbacks prohibit garages and carports.
- Gateway properties are inconsistent with the uniformity of Lacey Street properties (No. 25 Brisbane Street, No. 33 Brisbane Street, No. 72 Brewer Street, rear of No. 1/266 Stirling Street, No. 84 Brewer Street and No. 25 Lacey Street).

PURPOSE

The purpose of this policy is to retain and enhance the significant and distinctive qualities and characteristics of Lacey Street, which has been identified as a Heritage Area. It is the intention of this policy that the original building stock in Lacey Street, comprising all properties identified in pink in the map below, be retained and that alterations and additions to these buildings is carried out in a way which respects the integrity and continuity of the original building stock and streetscape, whilst also illustrating innovative architectural and sustainable design excellence.

OBJECTIVE

The distinctive consistency and rhythm of built form characteristics originating from the dominance of Federation Georgian and Cottage style dwellings in an intimate, open and single storey streetscape will be retained and enhanced by:

- Retaining and conserving the existing dwellings.
- Encouraging the restoration of former residences and a residential population.
- Designing new dwellings/buildings to the gateway properties and alterations and additions to existing dwellings/buildings to respect the single storey streetscape.
- Ensuring all development is setback from the front and sides of lots consistent with the existing pattern, whilst also allowing responsive sustainable design excellence.
- Ensuring the uniformity in lot sizes by the resistance of measures to amalgamate or re-subdivide lots.
- Designing and locating all dwelling/building extensions so as to minimise visual impact on the streetscape.
- Maintaining the dominance of roof form and materials.
- Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback.
- Ensuring front fences, if required, are low height or open style.
- Designing buildings on gateway properties which maintain the integrity of Lacey Street's open, single storey streetscape.
- Promoting best practice sustainable design excellence and adaptive re-use.

SCOPE

This policy applies to all the properties identified on the below map. The properties that contribute to the streetscape are depicted in pink and comprise:

LOCAL PLANNING POLICY: LACEY STREET – HERITAGE AREA



- No. 5 (Lot 52) Lacey Street
- No. 6 (Lot 16) Lacey Street
- No. 7 (Lot 53) Lacey Street
- No. 8 (Lot 17) Lacey Street
- No. 9 (Lot 12) Lacey Street
- No. 10 (Lot 18) Lacey Street
- No. 12 (Lot 19) Lacey Street
- No. 13 (Lot 10) Lacey Street
- No. 14 (Lot 20) Lacey Street
- No. 15 (Lot 9) Lacey Street
- No. 16 (Lot 21) Lacey Street
- No. 17 (Lot 8) Lacey Street
- No. 18 (Lot 22) Lacey Street
- No. 19 (Lot 7) Lacey Street
- No. 20 (Lot 23) Lacey Street
- No. 21 (Lot 6) Lacey Street
- No. 22 (Lot 24) Lacey Street
- No. 23 (Lot 5) Lacey Street
- No. 24 (Lot 25) Lacey Street
- No. 26 (Lot 26) Lacey Street
- No. 28 (Lot 27) Lacey Street
- No. 30 (Lot 28) Lacey Street; and
- No. 32 (Lot 29) Lacey Street.

The properties identified as 'gateway' properties are depicted in blue and comprise:

- No. 33 (Lot 2) Brisbane Street
- No. 72 (Lot 14) Brewer Street
- No. 84 (Lot 51) Brewer Street
- No. 25 (Lot 4) Lacey Street;
- No. 1/266 (Lot 1) Stirling Street; and
- No. 25 (Lot 1 & 2 on Strata Plan 23393) Brisbane Street

