5.13 LOCAL PLANNING POLICY NO. 7.5.15 - CHARACTER AREAS AND HERITAGE AREAS: OUTCOMES OF ADVERTISING GUIDELINES FOR CLEAVER PRECINCT

Attachments:
1. **Community Consultation Survey - Redacted**
2. **Summary of Submissions and Schedule of Modifications**
3. **Local Planning Policy No. 7.5.15 - Character Areas and Heritage Areas**
4. **Appendix 6 - Florence Street Design Guidelines**
5. **Appendix 7 - Prospect Place Design Guidelines**
6. **Appendix 8 - Hammond Street Design Guidelines**
7. **Appendix 9 - Strathcona Street Design Guidelines**

RECOMMENDATION:

That Council:

1. **NOTES Administration's responses to community feedback, included in the Summary of Submissions and Schedule of Modifications included at Attachment 2; and**

2. **PROCEEDS with the amendment to Local Planning Policy No. 7.5.15 - Character Areas and Heritage Areas with modifications, included at Attachment 3, including the guidelines for Strathcona Street, Hammond Street, Florence Street and Prospect Place, included as Attachment 4, 5, 6 and 7 respectively pursuant to clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

PURPOSE OF REPORT:

To consider the outcomes of public consultation on Local Planning Policy No. 7.5.15 – Character Areas and Heritage Areas (the Policy) to determine whether to proceed with the proposed changes to the Policy, including the draft guidelines for Strathcona Street, Hammond Street, Florence Street and Prospect Place.

BACKGROUND:

A Character Area under the Policy is a collection of houses, streets or parts of a suburb that contains built form characteristics valued by the community. A Character Area is established with 'Deemed to Comply' provisions and 'Local Housing Objectives', in a similar way to the Residential Design Codes of WA and the City's Built Form Policy.

The existing Policy sets out the process to establish a Character Area. This process is community-led, meaning that the City will act on nominations as and when they are received. For a nomination to be valid, 40 percent of property owners included in the nominated area must have signed their support. Since 2015, three Character Areas have been established over Carr Street, St Albans Avenue, and The Boulevard and Matlock Street.

The City received 5 separate nominations for Character Areas in late 2019 and early 2020, within the West Perth area known as the 'Cleaver Precinct' which includes Strathcona Street, Florence Street, Hammond Street, Ivy Street and Prospect Place.

At its 17 August 2021 Ordinary Meeting, Council endorsed the draft Policy amendment, including guidelines for the above streets for the purpose of consultation.

DETAILS:

Summary of Consultation

The draft Policy amendment and design guidelines were advertised for a total period of 42 days from 23 August until 4 October 2021. Clause 4 of the deemed provisions require 21 days minimum advertising.

Consultation activities included:

- Newspaper advertising for 5 consecutive weeks from 28 August until 25 September;

- An Imagine Vincent webpage with information and a survey;
  The survey included questions around:
  - Overall support for the proposed inclusion of the street into the Character Area;
  - The nature of the draft provisions contained within the guidelines; and
  - Whether any additional information was required to better understand the Policy or guidelines.
- Hard copies of the draft guidelines and Policy available at the City's Administration Centre and Library;
- 166 letters sent to owners of the five proposed Character Areas inviting them to a community forum, and directing them to the Imagine Vincent page for more information;
- Door knocking of each of the streets the week before 22 September encouraging discussion around character and attendance to the upcoming community forum; and
- A community forum held on 22 September at Royal Park Hall.

Based on feedback from the community forum, it was unclear to residents whether the requirements in the design guidelines differed to the existing framework. Administration prepared a comparison document between the design guidelines and the Built Form Policy, and published it on Imagine Vincent. The consultation was extended by a week to allow for further community review.

In the extra week of consultation, Administration also contacted, by email or phone, each landowner who had not yet engaged with the project.

Responses

There were a total of 29 submissions (17 emails and 12 survey responses) received from 27 property owners. Survey responses are included in **Attachment 1**. Approximately 15 people attended the community forum.

A summary of the original nominations and comments for individual streets is included below. The full summary of submissions including Administration's response to feedback is included in **Attachment 2**.

Character Area	Nomination/ No. of Properties in Character Area	Formal Consultation (Email and Survey Responses)	Community Forum
Strathcona Street	9/16 support	2/7 support 5/7 object	1 affected property represented
Hammond Street	8/18 support 1/18 object	2/3 support 1/3 object	2 affected properties represented
Florence Street	16/39 support	9/16 support 7/16 object 1/16 neutral	4 affected properties represented
Ivy Street	1/9 support	0	No attendance
Prospect Place	3/8 support	1/1 support	2 affected properties represented

Summary of Submissions

1. Provisions are too strict

Respondents from Strathcona Street who objected had strong views that the design guidelines were too restrictive, impacting the development potential of the property without providing much benefit. Particular concerns were around the requirement to use rights of way for parking, and the requirement for low/open front fence styles. Those on Strathcona Street who supported the design guidelines identified lack of street parking and open fences as desirable aspects on a character street.

It should be noted that Strathcona Street is largely intact and unaffected by design outcomes that go against its character. In the City's experience, this has previously led to a misunderstanding that the existing planning framework is working effectively to protect character.

Florence Street, currently subject to the exact same planning provisions as Strathcona Street has seen some contemporary development and indicates a higher level of support for a Character Area. Some objectors in Florence Street also made the comment that character had already been greatly eroded.

There was a lower response rate for Hammond Street and Prospect Place, however those submitters were generally supportive.

For those comments that are opposed to certain provisions, each of these have been reviewed and a comment included in the summary of submissions (**Attachment 2**). Administration does not consider the proposal to be overly restrictive; however, some changes are recommended to simplify existing provisions, and remove those that are redundant or duplicated.

2. Guidelines do not allow for creative approaches to architecture and may encourage faux design elements

A number of submitters raised concern that by including new design guidelines for development approval it may lead to 'faux heritage' and that it would stifle high quality architectural designs.

The intention of the design guidelines is to provide a minimum development standard, greater than that of the Built Form Policy due to the area's unique building character. The design guidelines mainly intend to provide guidance around the bulk and scale of buildings rather than the architectural style of buildings. As such, the Policy does not encourage or promote faux heritage aspects.

For more creative approaches, development applications may not meet the 'deemed to comply' provisions, but will still be able to be considered under the Policy provided that it is sympathetic to the streetscape, being assessed under the Local Housing Objectives.

3. Guidelines overlap with existing provisions

Some comments acknowledged that there was an overlap between the draft Policy and the existing Built Form Policy or R-Codes. These overlaps or duplications are proposed to be removed in the modified Policy and detailed in the summary of submissions.

