

**5.4 OUTCOMES OF ADVERTISING - BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES**

- Attachments:**
1. **Summary of Submissions**
  2. **Heritage Council of Western Australia Comments**
  3. **Brookman and Moir Streets Heritage Area Guidelines - Tracked Modifications**
  4. **Brookman and Moir Streets Heritage Area Guidelines**

**RECOMMENDATION:****That Council:**

1. **DESIGNATES Brookman and Moir Streets as a Heritage Area, pursuant to Schedule 2, Part 3, Clause 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;**
2. **PROCEEDS with the:**
  - 2.1 **Amendment to Appendix 6 Brookman and Moir Streets Heritage Area Guidelines, included as Attachment 4 pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and**
  - 2.2 **revocation of Appendix 8 – Highgate Design Guidelines, pursuant to Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and**
3. **NOTES that Administration will notify the Heritage Council of Western Australia and each owner and occupier of the area of this decision pursuant to Schedule 2, Part 3, Clause 8 and Clause 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

**PURPOSE OF REPORT:**

To consider the outcomes of public consultation on the Brookman and Moir Streets Heritage Area Guidelines (Heritage Area Guidelines), the designation of Brookman and Moir Streets as a heritage area and the revocation of Appendix 8 – Highgate Design Guidelines.

**BACKGROUND:**

The Brookman and Moir Streets precinct is a place of state heritage significance, comprising of 59 dwellings in a federation Queen Anne style which were constructed in the late 19<sup>th</sup> century. The homes are listed in both the State Register of Heritage Places and the City's Municipal Heritage Inventory.

Development within the precinct is currently guided by the [Design Guidelines for Brookman and Moir Streets](#) and the [Built Form Policy](#). It is proposed the existing design guidelines are amended to the Heritage Area Guidelines. In addition to the minimum requirements outlined in the deemed provisions, the proposed Heritage Area Guidelines would identify the contribution, or otherwise, of all places within the heritage area and set out the planning controls that support conservation of the identified heritage values of the area.

At its [4 April 2023 Ordinary Meeting](#), Council endorsed an amendment to the Brookman and Moir Street Design Guidelines and the designation of Brookman and Moir as a heritage area for the purpose of consultation.

At the same meeting, Council endorsed the revocation of the Highgate Design Guidelines for the purpose of consultation. This appendix is proposed to be revoked as there are already suitable planning controls in the existing planning framework, the City's Built Form Policy and the Residential Design Codes Volume 1 and 2.

**DETAILS:****Summary of Consultation**

The draft amendment to the Brookman and Moir Street Design Guidelines, the designation of Brookman and Moir as a heritage area and the proposed rescinding of the Highgate Design Guidelines were advertised for a period of 21 days, from 8 May 2023 to 29 May 2023.

Consultation activities included:

- newspaper advertising;
- letters sent to owners and occupiers of the proposed heritage area and of the design guidelines area, which directed them to a Imagine Vincent page;
- a street meeting was held at Moir Street on 18 May; and
- a referral to the Department of Planning, Lands & Heritage for comment.

**Summary of Submissions**Brookman and Moir Streets

Five formal submissions were received during the consultation period from members of the community and was one received from the Heritage Council of Western Australia. A summary of submissions is provided as **Attachment 1**. This document details the comments received in relation to each focus area, Administration's response, and recommended modifications to the Heritage Area Guidelines. Key themes from consultation are as follows:

New Development

The key objectives of the amended Brookman and Moir Street Design Guidelines, now Heritage Area Guidelines, are to ensure that new development does not impact the heritage significance of the Brookman and Moir Streets precinct. The proposed Heritage Area Guidelines do not seek to modify the existing two storey height limit prescribed by the Built Form Policy. Instead, they seek to moderate two storey development through provisions relating to building scale, form and setbacks as well as the impact of the additions on the heritage fabric of the subject site, the streetscape and adjoining properties. New development such as second storey additions would also require a heritage impact statement demonstrating why a development would not detract from the heritage significance of the place.