LOCAL PLANNING POLICY: LACEY STREET – HERITAGE AREA



LOCAL PLANNING POLICY: LACEY STREET – HERITAGE AREA



POLICY PROVISIONS

POLICY

Local Housing Objective	Deemed-to-comply
1. Existing Dwelling Retention	
<p>LO1. Buildings to be retained that contribute to the unique character of the area.</p> <p>LO2. Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape.</p> <p>LO3. Replacement buildings on gateway sites are sympathetic to the built form and character of Lacey Street.</p>	<p>C1. Original Federation dwellings are retained and restored in full.</p>
2. Landscape	
<p>LO4. Residential amenity is maintained by strengthening the public domain of private front gardens.</p> <p>LO5. Paved areas in front of dwellings is minimised.</p> <p>LO6. Significant landscaping is retained and new trees are planted wherever possible</p> <p>LO7. Private front gardens, significant landscaping and trees are retained.</p>	<p>C2. No additional paving is proposed in front of dwellings.</p>
3. Setbacks and Car Parking	

LOCAL PLANNING POLICY: LACEY STREET – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
<p>LO8. Development maintains:</p> <ul style="list-style-type: none"> the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape. 	<p>C3. Buildings, including outbuildings, garages and carports are setback from at least one side boundary.</p> <p>C4. The front setback is no less or more than the average setback of the adjoining two dwellings.</p> <p>C5. Garages and carports are located behind the existing setback.</p> <p>C6. Driveways are no more than 3 metres wide.</p> <p>C7. Those frontages to Lacey Street of gateway sites shall be treated in accordance with the intent and principles of these setback requirements to ensure continuity in the rhythm of setbacks in Lacey Street. Corner sites shall site and mass an upper storey so that it is visually recessive from the sightline of the Lacey Street streetscape.</p>
4. Height and Building Form	
<p>LO9. Development:</p> <ul style="list-style-type: none"> interprets the physical qualities and valued building styles in a contemporary design approach; ensures that buildings and extensions do not visually dominate the streetscape; and maintains the single storey streetscape. 	<p>C8. Reflect the dominant building forms in the street, including roof forms and building proportions, in the new building design.</p> <p>C9. Respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling matches the street’s typical single storey wall height.</p> <p>C10. Above ground level extensions are not visible from public domain view, with complimentary roof forms and building massing.</p> <p>Public domain view means sightline from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement.</p>
5. Materials and Design Detail	
<p>LO10. Building materials and finishes complement the dominant pattern within the streetscape. Styles and detailing is appropriate to the era and styles in the street.</p>	-
6. Street Walls and Fences	

LOCAL PLANNING POLICY: LACEY STREET – HERITAGE AREA



Local Housing Objective	Deemed-to-comply
LO11. To maintain and enhance the openness of the streetscape.	C11. Development that proposes low or open style front fencing. The solid portion from ground level is a maximum of 0.75 metres, with an overall maximum fence height not exceeding 1.2 metres. Fences above 0.75 metres are 50 per cent visually permeable.

OFFICE USE ONLY	
Responsible Officer	Manager Policy & Place
Initial Council Adoption	5 December 2006
Previous Title	Appendix 17 Design Guidelines FOR Lacey Street, Perth
Reviewed / Amended	12 February 2013, 26 July 2022
Next Review Date	July 2026

COMMUNITY AND STAKEHOLDER ENGAGEMENT



Legislation / local law requirements	<i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
Relevant delegations	2.1.1, 2.2.2, 2.2.4, 2.2.8, 2.2.11, 2.2.12, 2.2.29, 4.4, 12.1, 12.2, 16.1, 16.1.2, 16.1.4,
Related policy procedures and supporting documentation	Community and Stakeholder Engagement Strategy

PART 1 – PRELIMINARY

PURPOSE

Community engagement is an essential practice that allows the City to deliver its services in a way that reflects the community’s vision by involving them in the decision-making process. This Policy has been developed in conjunction with the Community and Stakeholder Engagement Strategy, which details the principles on how we engage with our community.