4. Initial level of support

Some submitters and attendees at the community forum were concerned that the initial 40 percent requirement for nomination was not met or, if it was met, should not be considered a sufficient level of support to initiate the process.

In terms of the initial level of support, 40 percent was achieved for each of the nominated areas except Prospect Place and Ivy Street, although these were considered by Administration to still be worth investigating and proceeding to public comment.

The 40 percent nomination requirement is included in the Policy as a means to ensure the process is led and driven by the community. Given the City's experience in the character process and land use planning more generally, achieving 40 percent support for a particular proposal is considered relatively high. Given that planning consultation rarely achieves a 100 percent response rate, increasing the nomination requirement would likely result in very few proposals proceeding to the next stage.

No changes are proposed as a result of these comments.

5. Loss in property value

Some respondents were concerned that the imposition of additional planning requirements could have a negative effect on land value.

Planning policy, zoning and regulations can have a negative impact on land value where they stifle or slow development. Conversely, there is evidence that the planning framework can improve land value where important character aspects are maintained and enhanced. The proposed Policy does not restrict demolition of existing houses, nor does it restrict height limits beyond existing requirements of the Built Form Policy. No modification is proposed as a result of this concern.

Ivy Street

The consultation to landowners within Ivy Street resulted in no submissions on the draft design guidelines. The streetscape of Ivy Street includes two grouped dwelling sites (8 units), one vacant block and one original

dwelling with significant modifications. On reviewing the context of the street, Ivy Street presents more as a right-of-way rather than a public road, with the southern side containing only carports and garages.

The majority of the streetscape is dominated with a combination of solid brick fencing or vehicle access. The northern side of the street does not contain any built form that reflects character elements. Based on a lack of support from the community and a lack of visible streetscape character, Administration recommends that this street be removed from the Policy.

Summary

Administration recommends that Council proceeds with the modified design guidelines for the proposed Character Areas of:

- Strathcona Street;
- Hammond Street;
- Florence Street (excluding 55 and 42 Florence Street); and
- Prospect Place.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations);
- City of Vincent Local Planning Scheme No. 2; and
- State Planning Policy No. 7.3: Residential Design Codes (R-Codes).

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to support the amended Policy and new Character Area design guidelines for the streets in West Perth. Endorsement of the Policy allows the City to deal with development issues that may potentially result in undesirable development outcomes and the loss of streetscape character.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

The adoption of the Policy and associated Character Area design guidelines for Prospect Place, Florence Street, Hammond Street and Strathcona Street will help to enable sustainable development outcomes in the future by encouraging the retention and renovation of character.

PUBLIC HEALTH IMPLICATIONS:

This has no impact on the priority health outcomes of the City's Public Health Plan 2020-2025.

FINANCIAL/BUDGET IMPLICATIONS:

The cost of adoption of the Policy and associated Character Area design guidelines for Prospect Place, Florence Street, Hammond Street and Strathcona Street will be met through the existing operational budget.

COMMENTS:

The adoption of the Policy and associated Character Area design guidelines for Prospect Place, Florence Street, Hammond Street and Strathcona Street enable character in Vincent to be recognised and valued into the future.

Character Areas and Heritage Areas Survey

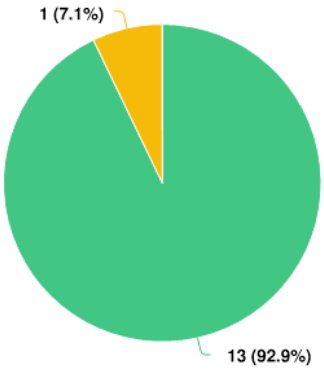
SURVEY RESPONSE REPORT
24 May 2017 - 04 November 2021

PROJECT NAME:
Character Areas and Heritage Areas

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Do you live in a nominated Character Area?



Question options

Yes No

Mandatory Question (14 response(s))
Question type: Radio Button Question

Character Areas and Heritage Areas Survey : Survey Report for 24 May 2017 to 04 November 2021

Q2 What proposed Character Area do you live in?

Florence Street - 8

Hammond Street - 2

Strathcona Street - 4

Ivy Street - 0

Prospect Place - 0

Mandatory Question (14 response(s))
Question type: Essay Question

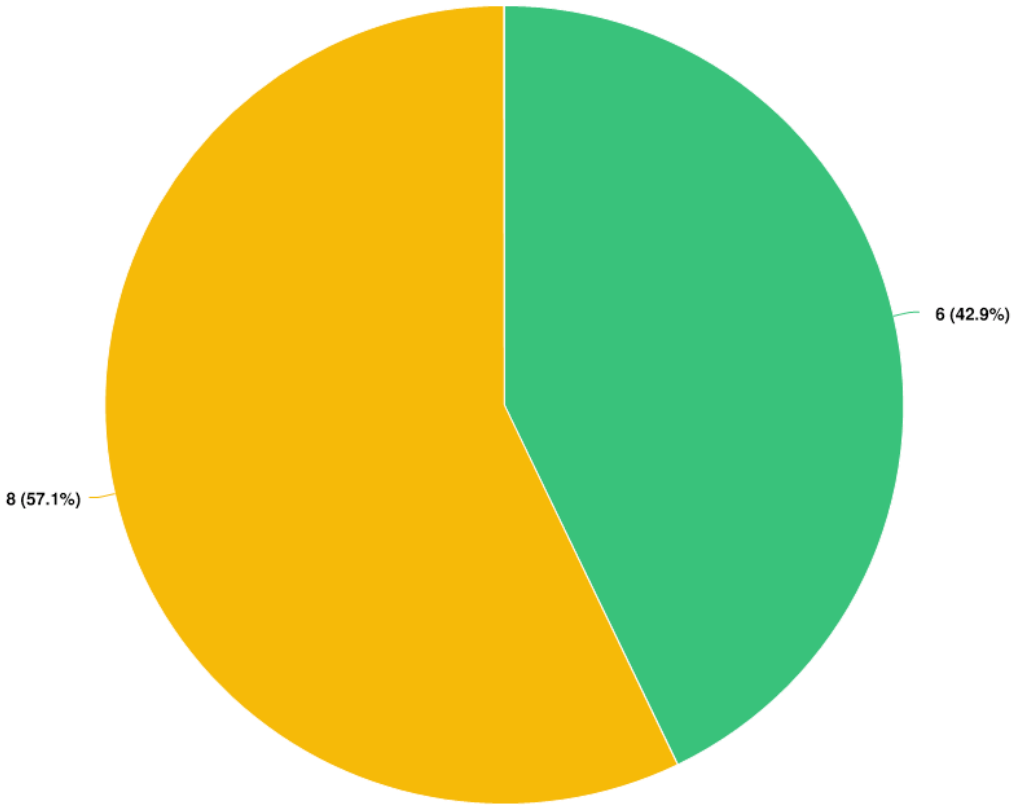
Q3 Do you have any general comments to make on the policy or guidelines?