In line with the Burra Charter and Local Planning Policy No. 7.6.1 – Development Guidelines for Heritage and Adjacent Places, the heritage fabric is to be maintained and new development is to be identifiable as new.

The impact of new development on adjoining properties will be regulated by existing R-Code and Built Form Policy provisions relating to boundary setbacks, solar access and visual privacy.

Removal of Rear Water Closets

The existing Brookman and Moir Streets Development Guidelines state that demolition of water closets will only be considered in exceptional circumstances. This is due to their continued presence representing an original feature of the subdivision of the precinct and allowing for an understanding of the history of the place. This provision has been carried over to the Heritage Area Guidelines. The retention of water closets is supported by the Heritage Council of Western Australia (HCWA) who see a further loss detracting from the understanding and appreciation of the precinct.

Additional comments from the community included the following:

- a better understanding of how the proposed policy applies in relation to the R-Codes and the City's Built Form Policy;
- reduction in red tape to better promote conservation; and
- modification of diagrams to better align with the guideline provisions.

Heritage Council of Western Australia (HCWA)

In accordance with the deemed provisions, the draft Heritage Area Guidelines were referred to the HCWA for comment and taken to the HCWA June 2023 meeting. The comments provided by HCWA are included in **Attachment 2**.

A summary of the comments received are listed below:

- the policy is well structured that encourages best practice conservation and seeks to minimise the impacts of alterations and additions to the significance of the precinct;
- location of diagrams within the policy to be reconsidered;
- the City should consider expanding the preamble to provide clarification on excepted maintenance activities and works which see a like-for-like replacement;
- the City should consider a requirement for physical and visual separation between the original dwelling and any additions as to maintain the existing roof form;
- further guidance to be provided on what sympathetic development is and how this aligns with the Burra Charter principles;
- the City should consider the impact of a two-storey development on the Forbes Street and Robinson Avenue public domain view;
- rewording of the fencing clause as so new fences are identifiable as new; and
- refine the colours and materials clause in line with the Heritage Council's 'Policy and Practice Notes for Painting Heritage Places'.

Administration's response to all consultation submissions, including the HCWA comments, are included in **Attachment 1**. In response to the submissions, the following modifications to the draft Heritage Area Guidelines were made:

- provision of additional detail and clarity in regard to local housing objectives and deemed to comply provisions;
- guidance on what forms of development requires development approval;
- edits to guiding diagrams; and
- appendices detailing applicable planning policies for development.

These responses are shown as tracked modifications in the Heritage Area Guidelines, included as **Attachment 3**. Changes to grammar and spelling have also been made for accuracy, however these changes have not been tracked.

The final version of the Heritage Area Guidelines is included as **Attachment 4**.

Appendix 8 Highgate Design Guidelines

No formal submissions were received for the proposed revocation of the Highgate Design Guidelines. Therefore, it is proposed the revocation is progressed.

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations);
- *Heritage Act 2018*;
- *Heritage Regulations 2019*;
- 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 designating of Brookman and Moir Streets as a heritage area, and the adoption of the associated Heritage Area Guidelines. Proceeding with the Heritage Area Guidelines would allow the City to deal with development issues that may potentially result in undesirable development outcomes and the loss of heritage fabric.

**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

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:**

Designating Brookman and Moir streets as a heritage area and proceeding with the proposed Heritage Area Guidelines will enable sustainable development outcomes in the future through encouraging the retention and renovation of State recognised heritage fabric.

**PUBLIC HEALTH IMPLICATIONS:**

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

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**

It is recommended that Council designate the Brookman and Moir Streets precinct as a heritage area, proceed with the associated Heritage Area Guidelines and revoke the Highgate Design Guidelines.

Administration will notify the HCWA and the owners and occupiers of the homes in the precinct of this decision pursuant to Schedule 2, Part 3, Clause 9(4) of the Regulations.

Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

The table below summarises the comments received during the advertising period for the heritage area guidelines, together with Administration’s response and recommended modifications.