OBJECTIVE

The objectives of this policy are to:

- Facilitate informed decision making
- Enable a proactive approach to community engagement and achieve inclusive and meaningful outcomes
- Improve consistency of community engagement practices across the organisation
- Ensure information is effectively and efficiently communicated internally and externally
- Promote an accountable, transparent, and accessible approach to engagement

SCOPE

This Policy applies to elected members, City staff, and external stakeholders working on any corporate documents (strategies, policies, and action plans), programs, projects or services that are delivered by, or on behalf of the City and have an impact on its community.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



PART 2 – POLICY PROVISIONS

1. DEFINITIONS

Community means individuals and groups of people; stakeholders, interest groups and citizen groups (IAP2 Australasia 2020). This includes our residents, ratepayers, business owners, community groups, customers, employees, and visitors in Vincent.

Stakeholder means individuals, a group of individuals, organisations, or a political entity with a specific stake in the outcome of the City's decisions.

Engagement means the interaction we have with our community and stakeholders and includes terms such as communication, participation, consultation, and customer service.

Other terms specific to statutory and strategic planning are included within Appendix 2 of this Policy.

2. GUIDING PRINCIPLES

The following principles have been adopted by the City and will guide community engagement activities. This policy should be read in conjunction with the Community and Stakeholder Engagement Strategy which describes the intent, intended outcomes and how we will measure performance for each of the principles below.

1. Make decisions based on the needs and interests of everyone involved.
2. Hear and understand our community.
3. Meaningfully include the community in the decision-making process.
4. Engage in a way that facilitates involvement of impacted communities.
5. Communicate before, during and after a decision is made.

3. PUBLIC ENGAGEMENT SPECTRUM

The International Association for Public Participation (IAP2) has developed a spectrum that outlines the increasing levels of participation the community can have in a decision-making process.

This spectrum has been adapted and adopted by the City of Vincent and is embedded in the processes and guidelines (Appendix 1) that inform the way the City will engage with its community and stakeholders. The level of participation will be clearly outlined in each project, ensuring the community and stakeholders are aware of how their feedback will influence the decisions being made.

The levels of participation are:

Inform: The City will keep the community and stakeholders informed of decisions, actions or for educational purposes.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



- Consult:** The City will consult with the community and its stakeholders for the purpose of obtaining opinions and feedback and provide opportunity for the community to share their knowledge before a decision is made.
- Involve:** The City will work with the community to ensure concerns and aspirations are reflected in alternatives developed and provide feedback on how public input influenced the decision.
- Collaborate:** The City will collaborate with the community to develop and build solutions. Input will be reflected in the decisions to the maximum extent possible.

4. WHEN THE CITY WILL ENGAGE

The City will engage with the community:

- When the City is required to make a decision that would affect the community or where the community may be interested and/or affected by this decision, and there is the ability for the community to influence the decision.
- To satisfy statutory obligations.
- To obtain input for strategic projects being delivered by the City.
- To notify a participant of a decision made.

5. WHEN THE CITY MAY NOT ENGAGE

There may be instances when it is impractical for the City to engage, such as when a decision must be made quickly in the interest of the City (e.g., public safety); there are legal, commercial or legislative constraints; when the City is not the determining authority; or when the decision relates to a minor operational matter that would have minimal impact on the community or stakeholders.

In these instances, the City will inform affected community members and stakeholders about the decision and the reasons for it.

6. EXCLUDED ADVERTISING PERIODS

Advertising periods are to be amended in accordance with the following requirements:

Holiday	Comment
Public Holiday	Where consultation falls on a public holiday, the consultation period shall be extended by the number of public holiday days.
Easter Holiday (a period of seven (7) days commencing on Good Friday)	Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Christmas and New Year (18 December to 8 January)	Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.
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The engagement period may also need to be amended when a specific stakeholder group needs to be reached and/or the engagement activities planned conflict with a holiday period that is specific to that stakeholder group (e.g. school holidays, Chinese New Year, etc.).

7. AUTHORITY TO VARY THE EXTENT OF CONSULTATION

Where a proposal/significant development may be of a complex nature, affect a broader area, or be of considerable interest to the community, the Chief Executive Officer has the discretion to require the Applicant to hold one or more public meetings/forums. The meetings will be at no cost to the City, and will be to explain the proposal/development to the community.

The type, location and timing of the meeting shall be organised and communicated to the satisfaction of the Chief Executive Officer.