[redacted]

The council has shown a disregard for buildings on their own land and now looking to govern streets under private ownership is not their business . Character does nor mean old

Optional question (1 response(s), 13 skipped)
Question type: Essay Question

Q4 Do you support the Character Area designation?



Question options

Yes No

Optional question (14 response(s), 0 skipped)
Question type: Radio Button Question

Q5 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?

[redacted] 8/27/2021 05:47 PM	Large verandahs that are in use and maintained. Low fences for visibility of the house. Houses that have windows at the street level and not just garage doors.
[redacted] 9/09/2021 02:26 PM	Front facade
[redacted] 9/13/2021 10:04 PM	We love the period homes in the area with the tuck pointed brick, federation awnings and fretwork, led lighting glass, ornate timber work, featured gables etc
[redacted] 9/19/2021 10:14 AM	Small front gardens, low fences and building facades
[redacted] 9/30/2021 05:23 AM	Building facades, front gardens, single story houses
[redacted] 9/30/2021 04:03 PM	Original Cottages as well as the modern townhouses that show good design and character, use of quality materials.
[redacted] 10/04/2021 11:43 AM	Street facade/design is the most improvement

Optional question (7 response(s), 7 skipped)
Question type: Essay Question

Q6 What elements of buildings or buildings design would you like to see more of in your area?

[redacted] 8/27/2021 05:47 PM	Verandahs, gardens, parklets and tiny green spaces on the street.
[redacted] 9/09/2021 02:26 PM	Front facades retention
[redacted] 9/13/2021 10:04 PM	We would love to see the character of the homes/ buildings in the area (built in the early 1900's) restored and and kept as a testament to the area. Features above.
[redacted] 9/19/2021 10:14 AM	Small front gardens, low fences and building facades
[redacted] 9/30/2021 05:23 AM	Front verandahs, rooves with eaves, houses set back a bit (some space for a front garden)
[redacted] 9/30/2021 04:03 PM	Brick facades, modern materials but built with character features, such as high pitched roof lines. Facades close to the street, picket fences and cottage gardens.
[redacted] 10/04/2021 11:43 AM	My preference would be for character buildings not to be demolished in the first instance, with incentive to restore/renovate. Design elements consistent with the streets 1920s design features i.e number 22 Hammond as opposed to 9 Hammond.

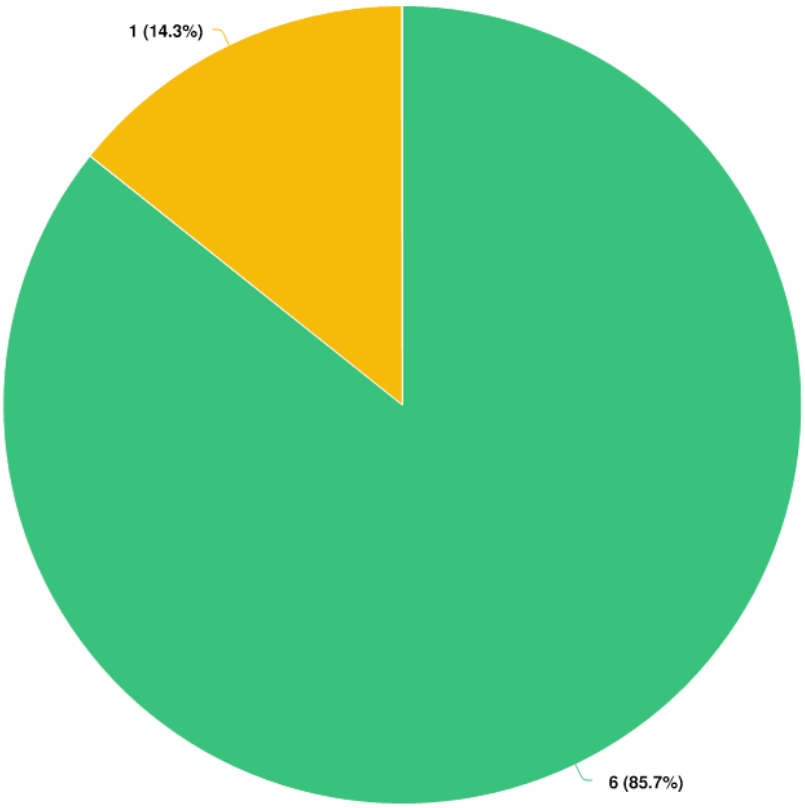
Optional question (7 response(s), 7 skipped)
Question type: Essay Question

Q7 What elements of buildings or building design do you think is 'out of character' with the area?

[redacted] 8/27/2021 05:47 PM	Garages instead of house frontage on the street level. Those beige townhouses (#26?) that don't even register interest. High walls so you can't see the frontage (#9?)
[redacted] 9/09/2021 02:26 PM	Multiple three storey development with visible carpark s from roadside. Carports obstructing view of building
[redacted] 9/13/2021 10:04 PM	New unit complexes. Not only do these complexes go against the character of the area but they also take up limited street parking, as they never include enough parking for new owners, tenants, visitors etc.
[redacted] 9/19/2021 10:14 AM	Facades of 4, 4a Florence St, Removal of front gardens
[redacted] 9/30/2021 05:23 AM	Flat facades without eaves, box style architecture
[redacted] 9/30/2021 04:03 PM	I think the character of the area is enhanced by a variety of building styles which includes original character residences but also well designed and well built new properties. The problem here is defining what is good design and good building.
[redacted] 10/04/2021 11:43 AM	Bulk at street front, flat/skillion roofs

Optional question (7 response(s), 7 skipped)
Question type: Essay Question

Q8 Having read the guidelines, do you support all of the provisions proposed?



Question options

Yes No

Optional question (7 response(s), 7 skipped)
Question type: Radio Button Question

Q9 What would you like to see changed in the guidelines?

[redacted] 8/27/2021 05:47 PM	I know it's not the right place for it but would like to see the street made into a cul-de-sac at the Vincent st end so it can stop being used as a rat-run for commuters. I feel like 40km/h is just taken as a suggestion.
[redacted] 9/02/2021 03:09 PM	I would certainly like to see the Council maintain the street verges to a higher standard. From our position I would like less restrictions on what we can do to our property. Once the designation is placed on the street I believe we will loose control if we were to redevelop/ remodel the site. Surely the current building guidelines are sufficient?
[redacted] 9/09/2021 02:26 PM	2.1 to be retained in the proposal
[redacted] 9/13/2021 10:04 PM	I believe it would be fair to say that leniency should be shown when considering some of the provisions laid out in the guidelines. For example; - Low front fences are great, however, you can still achieve a period style fence which is innkeeping with the area whilst having it constructed to a height that allows for privacy and security concerns, as unfortunately crime is an issue in the area - Furthermore to the above, we believe that appropriately styled street lighting should be considered also, as street lighting is poor in the area. This is a security concern.
[redacted] 9/20/2021 05:26 PM	Looking to see what is proposed but residents in 30 years cannot be held to account on anything proposed now
[redacted] 9/29/2021 02:25 PM	Would prefer no changes to current guidelines
[redacted] 9/30/2021 05:23 AM	Nothing that I can think of
[redacted] 9/30/2021 04:03 PM	I fear that the guidelines will be used by some neighbours to assert their own thoughts, tastes and desires onto other landowners.