	Comment	Related submissions	Administration Comment	Recommended Modification
<i>Second storey development</i>				
1	Concerns on the impacts that two-storey development will have on both the heritage value of the precinct and the amenity of neighbouring homes.	2	<p>It is recommended that the existing height limit of two-storeys be retained.</p> <p>Provisions have been included in the policy to ensure that new development would not impact the heritage value of the precinct, these include:</p> <ul style="list-style-type: none"> <li>- the requirement that second storey development is not visible from the public realm;</li> <li>- requirement for sightline diagrams for developments which can be viewed from the Brookman and Moir Streets;</li> <li>- Heritage Impact Statement by qualified heritage professional; and</li> <li>- referral of a proposal to the City’s Design Review Panel</li> </ul> <p>In addition, the development application would also be referred to the Department of Planning, Lands and Heritage for comment.</p> <p>Regarding amenity impacts, new development is also assessed against the R Codes provisions of Lot Boundary Setbacks, Solar Access and Visual Privacy to further aid in protecting the amenity of neighbouring dwellings.</p>	<p>Include C3.4 as follows:</p> <p><u>The height of second storey additions shall not exceed the maximum ridge height of the contributory place. Refer to Figure 4.</u></p>
2	Support for second storey additions if they are located to the rear of those properties adjacent to Wellman Street and the laneway between properties fronting Moir Street and Lake Street.	1	Noted.	

Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

3	Support for second storey additions to allow for additional living space that is not detrimental to outdoor living and open space provisions.	2	Noted.	
4	Second storey development should not be higher than the ridgeline of existing development.	1	Noted.	
<b><i>General comments on new development</i></b>				
5	Consideration for decreasing the street setback requirements for homes which abut Wellman Street.	2	A secondary street setback of 1.5m is the existing requirement for development fronting Wellman Street. This setback is considered reasonable for garages and carports as it accounts for the truncation area. Where reduced setbacks are proposed, a performance assessment against the objectives of this policy and LPP 7.6.1 - Development Guidelines for Heritage and Adjacent Properties will be undertaken. The application will also be referred to the City's Design Review Panel and the DPLH.	No modification.
	Further guidance should be provided on what 'sympathetic development' is and how it should align with the Burra Charter.	1	Based on the advice received from the HCWA, clarity regarding 'sympathetic development' is proposed in the Explanatory Notes sections.	<p>Modify 'Explanatory notes' as follows:</p> <p><u>incorporate subtle architectural style using simple forms and limited material palette;</u></p> <p><u>sympathetic architectural approach that enhances the existing character of the place;</u> <u>and</u></p> <p><u>use design principles that derive from the architectural language of the existing heritage fabric without imitation.</u></p>

## Summary of Submissions – Draft Brookman &amp; Moir Streets Heritage Area Guidelines

Consider the impact of a two-storey development from the public domain view of Forbes St and Robinson Avenue.	1	An additional clause has been added to 3. Built Form requiring that additions to corner lots are to be separated from the contributory building to reduce visual impact.  The existing local housing objectives, in addition to the requirement for a HIS will further aid in reducing the impact of a second storey addition to significance of the heritage area.	Include C3.6 as follows:  <u>Additions to corner lots are to be visually and physically separated from the contributory building as to reduce visual impact to the heritage significance of the place.</u>
Consideration for new developments to have similar side setbacks to the existing developments.	1	A new clause is proposed to require side setbacks which follow the line of the existing development.	Include C3.5 as follows:  <u>C3.5 Side setbacks to corner lots shall not encroach into the setback established by the contributory building. Refer to Figure 5.</u>
Consideration for flexibility in relation to material choices, openings and wall heights on Wellman Street.	1	These elements can be considered at the development application stage.	No modification.
The fencing clause should be modified to disincentivise fencing of a faux heritage design.	2	Current Local Housing Objective O4.1 states that new fencing should 'respect and reference the character of the precinct'. This may encourage faux heritage designs where the Burra Charter prefers contemporary designs which identify as new.	The clause is to be modified as follows:  <u>Unless documentary or physical evidence is available, fences should be identifiable as new but also sympathetic to the cultural heritage significance of the precinct</u>
Refine clause 6 to align with the Heritage Council's 'Policy and Practice Note for Painting Heritage Places'.	1	Noted.	C6.1 has been modified to include the following:

Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

				Refer HCWA 'Policy and Practice Note for Painting Heritage Places'
<b><i>Removal of the requirement to retain the original outhouses</i></b>				
	The existing outhouses have little heritage value and are largely not seen from the public domain. The need for their retention is minimal.	2	<p>The current Development Guidelines state that the 'rear water closets were an integral part of the original development of the estate and their retention is important' and that permission to demolish will only be given in exceptional circumstances.</p> <p>The retention of the rear water closet is seen as an important feature to the rear streetscape and that of the overarching heritage significance of the precinct.</p> <p>The HCWA support the retention of the water closets.</p> <p>Given rear water closets are an integral part of the precinct, it is considered necessary that applicants will need to demonstrate how the removal would not adversely impact the heritage fabric of the place.</p>	<p>Include the following in the explanatory notes:</p> <p><u>The rear water closets are an integral part of the original development of the estate. Any demolition, particularly those which are visible from the public domain, needs to ensure that it will not adversely impact the heritage fabric of the place.</u></p>
<b><i>Public Realm Improvements</i></b>				
4	Given a number of properties do not have alternative locations for vehicular parking, there should be a provision for electrical vehicular charging point on both Brookman and Moir Streets.	2	<p>The policy encourages and allows vehicles access from the secondary street and rear laneway.</p> <p>The comments on electrical charging points on the streets are noted, however this policy seeks to provide guidance on development within the private realm, not the public realm.</p> <p>The provision of electrical charging points may be investigated as part of the City's underground power project.</p>	No modification.



Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

			Any future works within the public realm will require referral to the HCWA to ensure that they do not adversely impact the heritage significance of the precinct.	
<b><i>Scheme Amendment</i></b>				
5	Existing zoning should remain as is as it will prevent the subdivision of lots within the precinct.	1	Administration has not proposed to change the existing R25 residential coding.	No modification.
6	Due to the existing dwellings and size of the lots, consideration should be made to increase the density code.	1	Administration considers that the existing zoning facilitates the protection of the heritage significance of the precinct.  In regard to open space, the deemed to comply criteria of 50% open space is achievable where there is no development to the rear. Where development occurs to the rear the performance criteria of the R Codes is required to be met.	No modification.
7	Consideration of a scheme amendment and designate this precinct as a 'Special Control Area' under LPS2. This will provide further statutory protection for the precinct.	1	Administration considers that the designation of the precinct as a heritage area with an associated local planning policy as well as its listing in the State Register of Heritage Places as orderly and proper planning, using the correct planning instruments to provide a high level of protection under both the <i>Planning and Development Act 2005</i> and the <i>Heritage Act 2018</i> .	No modification.
<b><i>Reduction in 'red tape' and aid being required from the City for conserving properties.</i></b>				
8	The approvals process for homeowners who are seeking to maintain and conserve their properties is seen as too onerous.	2	In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) all properties are subject to the following: - development approval and referral to the HCWA for all works; and - a heritage impact statement for applications.  Part 7 of <i>The Planning and Development (Local Planning Schemes) Regulations 2015</i> (the Regulations) and	Include the following:  <u>WORKS NOT REQUIRING DEVELOPMENT APPROVAL</u>  <u>In accordance with Regulation 41 of the <i>Heritage Regulations 2019</i>, the following works do not require development approval:</u>

Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

			<p>Regulation 41 of the <i>Heritage Regulations 2019</i> provide criteria for works which do not require development approval. These are to be included in the guidelines.</p>	<ol style="list-style-type: none"> <li>1) <u>Building maintenance that does not involve:</u> <ol style="list-style-type: none"> <li>i. <u>the removal of, or damage to, the existing fabric of the building; or</u></li> <li>ii. <u>the use of new materials.</u></li> </ol> </li>   <li>2) <u>Gardening or landscape maintenance that does not involve a major alteration of the layout, contours, structures, significant plant species or other significant features on the land.</u></li>   <li>3) <u>Repairs, including replacing missing or deteriorated fabric with like for like fabric, that does not involve the removal of, or damage to, the significant fabric of the building.</u></li>   <li>4) <u>Repainting of the surface of a building:</u> <ol style="list-style-type: none"> <li>i. <u>in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers; and</u></li> <li>ii. <u>without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling.</u></li> </ol> </li>   <li>5) <u>Signage that:</u></li> </ol>
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Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

				<ul style="list-style-type: none"> <li>i. <u>is temporary and does not have a deleterious effect on the fabric of a building; and</u></li> <li>ii. <u>advertises that a place is for sale or lease but does not remain on the place for more than 10 days after the place is sold or leased.</u></li> </ul> <p>6) <u>Replacement of utility services using existing routes or voids that does not involve the removal of, or damage to, the fabric of the building.</u></p> <p><u>Applicants are encouraged to speak to the City’s Development and Design team should they believe that their works are exempt from requiring development approval.</u></p>
	The requirement for a heritage professional to provide a heritage impact statement for certain forms of new development is too onerous and presents a financial burden to homeowners.	1	The HIS requirements have been modified as to specify what applications would require a HIS from a qualified professional. An additional note will be added for applicants to contact the City to ascertain if a HIS is required.	<p>The HIS requirements will be modified as follows:</p> <p>The heritage impact statement (HIS) undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication ‘Heritage Impact Statement: A Guide’ will be required for the following types of development proposals:</p>

Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

				<ul style="list-style-type: none"> <li>i. Partial or full demolition of a contributory place including proposed new development.</li> <li>ii. <u>Second storey additions.</u></li> <li>iii. <u>Any other alterations or additions which may be visible from the public domain or could impact the heritage fabric of an existing dwelling.</u></li> <li>iv. <del>Seeking variations to any built form controls set out in this policy.</del></li> </ul> <p>Note: <u>Some applications may not require that a HIS be undertaken by a qualified heritage professional and may also not require a HIS.</u> Please contact the City's Development and Design team for further information.</p>
	Provision of a guiding document for conservation within the precinct.	1	<p>The City will investigate the creation of a catalogue to aid in conserving homes within the Brookman and Moir Streets heritage area.</p> <p>Homeowners within the precinct may apply for grant funding from the City's Heritage Assistance Fund to aid in conserving their home.</p>	No modification.
<b><i>Clarification on planning framework</i></b>				
9	Numerous planning documents exist which relate to this precinct, better guidance should be provided for developing within this precinct.	2	Development within the precinct is subject to requirements of these guidelines, the Built Form Policy, LPP 7.6.1 Development Guidelines for Heritage and Adjacent Places and the R Codes.	Add Appendix 2: Policy Guidance.

Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

<i>Modification to guiding figures</i>			
Location of figures 2 and 3 within the demolition section is confusing and the City should consider moving these to the explanatory section.	1	Noted.	Figures 2 and 3 have been moved from the demolition section to the 'explanatory notes' section.
Figures in the demolition section should clearly address the policy requirements for retention and demolition through the use of dashed linework and/or colour coding and also be refined to reflect the heritage buildings.	2	Noted.	Figure 1 has been updated to reflect the homes within the precinct and to clearly show what areas can be demolished and what should be retained.
Figure 2 has elements which are mislabelled.	1	Noted.	Figure 2 has been updated and labelled correctly.
Figure 6 displays development that could take up the majority of the lot.	2	Noted.	Figure 6 has been modified as to reduce the size of the potential form of new development.
<i>General modification to the wording of deemed-to-comply and local housing objective criteria</i>			
Tightening up of provisions within the policy are required as to protect the heritage fabric of the area.	1	Changes have been made to several provisions to strengthen the provisions of the policy.	Changes have been made to the following clauses:  <ol style="list-style-type: none"> <li>1. Demolition</li> <li>2. Conservation of Contributory Places</li> <li>3. Built Form</li> <li>4. Front Fences, Secondary Street Fences and the Front Garden</li> <li>5. Car parking</li> <li>6. Materials and Colours</li> </ol>