This document is available in other formats and languages upon request.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



OFFICE USE ONLY	
RESPONSIBLE OFFICER	Manager Policy and Place
INITIAL COUNCIL ADOPTION	Date: 14/09/2021, Ref# D21/145875
REVIEWED / AMENDED	Date: <approval Date>, Ref#: <TRIM Ref>
NEXT REVIEW	Date: 14/09/2023

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 1 – How the City Engages

1. How the City Engages

To achieve best practice in community engagement, the engagement methods and sequence which form the engagement plan needs to be tailored to the specific requirements of the project. The following table outlines the process involved and seeks to meet each of the guiding principles identified within Section 2 of the Policy.

The following method is to be followed for all engagement activities undertaken by the City.

Phase	Actions
Determine if community and stakeholder engagement is required	<p>If the project does not align with a reason identified within Section 5 of the Policy 'When the City may not engage', community and stakeholder engagement is required, following the process below.</p> <p>If the project aligns with a reason within Section 5, affected community members should be informed of the decision, using the process below.</p> <p>Note: When there is no ability to influence a decision, 'Informing' the community and stakeholders of the decision may be the appropriate engagement activity.</p>
Design	<ol style="list-style-type: none"> 1. Consider and understand the context and scope of the project. 2. Consider and understand who might be interested and/or affected. 3. Consider and understand the risks that may be involved for the community, Council, and Administration. 4. Consider and understand the purpose of the engagement. 5. Consider any statutory requirements that must be complied with as part of the engagement plan. 6. Identify key milestones or other opportunities to provide updates or other important information to the community.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 1 – How the City Engages

<p>Plan</p>	<p>Determine the level of community participation and select activities appropriate and aligned to achieve those outcomes.</p> <p>The activities selected should consider and reflect the most effective way to connect with the community and stakeholders. Consideration of location-based activities or other ways that facilitate personal connection are encouraged.</p> <p><u>Note:</u></p> <ul style="list-style-type: none"> • The table outlined within the <i>guide to establish level of participation</i> below provides guidance on typical levels of participation for different types of projects. • The wider the scope of the project, the higher the level of participation should be available to the community. This will result in a stronger level of community influence over the decisions being made. • The planning should consider the life of the project and how the different engagement activities can be used depending on the phase of the project and the purpose of the engagement. It is likely the level of involvement will require more than one level of involvement as identified within the IAP2 spectrum. • Minimum advertising requirements for development applications are included in Appendix 2 '<i>Statutory and Strategic Planning</i>'.
<p>Implement and manage</p>	<p>Prior to implementation, review the design and planning phase and consider if the steps and actions will:</p> <ul style="list-style-type: none"> • Reach the right people. • Ask the right questions. • Be delivered in a timely and meaningful way. • Inform decision making. • Consider the potential risks and contain appropriate solutions. • Be flexible enough to manage change if necessary. <p>Once satisfied, it is time to draw upon resources available to deliver the consultation project.</p> <p>While consultation is occurring, it is necessary to be available to respond to community enquiries as they arise. Providing support will assist in providing a better experience for the community, as well as building trust and developing relationships.</p>

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 1 – How the City Engages

<p>Review and respond</p>	<p>The process for reviewing and responding to submissions is to:</p> <ol style="list-style-type: none"> 1. Analyse the submissions received to understand who responded, why they are interested or affected and if anyone is missing from the conversation. 2. Prepare responses including further assessment and engagement and make changes to the project to address the issue(s) raised. 3. Document the responses to be included in a report or provided as a direct response to the participants. 4. When subject to determination at an Ordinary Meeting of Council, inform participants of the meeting date, providing as much notice as possible. 5. Publish the decision/project update on the City's website and send decision/project update to participants. <p>When responding to submitters, consider how their input influenced the decision and what the best method to deliver this message is.</p> <p>It is also necessary to review and evaluate how effective the engagement was. This includes consideration of the overall engagement sequence and the engagement methods, including whether they aligned with the scope of the project and the purpose of the engagement.</p> <p>This review should determine if enough information is available to make an informed decision, or if further consultation is required.</p> <p><i>See section 1.1 Principles for responding to submissions below.</i></p>
<p>Reflect and report</p>	<p>Consider the effectiveness of the engagement plan and report on the findings so that others can learn from this practice. Reflecting on and reviewing the engagement process will assist in improving practices and efficiency in community consultation.</p>