[redacted]
10/01/2021 08:15 AM

I am satisfied with the area guidelines as they are

[redacted]
10/03/2021 07:12 AM

The proposed reduction in the building envelope (Primary Street Setbacks) and removal of the ability to put in a carport off the primary street (Garages and Carports) is a big concern for us as it will make it very restrictive for us to development our property in the future. We would like to see these guidelines remain as existing ones.

[redacted]
10/03/2021 09:46 PM

Suggested Changes: Building Height Limits- Remove any new rules Loft Additions- Change to so that they can be visible from the street- not wholly contained within the roof space. I have seen nice loft additions with windows etc. Garage/Carport Rules- increase back to 50% of the frontage, 1/3 of the lot is too small for narrow blocks.

[redacted]
10/04/2021 11:43 AM

More flexibility around carports/parking. If residents are willing to sacrifice land to take cars off the street (and alleviate the pressure on street parking) it should be made easy for them

[redacted]
10/04/2021 03:07 PM

Pretty much all of it. I'm sending comments by email.

Optional question (13 response(s), 1 skipped)
Question type: Essay Question

Q10 Do you require any further information on how the guidelines will work?

[redacted]
9/02/2021 03:09 PM

I congratulate Cameron Hartley for at least making an effort to explain the proposed designation. In summary, we at [redacted] Strathcona Street are opposed to the changes

[redacted]
9/09/2021 02:26 PM

No

[redacted]
9/13/2021 10:04 PM

Not at this time

[redacted] 9/20/2021 05:26 PM	yes
[redacted] 9/29/2021 02:25 PM	Not at this stage - as I am away until next week
[redacted] 9/30/2021 05:23 AM	No thanks
[redacted] 9/30/2021 04:03 PM	My comments are influenced by my current building program in Florence Street which has been difficult due to the beliefs and opinions of neighbours who would like to preserve the area's character. While I support this, I believe that character does not only involve original homes. There are some very tasteful new builds on Florence Street which I believe add value to all homes in the street and also add interest. The addition of murals and built in features such as the space invaders built into the brick facade of number 6?
[redacted] 10/01/2021 08:15 AM	No thanks
[redacted] 10/03/2021 07:12 AM	No
[redacted] 10/03/2021 09:46 PM	No
[redacted] 10/04/2021 03:07 PM	It would be helpful to have an easy comparison sheet showing the existing guideline for each proposed change.