Summary of Submissions – Draft Brookman & Moir Streets Heritage Area Guidelines

<i>General grammatically edits to the document</i>				
	Grammatical errors throughout the document.	3	Noted.	Edits have been made to the policy.
<i>General policy comments</i>				
	Requirement to keep mature trees is too onerous.	1	The City's Strategic Community Plan 2022 – 2032 and Greening Plan 2018 -2023 seek to increase canopy coverage throughout the City, particularly within the private realm. The Built Form Policy and R Codes also have provisions related to canopy coverage and retention of trees. Given this, the figures 4 and 5 are to be updated to state the mature trees are encouraged to be retained.	Figures 4 and 5 has been updated to state that retention of mature trees is encouraged.
	Requirement of single pane glass windows is onerous and contrary to energy efficiency principles.	1	The original windows are single-pane double-hung sashes with the existing policy seeking their retention as to conserve the original heritage fabric. Should an applicant wish to modify the windows, a development application will be required to ensure they do not adversely impact the fabric of the heritage place.	No modification.



HERITAGE  
COUNCIL OFFICIAL

Working with Western Australians to recognise, conserve, adapt and celebrate our State's unique cultural heritage

26 June 2023

YOUR REF  
OUR REF P3992-50581  
ENQUIRIES Kathryn Exell (08) 6551 9683

Mr David MacLennan  
Chief Executive Officer  
City of Vincent  
mail@vincent.wa.gov.au

Attention: Michael Flanagan

Dear Mr MacLennan,

**Draft City of Vincent Heritage Area Guidelines – Brookman & Moir Streets, Perth**

Thank you for your email of 9 May 2023 regarding the proposal as described below.

Place Number	P3992
Place Name	Brookman & Moir Street Precinct
Proposal Description	City of Vincent Heritage Area Guidelines for the Brookman and Moir Streets Precinct

We received the Draft City of Vincent Heritage Area Guidelines – Brookman and Moir Streets, Perth.

That the Heritage Council resolves to:

1. Note the *Draft City of Vincent Heritage Area Guidelines – Brookman and Moir Streets, Perth*.
2. Provide the following feedback to the City of Vincent on those aspects of the Local Planning Policy that relate to cultural heritage:
  - a. The new Local Planning Policy for the Brookman Moir precinct is a well-structured document that encourages best practice conservation and seeks to minimise the impact of alterations and additions on the cultural heritage significance of the precinct.
  - b. The location of Figures 2 and 3 (typical floor plan and elevation) within the demolition section is slightly confusing, and the City might consider moving these figures to the explanatory text section and expanding Figure 2, which details the typical floor plan, to cover the whole site and noting original WCs. Figures in the demolition section should more clearly address the policy requirements for retention and demolition through use of dashed linework and/or colour coding.

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[info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)

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- c. The City should consider expanding the preamble to provide clarification on exempted maintenance activities, as well as including a clause that exempts the requirement for approval where like-for-like replacement of missing decorative items is proposed, limited to those identified in Figure 2 and reconstructed in accordance with extant examples.
- d. The City should consider including a requirement for visual and physical separation between the original dwelling and any additions, particularly for corner lots, to maintain the original roof form.
- e. Further guidance could be provided in the document as to what is sympathetic development, as per the Burra Charter principles, including new work being 'readily identifiable'. The following design approaches could be noted:
  - o subtle architectural style using simple forms and limited material palette;
  - o sympathetic architectural approach that enhances the existing character of the place;
  - o design principles that derive from the architectural language of the existing heritage fabric without imitation.
- f. The City should consider the impact of two-storey development on the Forbes Street and Robinson Avenue public domain view, and if a specific clause is required for corner lots. There is a risk that bulky two storey development could impact on these public views. The City might consider requiring development to be set back from the line of the five room main house form to reduce visual impact.
- g. The wording of the clause relating to fences that references fences reflecting the 'character' of the area could result in examples that mimic and imitate heritage that would distort the cultural heritage significance of the precinct. Unless documentary or physical evidence is available, fences should be identifiable as new but also sympathetic to the cultural heritage significance of the precinct.
- h. The City should consider refining clause L06.1 to more closely align with the Heritage Council's 'Policy and Practice Note for Painting Heritage Places', which preferences painting proposals based on evidence of original or early colour schemes, and to which the Heritage Council would give due regard when evaluating repainting proposals for the State Registered Brookman and Moir Streets Precinct.