1.1 Principles for responding to submissions

The following principles should be considered when responding to submissions:

- Respond to all questions within the submission prior to the decision being made.
- When required, contact submitters to clarify comments within the submission before the decision is made.
- The summary of submissions report should provide sufficient context and detail to enable responses to be understood. Submission can be included verbatim if deemed necessary and the submitter has provided consent to do so.
- Responses should be supported with evidence.
- Provide justification for not supporting suggestions, such as those that are beyond the project's scope.
- Provide reasons if a suggested change to the project has not been adopted.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 1 – How the City Engages

- Provide a direct update to participants and publish information on the City’s website if the project process is required to change.
- Responses are to be provided as soon as reasonably possible.
- Consider whether marketing/media communication is required.

1.2 Guide to establish level of participation

The following matrix guides the level of participation that would generally be expected for different project types. The level of participation can be varied and is to be determined by following the process within Section 1 (How the City Engages) above. If the project type is not listed below, consider the most similar project type in relation to community investment and impact.

	Inform <i>There is no ability to influence the decision.</i>	Consult <i>There is some ability to influence the decision.</i>	Involve <i>There is medium ability to influence the decision.</i>	Collaborate <i>There is high ability to influence the decision.</i>
Our commitment	Information is circulated to assist in understanding a deliverable or decision that is going to happen or has already happened.	To seek input, feedback or advice before the project is progressed or a decision is made.	To seek input, gather ideas, identify preferred options or alternatives.	To find collective solutions or to obtain a deeper understanding of what is important to help shape the projects future.
Project	<ul style="list-style-type: none"> • When a decision has already been made • Implementation updates • Development applications (notification of changes/ determinations) • For a reason detailed in Section 5 of the Policy 	<ul style="list-style-type: none"> • Infrastructure locations i.e., pop-up play, verge trees • Strategic planning documents phase 2 (understanding what we heard) • Minor amendments to policies and strategies • Implementation of actions created within strategies or other corporate documents • Development applications (when there are departures to the statutory framework and the community or stakeholders may be affected) 	<ul style="list-style-type: none"> • Strategic planning documents phase 1 (visioning) • Major amendments to strategic documents 	<ul style="list-style-type: none"> • Master planning and design • Strategic community vision documents i.e., Strategic Community Plan • Place Plans • New major strategic plans

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 1 – How the City Engages

2. Minimum Advertising Periods

The timeframe engagement activities should be guided by any relevant statutory requirements but determined based on its individual merits and requirements. The following identifies minimum advertising periods for engagement activities:

Project type	Minimum timeframe
Informing of project updates, notifications of decisions, etc.	Ad hoc
<ul style="list-style-type: none"> Informing of upcoming maintenance works (including but not limited to traffic management, road works, street upgrade, change to parking conditions, etc) in a local context. <p><i>Note: Where schedules of maintenance works are available, the schedule shall be published on the City’s website.</i></p> <ul style="list-style-type: none"> Consultations that are targeted and specific (i.e., implementation actions created from other strategies, verge tree locations) 	14 days
<ul style="list-style-type: none"> Strategic documents (i.e., strategies, policies, and plans, including amendments) Projects that would affect large community groups (i.e., lighting or park infrastructure, changes to parking restrictions) 	21 days

Note: Timeframes for development applications are included in Appendix 2.

3. Consultation Methods

3.1 Mandatory requirements

All engagement activities must be published on the City’s website.

3.2 Other consultation methods

Each community engagement plan will be different and depend on the information being sought and who the target audience is. The following non-exhaustive list provides some suggestions for appropriate methods of consultation.