Optional question (11 response(s), 3 skipped)
Question type: Essay Question

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Support			
General support for proposal and character elements.	4, 5, 12, 13, 15, 16, 17, 19, 20, 23, 25, 26, 27	Noted.	No modification.
Without a better minimum standard, future development may not reflect the historic character.	12	Agreed. In order to achieve the objective of enhancing the street's character, new provisions must be brought into effect.	No modification.
Should pursue character protection even though other areas don't have it.	12	Noted.	No modification.
New unit complexes do not reflect the character of the street.	16	The intention is not to apply the requirements to existing buildings but to mitigate the impact of future development.	No modification.
Provisions are too strict			
General objection/Currently satisfied with the framework in place.	1, 2, 3, 6, 7, 8, 9, 11, 14, 18, 24	Noted.	No modification.
Primary street setbacks as they apply to the additional storey will unduly restrict the area for development, which could lead to a reduced area for private recreation. It would force the ground floor to be extended which impacts on carports and vehicle access. A huge front yard, which is not private or useable is unsightly and not suitable.	2, 3	On review, requiring the first floor to be setback in the middle or rear third of the block could be considered excessive. As long as there is sufficient separation between ground and first floors, the impact on the streetscape should be minimal.	Modify C1.2 as follows: C1.2 ~~Two storey development is to be located in the middle or rear third of the lot.~~Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Low fencing does not make a front recreation area usable.	2	Modifying the first floor setback should allow for additional outdoor living area in the middle or rear of properties. As such, privacy fencing should only be required in exceptional circumstances on smaller lots. These instances are not prohibited by the proposed Policy but would need to be considered through a development application.	No modification.
Prefer car parking at the front of properties.	2, 3, 6, 18	This provision is a duplication of the existing Built Form Policy. Rear car parking allows for a more open streetscape design, where the design of houses can be seen rather than being blocked by garage doors or carports.	No modification.
Garages and carports should be allowed at 50% of the frontage rather than one third.	11	The intent of this provision is only to allow a single car garage/carports in order to minimise the negative impact that cars have on the visual appeal of the street.	No modification.
Specifically object to provisions relating to loft additions, as a change visible to the street that is sympathetic to the building style shouldn't be an issue.	6, 11	Agreed. This is the intent of the provision; however, if the loft addition is visible to the street, a development application will be required.	No modification.
The provisions which relate to carports and garages proposed are discriminatory to people with disability and older adults; locating carports or garages at the front would promote existing character dwellings to remain; Anyone can park anywhere on their property so cars will be visible from the primary street regardless.	6	Administration does not agree that the provisions are discriminatory. Access from the rear of properties should be readily adaptable for universal access requirements. If it is not capable of universal access, then a development application may be submitted to justify why front car parking is required. These provisions only relate to new development, so existing carports and garages would not be subject to the requirements of the Policy.	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Concerns over security and mandating lower fencing.	9, 18	The principles of Crime Prevention Through Environmental Design advocate for low and open styles of fencing. This sort of fencing enhances neighbourhood interaction and passive surveillance, and helps to limit enclosed, hidden areas.	No modification.
Concerned that this Policy could be used to object to development and change.	14	The purpose of the Policy is to guide good development outcomes, not to object or restrict development.	No modification.
Some leniency should be provided in the guidelines.	16	This is the intent of the guidelines. The guidelines are able to be satisfied by using either the 'Local Housing Objectives' pathway, or the 'Deemed to Comply' pathway. The Local Housing Objectives set a flexible performance outcome, rather than a quantitative measure.	No modification.
Ground floor setbacks should be as far forward as others in the street.	18	Rather than allow all new development to match the lowest setback in the street, the provisions have been drafted to ensure consistency with the predominant pattern.	No modification.
Additional storey provisions are confusing and preventing subdivision.	18	On review, requiring the first floor to be setback in the middle or rear third of the block could be considered excessive. As long as there is sufficient separation between ground and first floors, the impact on the streetscape should be minimal.	Modify C1.2 as follows: C1.2 ~~Two storey development is to be located in the middle or rear third of the lot.~~ Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
Front fencing provisions impact on front setback pools. There are many examples of full height solid fencing on Carr Street.	18	Full height solid fencing detracts from the visual appearance of a street. Where the intention is to enhance the character of an area, solid fencing blocks those character elements from being seen.	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Roof pitch is inconsistent as many dwellings in Florence Street do not have consistent roof pitch.	18	The intention of this provision is to apply to new development only. As properties are developed and redeveloped, greater consistency will become more apparent.	No modification.
The claim of reducing street setback requirements to minimise the impact of building bulk is at odds with increasing ground, first floor and car parking setbacks.	18	Building bulk is apparent when buildings are close to the front boundary, tall and wide. The intention of this Policy is to mitigate the height of buildings at the street by requiring the first floor be set back sufficiently. Locating car parking at the rear removes an extra structure from the front of the property, allowing more space for the dwelling or gardens.	No modification.
Street facing window provisions don't make sense as both square and wider windows both have their place. Narrow windows reduce views onto the street, at odds with street surveillance.	18	Agreed. The intention of this provision was to require narrow individual window panes or sections, rather than the entire window frame. This provision will be amended to clarify the intent.	Modify C7.6 as follows: "Street facing windows include inner sections with ~~shall have~~ a height of at least 1.6 times their width."
Guidelines do not allow for creative approaches to architecture and may encourage faux design elements			
Faux heritage homes may meet the guidelines but not preserve character, whereas new interesting and innovative buildings would enhance the character of the area. Some new development is exceptional, adding interest, value and enhancing the aesthetic. This proposal could be a barrier.	6, 14, 18	It is not intended to encourage faux heritage designs. The Policy is mainly focussed on building bulk rather than architectural style. New and innovative builds could satisfy the proposed Policy just as easily as a character build.	No modification.
Difficult to define what is 'good design'.	14	Agreed. In the proposed guidelines, this is represented by the 'Statement of Character'.	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Prefers designs with brick facades, modern materials but with character features such as high pitched roof lines, low setbacks, picket fences and cottage gardens. New buildings can also enhance character, not just original homes.	14	Agreed. This is the intention of the Policy, except that it does not require brick facades, in order to allow flexibility of materials.	No modification.
Should offer incentives rather than restrictions.	18	The proposed Policy is intended to operate as a minimum standard for new development. Generally incentives are used in Policy to encourage development that goes above and beyond the minimum standard. Incentives may be considered in future after monitoring the effectiveness of character provisions.	No modification.
Provisions relating to 'consistent with existing dwellings' is senseless as there is no 'consistent' style.	18	While not every dwelling is identical or even in the same style, the references to 'existing dwellings' operate to reflect the 'Statement of Character'. It is this Statement that defines what the existing character of the area is, and how it should be protected.	No modification.
Disallowing the use of new and improved building materials now and in the future is non-sensical.	18	This is not the intention nor operation of the proposed Policy.	No modification.
Provisions that call for additions to complement the architecture of the street should not be considered. Additions should complement the existing dwelling, as the street is already very eclectic. It would make no sense to have additions to contemporary styled dwellings to match older styled dwellings.	18	This would be appropriate in some situations and inappropriate in others. Where developments do not comply with this requirement, they can be considered individually with a development application.	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Guidelines overlap with existing provisions			
Guidelines don't add anything beyond existing provisions.	6	Some of the guidelines are duplicated from the Built Form Policy or R-Codes. These are proposed to be removed	Remove the following duplicate provisions and renumber remaining: O2.1 – Lot Boundary Setbacks O3.1, C3.1 – Building Height C4.1, C4.2 – Setback of Garages C5.1, C5.2 – Street Surveillance
Requested further information to clarify difference between existing and proposed framework.	6	This was provided during public advertising and is still available on the City's Imagine Vincent page.	No modification.
Two storey maximum does not make sense due to attractive 3 storey development in the street.	18	The two storey height limit is in place under the Built Form Policy. This Policy does not change those requirements.	No modification.
Further high density development on Newcastle St will affect Strathcona Street, which will be visible from our homes. These guidelines will restrict our ability to develop in a way to counter newer development.	6	Newcastle Street is identified as a transit corridor, with much greater density than Strathcona Street. The proposed guidelines do not restrict density or building height beyond what is already in place through the Built Form Policy and Local Planning Scheme No. 2. A review of the Local Planning Scheme will be undertaken in the coming years, at which point the City will reassess density.	No modification.
Initial level of support			
The initiation process didn't involve consultation with all landowners. Landowners who don't support the process aren't considered at all in the % required to adopt the proposal, only to amend or remove.	6	In terms of the initial level of support, 40% was achieved for each of the nominated areas except Prospect Place and Ivy Street, although these were considered by Administration to still be worth investigating and proceeding to public comment.	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Consultation process was rushed.	9	The consultation process was very extensive with newspaper advertising, letter drops, door knocking, a community forum, follow up phone calls and an online engagement page. This was undertaken over a period of 42 days.	No modification.
Loss in property value			
The resale value of the property will be undesirably impacted by lower development potential and strict requirements.	2, 8, 18	Planning policy, zoning and regulations can have a negative impact on land value where they stifle or slow development. Conversely, there is evidence that the planning framework can improve land value where important character aspects are maintained and enhanced. The proposed Policy does not restrict demolition of existing houses, nor does it restrict height limits beyond existing requirements of the Built Form Policy.	No modification.
Other			
Compensation in the form of boosting the attractiveness of the area (such as making Strathcona St in the catchment area of Bob Hawke College) should be considered.	2	One of the objectives of the Policy is improve the attractiveness of the local area. While the City has no influence in school catchment areas, it has undertaken large scale greening programs and streetscape improvements.	No modification.
Suggest changing Strathcona street to resident only parking.	2	Parking across the City is currently being reviewed; however, this is done independently of the Character Areas process.	No modification.
Suggest naming the rear laneway, to increase visibility of lane and access.	2	Agreed; however, the City's laneway naming is currently a community-led process to prioritise areas that need it most. Name submissions are accepted here: https://www.vincent.wa.gov.au/develop-build/strategic-planning/naming-places.aspx	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Guidelines still allow demolition of houses.	6	Correct, the intention is not to protect each individual house, but the character of the overall area.	No modification.
There is no remediation plan for existing non-compliant properties which are ones which detract more from the character of the area.	6, 18	The intention of the Policy is to avoid further 'non-compliant' developments in future. Over time, the character of the area should improve and align with the objectives of the Policy.	No modification.
Habitable room is not defined.	6, 18	A new definition will be added to clarify.	Include definition of Habitable Room as follows, under O5.1: Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.
New restrictions may be problematic for people with dogs.	6	Taller fencing will be permitted under the proposed Policy, however, it would need to remain thoroughly open such as through the use of wrought iron or pickets. This would be sufficient for securing a dog but, in exceptional circumstances, the City would have discretion to approve a different fence style.	No modification.
Street verges need improvement.	7	The City undertakes a greening program each year, along with maintenance of roads and footpaths. If there are any particular issues, please advise the City's Infrastructure & Environment team.	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Character of the area is already eroded.	8, 10, 18	The Policy progressed based on a community nomination. The intention of the Policy is not to change what is already existing, but to enhance future development to align more with community expectations. The consultation to landowners within Ivy Street resulted in no submissions on the proposed guidelines. The streetscape of Ivy Street includes two grouped dwelling sites (8 units), one vacant block and one original dwelling with significant modifications. On reviewing the context of the street, Ivy Street presents more as a right-of-way rather than a public road, with the southern side containing only carports and garages. The majority of the streetscape is dominated with a combination of solid brick fencing or vehicle access. The northern side of the street does not contain any built form that reflects character elements. Based on a lack of support from the community and a lack of visible streetscape character, Administration recommends that this street be removed from the Character Area.	Remove Ivy Street from Character Area guidelines.
Queries regarding the removal of heritage change rooms at Beatty Park and the logic behind installation of trees on Florence and Strathcona, removing car bays on the street.	9	The City's Greening Plan and Accessible City Strategy set out the City's priorities with regard to urban canopy and car parking. The removal of change rooms was part of the City's overall Asset Management Program.	No modification.
Concerned that existing buildings need to be modified.	19	No existing buildings need to be modified. The Policy only applies to new buildings, extensions, garages and additions.	No modification.