Review of the guidelines has also found some typographical errors and inconsistencies in the document. For example, there is a reference to Lacey Street in Appendix 3, which is outside the boundaries of the precinct.



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Should you have any queries regarding this advice please contact Kathryn Exell at [Kathryn.exell@dph.wa.gov.au](mailto:Kathryn.exell@dph.wa.gov.au) or on 6551 9683.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lloyd Clark', with a stylized flourish at the end.

Lloyd Clark  
**A/CHAIR**

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## PART 1: PRELIMINARY

### STATUTORY BACKGROUND

The Brookman and Moir Streets Heritage Area is designated as a heritage area in accordance with Schedule 2, Part 3, Clause 9 (deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

This local planning policy is adopted consistent with Schedule 2, Part 3, Clause 9 (2) of the deemed provisions of the Regulations, which requires a local planning policy for each heritage area. In addition to the minimum requirements outlined in the deemed provisions, this policy identifies the contribution, or otherwise, of all places within the heritage area; and sets out planning controls that support conservation of the identified heritage values of the area.

Brookman and Moir Streets Heritage Area is also included on the State Register of Heritage Places as it has cultural heritage value at a state level. Under Section 73(1) of the *Heritage Act 2018* the City must elect to refer any development proposal to the Heritage Council for advice if it is considered that the proposal has the potential to impact the significance of the place.

### STATEMENT OF SIGNIFICANCE

The following statement of significance relates to the extent of the heritage area is identified in Map 1.

Brookman and Moir Streets Precinct, two streets in Perth comprising 58 semidetached residences and one detached residence in two types of the Federation Queen Anne style, constructed of limestone and brick with corrugated-iron roofs in 1897-98, and a shop at the corner of Moir Street and Forbes Road built in 1940, has cultural heritage significance for the following reasons:

- The historic precinct is an almost-complete example of two late 19th century streets of modestly scaled residential buildings in the Federation Queen Anne style of architecture, built between 1897-1898 in the wake of the rapid population expansion following the Western Australian gold boom.
- The historic precinct is a substantial section of the residential estate developed by the Colonial Finance Corporation in 1897-1898. This estate, comprising the historic precinct in Brookman and



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

Moir Streets, and Baker's Terrace in Lake Street, was the largest estate of its type developed in Western Australia.

- The historic precinct is rare in Western Australia as two streets in which a single basic design was utilised for all the residences in a large estate, with the exception of Numbers 2 and 4 Brookman Street, which are grander variations of the same pattern used throughout the precinct, that is relatively intact.
- The buildings contained within the precinct are representative of what was considered to be 'working class' rental accommodation from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- The one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the precinct give it a particular character and sense of enclosure.
- The homogeneity of the modestly scaled, semi-detached residential buildings creates a visually striking precinct in an inner-city residential area.
- The historic precinct was developed by the Colonial Finance Corporation who named Brookman and Moir Streets after two of the principal investors in the company who were prominent Western Australians.

Generally, the present property fencing and most plantings are of little significance.

Recent additions and modifications are of little significance, e.g. replacements of original details.

Parking areas in the front of houses, and carports in the front setbacks, are intrusive. A small number of high masonry construction fences in the precinct are intrusive.