- Advisory group
- Citizens’ jury
- Community education program
- Community panel
- Conversation cafe
- Door knocking
- E-newsletter
- Flyer
- Information sheets / FAQ’s
- Interactive mobile app/ online tool
- Letter
- Local newspaper advertisement
- Location based engagement
- Online discussion forum
- Open house
- Phone calls

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 1 – How the City Engages

- Public display
- Social media post
- Sign on site
- Specific and targeted site visits (e.g. schools, aged care, etc)
- Survey
- Voting
- Webinar
- Website
- Workshop

4. Extent of Engagement

Certain projects are highly localised and impact just a few people or households, while others could impact all residents, businesses or visitors in Vincent. The examples below provide guidance on the extent of engagement campaigns for different projects that have worked in the past.

Project Example	Impacted Stakeholders	Extent
Localised: Character Areas – Cleaver Precinct	All homeowners in the Cleaver Precinct	Doorknocking and letter drops to all affected properties
Broad: Britannia North-West Development Plan	Users of Britannia Reserve	400m letter drop, based on the walkable catchment of the park
City-wide: Food Organics Garden Organics	All residents in Vincent	Brochure to all Vincent residents

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 2 – Statutory & Strategic Planning

Development assessment or 'statutory planning' involves the assessment of development applications to use land or undertake building works against planning controls.

Development applications are assessed against the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City's Local Planning Scheme (as amended), the Residential Design Codes and relevant Local Planning Policies.

Consultation for development applications is to occur in accordance with the minimum standards set out below to ensure a consistent approach to consultation on development applications.

1. Definitions

Complex development application means a development application which proposes or is of the type:

- Telecommunications infrastructure
- Development on City owned and managed land
- Mandatory or Optional Development Assessment Panel Form 1 applications as defined by the *Planning and Development (Development Assessment Panel) Regulations 2015*

Directly adjoining properties means only the properties with a boundary directly abutting to where the departure is proposed.

Adjoining property is as per State Planning Policy 7.3 Residential Design Codes.

Adjacent property means properties that would otherwise be adjoining to the subject site or property if not for being separated by a public road (*Refer Figure 1 and 2*).

2. Minimum Advertising Requirements

2.1. Statutory Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ <small>(9) (10)</small>	Sign on site	Newspaper
Uses and/or associated works ⁽⁴⁾					
"P" and "D" uses that require the exercise of discretion	14 days	Yes	All adjoining and adjacent properties	No	No
"A" uses which have not previously been approved by the City	14 days	Yes	All adjoining and adjacent properties	Yes	No

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ ^{(9) (10)}	Sign on site	Newspaper
Unlisted uses	28 days	Yes	200 metres radius	Yes	Yes
Non-conforming uses	14 days	Yes	All adjoining and adjacent properties	Yes	Yes
"A" uses and Unlisted uses which have previously been approved and do not significantly increase the intensity of the site	14 days	Yes	All adjoining and adjacent properties	No	No
"X" uses	Will not be considered by the City				
Residential Development					
Residential development that does not meet all deemed-to-comply criteria.	14 days	Yes	All adjoining and adjacent properties ⁽⁵⁾	No	No
Development that proposes a building height of three storeys or more and proposes additional storeys above the deemed-to-comply height standards or Acceptable Outcomes	14 days	Yes	100 metres	No	No
Heritage Development					
Demolition of any structure/ building on a heritage protected place, unless: <ul style="list-style-type: none"> written notification is provided by the City confirming the proposed structure/ building 	14 days	Yes	All adjoining and adjacent properties	Yes ¹¹	Yes ¹¹