Summary of Submissions and Schedule of Modifications:

Comment	Submitters	Administration Comment	Recommended Modification
Consider a cul-de-sac on Florence Street due to traffic issues.	20	Blocking traffic on Florence Street would likely end up significantly affecting Cleaver Street and other surrounding streets. For this reason, the City is generally not supportive of completely blocking streets.	No modification.
Does not support guidelines applying to 55 Florence due to the density of the site.	21, 22	Agreed, the two properties at the northern end of Florence Street are not appropriate to include in the Character Area.	Remove 55 & 42 Florence Street from the Florence Street Character Area by amending the introduction in the Florence Street Design Guidelines to read: Nos. 4 – ~~55~~53 Florence Street (~~Inclusive~~excluding No. 42)

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS

CITY OF VINCENT

Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
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	Nil

PART 1 – PRELIMINARY

PURPOSE

The purpose of this Policy is to:

1. Establish a framework to identify areas within the City of Vincent that contain characteristics that are valued by the community; and
2. Provide guidance on development in identified Character Areas and Heritage Areas.

OBJECTIVE

1. To identify areas within the City that contain characteristics valued by the community to be known as Character Areas and/or Heritage Areas;
2. To establish a planning and design framework to protect the streetscapes located within Character Areas and/or Heritage Areas;
3. To ensure that new buildings and additions to existing buildings will be sympathetic to the unique character of the streetscape; and
4. To distinguish between buildings within each Character Areas and/or Heritage Areas that contribute to the integrity of the streetscape and those which do not.

SCOPE

This Policy applies to:

1. The process used to identify and formally recognise Character Areas and Heritage Areas;
2. The identification and listing of development standards which will be used in assessing all development applications for properties within those Character Areas and Heritage Areas;
3. Appendix 1 of this Policy applies to applications for development in the St Albans Avenue Character Areas identified in Table 1 in Appendix 1;
4. Appendix 2 of this Policy applies to applications for development in the Harley Street Heritage Area identified on Figure 1 in Appendix 2;

5. Appendix 3 of this Policy applies to applications for development in the Carr Street Character Area identified on Figure 1 in Appendix 3;

6. Appendix 4 of this Policy applies to applications for development in the Janet Street Heritage Area identified on Figure 1 in Appendix 4; and

7. Appendix 5 of this Policy applies to applications for development in The Boulevarde and Matlock Street Character Area identified in Table 1 in Appendix 5.

8. Appendix 6 of this Policy applies to applications for development in the Florence Street Character Area.

9. Appendix 7 of this Policy applies to applications for development in the Prospect Place Character Area.

10. Appendix 8 of this Policy applies to applications for development in the Hammond Street Character Area.

11. ~~Appendix 9 of this Policy applies to applications for development in the Ivy Street Character Area.~~

12. Appendix ~~10~~9 of this Policy applies to applications for development in the Strathcona Street Character Area.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is permitted to amend or replace the Deemed to Comply provisions under Clause 7.3.1(a) of the Residential Design Codes, the provisions of this Policy shall prevail. Where this Policy augments the Design Principles under Clause 7.3.1(b) of the Residential Design Codes by providing Local Housing Objectives, both the Design Principles of the Residential Design Codes and the Local Housing Objectives of this Policy shall apply.

Where this Policy is inconsistent with the provisions of another local planning policy the provisions of this Policy shall prevail.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS

CITY OF VINCENT

PART 2 – POLICY PROVISIONS

1. Development Standards

1.1. Applications for development that comply with the relevant 'Deemed to Comply' policy provisions and 'Local Housing Objectives' are considered to meet the Policy Objectives.

1.2 Applications for development that seek departure from the 'Deemed to Comply' policy provisions may be deemed to be acceptable where:

1.2.1 The applicant applies for assessment, and provides adequate justification, against the relevant Design Principles of the R-Codes, Design Objectives, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme; and

1.2.2 The application obtains the support of the City's Design Advisory Committee where the City determines it to be necessary.

1.3 The City will assess and determine at its discretion that the same or better outcome will be achieved than would have been provided by the 'Deemed to Comply' criteria.

1.4 Applications for development shall include a contextual elevation showing the elevation of the proposed development and the existing development on the adjoining properties either side pursuant to Schedule 2, Part 8, Clause 63(1)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Character Area Nomination

2.1 A Character Area may include the following:

2.1.1 A collection of no less than five adjoining buildings;
2.1.2 A street block; or
2.1.3 A part of, or whole suburb.

2.2 A Character Area may be nominated in writing by a member of the public or by the City.

2.3 The City will only proceed with the nomination of the Character Area where it is demonstrated by the nominee that owners of at least 40% of affected properties support proceeding with the nomination.

3. Consultation and Preparation of Guidelines

3.1 Following the successful nomination of a Character Area the City will attend and undertake an assessment of the built form within the Area. The purpose of this assessment will be to inform an advertised Character Area Guidelines.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS

CITY OF VINCENT

4. Approval of the Guidelines

4.1 Once the draft Guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's community consultation policy.

4.2 Following advertising, Council will be asked to approve, refuse or approve with modifications the Guidelines to be included as an appendix to this policy based on the results of assessment and consultation.

5. Amendments to the Guidelines

5.1 The City may consider amending the Character Area Guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).

5.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's community consultation policy.

5.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.

6. Rescission of a Character Area

6.1 The City will only consider initiating the removal or abandoning a nomination of a Character Area where it can be demonstrated that owners of at least 70% of the affected properties support their removal.

6.2 If supported, Council must initiate formal consultation to amend the policy to remove the Character Area in accordance with the City's community consultation policy.

6.3 Following advertising, Council will be asked to determine the amendment on the basis of the submissions received.

7. Heritage Areas

7.1 The City may consider designating a Heritage Area in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* in the following instances:

7.1.1 Where a nomination has been received for a Character Area in accordance with (1) of this policy and the City is satisfied the area is suitably qualified to be designated as a Heritage Area following a Heritage Assessment;

7.1.2 Where the City has undertaken a Heritage Assessment of any area and is satisfied it is suitably qualified to be designated as a Heritage Area following a Heritage Assessment.

7.2 If an area qualifies as a Heritage Area, the City will consult with affected landowners on the designation prior to making a recommendation to Council on whether to proceed in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

The Florence Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 4 - ~~55~~53 Florence Street (~~Inclusive~~excluding No. 42)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streets-cape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

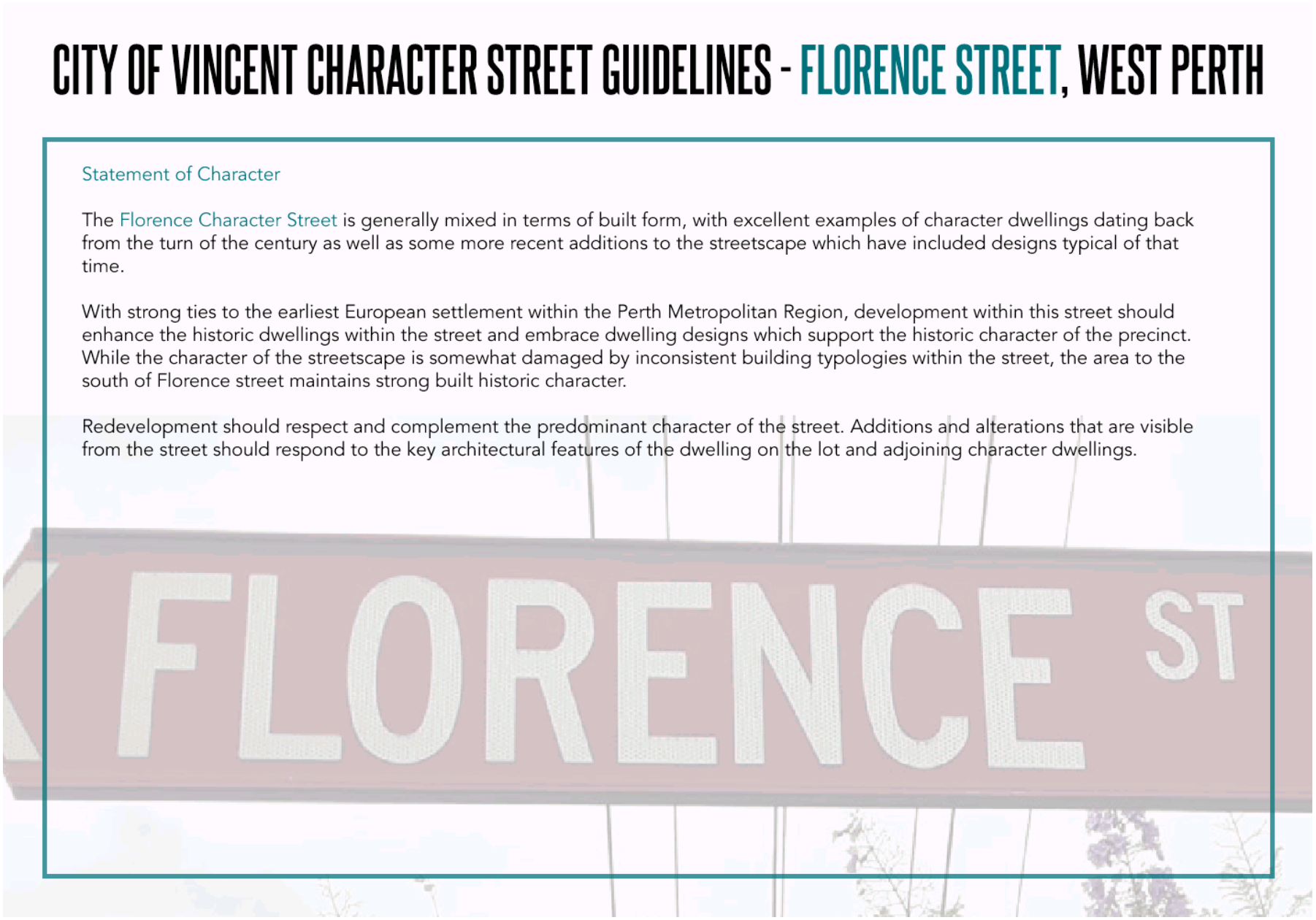
CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

Statement of Character

The Florence Character Street is generally mixed in terms of built form, with excellent examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat damaged by inconsistent building typologies within the street, the area to the south of Florence street maintains strong built historic character.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

Local Housing Objectives *Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.*	*Deemed to Comply* *Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.*
1. Street setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	*Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3*
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. C1.2 ~~Two storey development is to be located in the middle or rear third of the lot.~~ Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
~~2. Lot boundary setbacks~~	
~~*Augments Clause 5.1.3 P3.1*~~	~~*Replaces Clause 5.1.6 C6*~~
~~O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.~~	

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

3. Building height	
Augments Clause 5.1.6 P6	*~~Replaces~~Augments Clause 5.1.6 by adding the following~~C6~~*
~~O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.~~ O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	~~C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights:~~ • ~~Top of external wall: 7 metres~~ • ~~Top of concealed wall: 8 metres~~ • ~~Top of pitched roof: 10 metres~~ C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
Augments Clause 5.2.1 P1	*Replaces Clause 5.2.1 C1.1, C1.2 ~~and C1.5~~*
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	~~C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available.~~ ~~C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.~~ C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.
5. Street surveillance	
Augments Clause 5.2.3 P3	~~*Replaces Clause 5.2.3 C3.2*~~
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. *Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.*	~~C5.1 There must be at least one habitable room incorporated into the front elevation of the dwelling.~~ ~~C5.2 Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.~~