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ <small>(9) (10)</small>	Sign on site	Newspaper
to be demolished does not contribute to the significance of the heritage place; and/ or <ul style="list-style-type: none"> the works are exempt by a local planning policy. 					
Alterations and additions of any structure/ building on a state heritage protected place, unless: <ul style="list-style-type: none"> the works are for external fixtures (as defined by the Residential Design Codes) or restoration and/ or remediation works. 	14 days	Yes	All adjoining and adjacent properties	Yes	No
Any development application within a design guideline area, or character retention area or heritage area adopted by Council through a local planning policy that does not meet all deemed-to-comply criteria. <u>With the exception of minor variations to the following deemed-to-comply criteria:</u> <ul style="list-style-type: none"> <u>lot boundary setback;</u> 	14 days	Yes	All owners and occupiers located within that design guideline area, character retention area or heritage area	No	No

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ ^{(9) (10)}	Sign on site	Newspaper
<ul style="list-style-type: none"> • Open Space; • Outdoor living areas; • Visual Privacy; • Solar access for adjoining sites; • Outbuildings; and • External Fixtures, utilities and facilities. <p>⁽⁶⁾</p>					
Any development application within a heritage area that does not meet all deemed-to-comply criteria	14 days	Yes	All owners and occupiers within the heritage area	No	No
Complex development applications					
Mandatory or Optional Form 1 DAP applications					
Telecommunications infrastructure	28 days	Yes	200 metres radius	Yes	Yes
Development on City owned and managed land					
Form 2 DAP Application ⁽⁷⁾					
Amendment to a DAP application where: discretion is required; and works may have an impact on the	14 days OR 28 days	Yes	All adjoining and adjacent properties OR 200 metres radius	No OR Yes	No OR Yes

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ _{(9) (10)}	Sign on site	Newspaper
amenity of nearby properties					
Public Works or Applications of State Significance or when the City is not the decision maker					
All applications where the City is not the decision maker	Owners and occupiers are to be notified of the proposal as though it was a development application being determined by the City. Submitters are to provide their comments directly to the determining authority as per the information provided on the notification letter.				

2.2. Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)} ₍₈₎	Website	Extent of consultation ⁽³⁾ _{(9) (10)}	Sign on site	Newspaper
Local Planning Strategy (Strategy)					
Local Planning Strategy	21 days	Yes	Stakeholder analysis	N/A	Yes
Amendment to Strategy	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Local Planning Scheme (Scheme)					
New Scheme	90 days	Yes	Stakeholder analysis	N/A	Yes
Modification to new Scheme	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Amendments to a Local Planning Scheme (LPS)					
Complex amendment	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Modifications to complex amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Standard amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)} ₍₈₎	Website	Extent of consultation ^{(3) (9) (10)}	Sign on site	Newspaper
Modification to standard amendment	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Local Planning Framework					
Structure Plan (new or amendment)	42 days	Yes	Stakeholder analysis	Yes	Yes
Local Planning Policy (new and amendment)	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Local Development Plans (new or amendment)	14 days	Yes	Stakeholder analysis	Yes	Yes

Notes:

- (1) With exception of those time periods as outlined in Section 7 of this Policy in relation to advertising over weekends and holiday periods.
- (2) The advertising period commences on the date the notification letters are sent by the City and where applicable, the sign on site is erected.
- (3) The extent or radius of advertising may be extended at the discretion of the City.
- (4) Land use classifications are in accordance with Clause 18 of the City's Local Planning Scheme No. 2.
- (5) Where a departure may have an adverse impact on a specific property/ies, the City may reduce the extent of advertising to only those who may be affected.
- (6) Does not include the William Street Design Guideline Area and structures above or adjacent to the Graham Farmer Freeway Tunnel Northbridge Design Guideline Area.
- (7) Advertising requirement options specified is dependent on the extent of discretion sought and the extent of potential impact on the amenity of nearby properties, in the opinion of the City.
- (8) In accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015* the local government may decide not to advertise an amendment if, in the opinion of the local government and the Commission, the amendment is of a minor nature.
- (9) Includes owners and occupiers of a property.
- (10) The Policy process detailed under Appendix 1 'How the City engages' shall be followed to determine interested and affected stakeholders, and the most appropriate way to engage with them.
- (11) A sign on site and notification in the local newspaper is only required for full demolition of a structure/building on a heritage protected place.

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Figure 1 – Example of the extent of consultation to adjacent properties where there are varying lot layouts.