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

6. Street walls and fences	
Augments Clause 5.2.4 P4	*Replaces Clause 5.2.4 C4.1, C4.2*
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street. O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level. C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable. C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level. C6.8 The maximum width of piers is to be 470mm. C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

7. General building design	
New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes	*Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5*
O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape. O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided. O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape. O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch. O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape. C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape. C7.3 Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape. C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling. C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees. C7.6 Street facing windows include inner sections with ~~shall have~~ a height of at least 1.6 times their width. C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

The Prospect Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 2 - 22 Prospect Place (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streets-cape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

Statement of Character

The Prospect Character Street is generally mixed in terms of built form, containing both original (pre 1950s) and more contemporary dwellings. While only four original dwellings ar present within the street, they are good examples of mid century development and dwellings which include many character elements which are important to the cultural history of the area.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct as a whole.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

Local Housing Objectives *Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.*	*Deemed to Comply* *Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.*
1. Street setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	*Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3*
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. C1.2 ~~Two storey development is to be located in the middle or rear third of the lot.~~ Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
~~2. Lot boundary setbacks~~	
~~*Augments Clause 5.1.3 P3.1*~~	~~*Replaces Clause 5.1.6 C6*~~
~~O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.~~	

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

3. Building height	
Augments Clause 5.1.6 P6	*~~Replaces~~Augments Clause 5.1.6 by adding the following~~C6~~*
~~O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.~~ O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	~~C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights:~~ • ~~Top of external wall: 7 metres~~ • ~~Top of concealed wall: 8 metres~~ • ~~Top of pitched roof: 10 metres~~ C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
Augments Clause 5.2.1 P1	*Replaces Clause 5.2.1 C1.1, C1.2 ~~and C1.5~~*
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	~~C4.1 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.~~ ~~C4.2 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.~~

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

	C4.3 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.4 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.5 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. C4.6 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.
5. Street surveillance	
Augments Clause 5.2.3 P3	~~*Replaces Clause 5.2.3 C3.2*~~
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. *Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.*	~~C5.1 There must be at least one habitable room incorporated into the front elevation of the dwelling.~~ ~~C5.2 Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.~~

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

6. Street walls and fences	
Augments Clause 5.2.4 P4	*Replaces Clause 5.2.4 C4.1, C4.2*
O6.1 New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street. O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level. C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable. C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level. C6.8 The maximum width of piers is to be 470mm. C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

7. General building design	
New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes	*Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5*
O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape. O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided. O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape. O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch. O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape. C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape. C7.3 Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape. C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling. C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees. C7.6 Street facing windows include inner sections with ~~shall have~~ a height of at least 1.6 times their width. C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

The Hammond Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 3- 24 Hammond Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streets-cape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

Statement of Character

The Hammond Character Street, while generally mixed in terms of built form, contains some good examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat impacted by inconsistent building typologies within the street, original dwellings such as those at 17 and 4 Hammond Street are key to reflecting the historic character of the area.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

Local Housing Objectives *Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.*	*Deemed to Comply* *Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.*
1. Street setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	*Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3*
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. C1.2 ~~Two storey development is to be located in the middle or rear third of the lot.~~ Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
~~2. Lot boundary setbacks~~	
~~*Augments Clause 5.1.3 P3.1*~~	~~Replaces Clause 5.1.6 C6~~
~~O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.~~	

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

3. Building height	
Augments Clause 5.1.6 P6	*~~Replaces~~Augments Clause 5.1.6 by adding the following~~C6~~*
~~O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.~~ O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	~~C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights:~~ ~~• Top of external wall: 7 metres~~ ~~• Top of concealed wall: 8 metres~~ ~~• Top of pitched roof: 10 metres~~ C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
Augments Clause 5.2.1 P1	*Replaces Clause 5.2.1 C1.1, C1.2 ~~and C1.5~~*
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	~~C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available.~~ ~~C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.~~ C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.
5. Street surveillance	
Augments Clause 5.2.3 P3	~~*Replaces Clause 5.2.3 C3.2*~~
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. *Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.*	~~C5.1 There must be at least one habitable room incorporated into the front elevation of the dwelling.~~ ~~C5.2 Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.~~

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

6. Street walls and fences	
Augments Clause 5.2.4 P4	*Replaces Clause 5.2.4 C4.1, C4.2*
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street. O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level. C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable. C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level. C6.8 The maximum width of piers is to be 470mm. C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

7. General building design	
New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes	*Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5*
O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape. O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided. O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape. O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch. O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape. C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape. C7.3 Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape. C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling. C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees. C7.6 Street facing windows include inner sections with ~~shall have~~ a height of at least 1.6 times their width. C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

The Strathcona Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 1 - 15 Strathcona Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streets-cape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

Statement of Character

The Strathcona Character Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street. This includes excellent examples of character dwellings dating back from the turn of the century and are predominately in excellent condition.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, the presence of minimal carparking structures within the street setback area and consistent street setbacks enhances the overall built quality to the street.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

Local Housing Objectives *Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.*	*Deemed to Comply* *Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.*
1. Street setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	*Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3*
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. C1.2 ~~Two storey development is to be located in the middle or rear third of the lot.~~ Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
~~2. Lot boundary setbacks~~	
~~*Augments Clause 5.1.3 P3.1*~~	~~*Replaces Clause 5.1.6 C6*~~
~~O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.~~	

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

3. Building height	
Augments Clause 5.1.6 P6	*~~Replaces~~Augments Clause 5.1.6 by adding the following~~C6~~*
~~O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.~~ O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	~~C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights:~~ • ~~Top of external wall: 7 metres~~ • ~~Top of concealed wall: 8 metres~~ • ~~Top of pitched roof: 10 metres~~ C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
Augments Clause 5.2.1 P1	*Replaces Clause 5.2.1 C1.1, C1.2 ~~and C1.5~~*
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	~~C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available.~~ ~~C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.~~ C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.
5. Street surveillance	
Augments Clause 5.2.3 P3	~~*Replaces Clause 5.2.3 C3.2*~~
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. *Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.*	~~C5.1 There must be at least one habitable room incorporated into the front elevation of the dwelling.~~ ~~C5.2 Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.~~

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

6. Street walls and fences	
Augments Clause 5.2.4 P4	*Replaces Clause 5.2.4 C4.1, C4.2*
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street. O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.1 The maximum height of new street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level. C6.2 The maximum height of any solid portion of a new street wall, street fence and gate is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable. C6.3 The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level. C6.4 The maximum width of piers is to be 470mm. C6.5 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

7. General building design	
New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes	*Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5*
O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C7.3 Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.
O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
	C7.6 Street facing windows include inner sections with ~~shall have~~ a height of at least 1.6 times their width.
	C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.