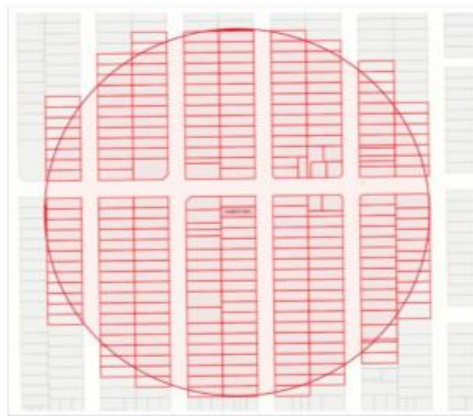


Figure 2 – Example of extent of consultation based on a radius from the boundary of a subject site.

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3. Readvertising

Where a development application has been previously advertised and the City receives amended plans following the community consultation period, the application would be subject to a further consultation period where, in the opinion of the City:

- a) The amended plans propose new or greater departures to the deemed-to-comply or acceptable outcome (or equivalent) standard specified in the planning framework than that previously advertised and those departures may have an impact on the amenity of an adjoining property or the street; or
- b) The amended plans result in a significantly different proposal to that which was previously advertised; or
- c) Where a proposal has received opposition during advertising and subsequently significant amendments are made, the application shall be re-advertised for a minimum of 7 days. This will involve emailing or writing to all authors of previous submissions.

Where the City is satisfied the development would not have an impact on the amenity of adjoining properties and/or streetscape, community consultation may not be necessary.

Notwithstanding the above, any re-advertising may only be undertaken where it does not compromise the City's statutory obligations to comply with the timeframes and processes prescribed by the Planning and Development (Local Planning Scheme) Regulations 2015. In the instance the City is unable to readvertise the proposal, the previous submitters are to be notified of the proposed changes to the development application only.

4. Variations to advertising

There may be need to vary the advertising requirements of this Policy due to details of a particular development application. These development applications will be considered on a case-by-case basis. The City may increase the length of the advertising period or require additional methods of advertising where it is deemed to be in the public interest, and relevant to the consideration of a proposal.

The City may increase the length of the advertising period or require additional methods of advertising where, in the opinion of the City, owners and/or occupiers of properties in the vicinity of the proposed development are likely to be affected by the granting of development approval.

Variations to the requirements of this Policy may only be possible where they do not compromise the City's statutory obligations to comply with the timeframes prescribed by the *Planning and Development (Local Planning Scheme) Regulations 2015*.

5. Other requirements

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- Development plans, other supporting documentation and a summary of the proposal are to be available on the City's website and at the Administration and Civic Centre, and Library and Local History Centre during the comment period.
- Where provided by the applicant perspective drawings of development proposals should be included as a document being advertised.
- In instances where the applicant submits to the City written documentary evidence that the owner(s) and occupier(s) of all or some adjacent affected properties have no objection to their proposal, the City will still undertake consultation in accordance with this Policy. If the applicant does submit such documentary evidence, then this evidence will be considered together with the public submissions.
- Where the extent of consultation includes properties within another local government area, the City will obtain the owner and occupant details from the adjoining local government and advertise the proposal in accordance with the requirements of this Policy.
- Where a subject or an adjacent affected property contains between one (1) unit and twenty (20) units, inclusive, the owner(s) and occupier(s) of all units on that property, are to be notified in writing.
- Where a subject or an adjacent affected property contains more than twenty (20) units, the body corporate/strata company and the owner(s) and occupier(s) of the directly affected units, as determined by the City, are to be notified in writing.
- The City will rely on its rate records for the purpose of notifying owner(s) and occupier(s) of the adjacent affected properties. The onus is on the owner(s) and occupier(s) of a property within Vincent to inform the City in writing of any changes in their address details as and when this occurs. The *Planning and Development (Local Planning Schemes) Regulations 2015* permits costs and expenses incurred by the City in advertising a proposal, in addition to any fees paid for the application, to be payable by the applicant.