## PURPOSE

The primary purpose of these guidelines are to conserve and enhance the heritage significance and cohesive streetscape character of the Brookman and Moir Streets Heritage Area. These guidelines identify those contributory buildings that are to be retained, and that alterations and additions to these buildings are carried out in a way which respects the integrity and aesthetic value of the streetscape, whilst also illustrating innovative architectural and sustainable design excellence.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## OBJECTIVES

The objectives of these guidelines are to:

- retain, conserve, and protect the cultural heritage significance of the Brookman and Moir Streets Heritage Area as identified by its entry on the State Register of Heritage Places and as a designated heritage area protected under the City's Local Planning Scheme No. 2.
- ensure that additions to existing heritage places do not adversely impact the significance of the area, the contributory buildings, or neighbouring heritage places;
- ensure that future development is sympathetic to the existing built form, context of the streetscape, roof form, and public domain in all elements of design;
- maintain and improve existing street vegetation and front gardens in a manner that conserves the significance;
- ensure front fences, if required, are low height or open style and are consistent with the precinct in terms of materiality and colour; and
- encourage a high standard of architectural and sustainable building design for alterations to contributory buildings.



City of Vincent

CM D23/131521

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

These guidelines apply to all proposals for development within the Brookman and Moir Streets Heritage Area, as shown on Map 1.

Level of Significance	Description	Desired Outcome
<b>Contributes</b>	Contributes to the significance of the heritage area	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with these heritage guidelines.
<b>Does not contribute</b>	Does not contribute to the significance of the heritage area.	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in these heritage guidelines.



Map 1: Brookman and Moir Streets Heritage Area

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## RELATIONSHIP TO THE PLANNING FRAMEWORK

These guidelines are made pursuant to Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) and clause 3.2.3(a) of State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes).

These guideline forms part of the City of Vincent's (City) local planning policy framework. Including but not limited to, the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy) and Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1). Where these guidelines are inconsistent with the City's Local Planning Scheme No.2 (Scheme), the Scheme prevails.

Where inconsistency exists between this policy and a state planning policy or another local planning policy, this policy prevails to the extent of the inconsistency.

This is a performance-based policy. Applications for development approval need to demonstrate that the design achieves the objectives of each element. While addressing the deemed-to-comply criteria is likely to achieve the objectives of these guidelines, they do not provide automatic approval and the proposal will be assessed in the context of the entire design solution to ensure the objectives are achieved. Any application will require assessment against LPP 7.6.1 and the objectives of these guidelines. Should development ~~Where a development application does not satisfy the deemed-to-comply requirements, it will require a performance assessment against the relevant local housing objectives of these guidelines, the local housing objectives of the Built Form Policy, design principles of the R-Codes as well as the policy objectives of LPP 7.6.1. and the Objectives of this policy, as well as the Local Housing Objectives of the Built Form Policy.~~

## WORKS NOT REQUIRING DEVELOPMENT APPROVAL

In accordance with Regulation 41 of the *Heritage Regulations 2019*, the following works do not require development approval:

1. Building maintenance that does not involve:
  - i. the removal of, or damage to, the existing fabric of the building; or
  - ii. the use of new materials.
2. Gardening or landscape maintenance that does not involve a major alteration of the layout, contours, structures, significant plant species or other significant features on the land.
3. Repairs, including replacing missing or deteriorated fabric with like for like fabric, that does not involve the removal of, or damage to, the significant fabric of the building.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

4. Repainting of the surface of a building:
  - i. in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers; and
  - ii. without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling.
5. Signage that:
  - i. is temporary and does not have a deleterious effect on the fabric of a building; and
  - ii. advertises that a place is for sale or lease but does not remain on the place for more than 10 days after the place is sold or leased.
6. Replacement of utility services using existing routes or voids that does not involve the removal of, or damage to, the fabric of the building.

Applicants are encouraged to speak to the City's Development and Design team should they believe that their works are exempt from requiring development approval.

## PART 2: GUIDELINES PROVISIONS

### DEFINITIONS

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the Planning and Development Act 2005, Regulations, the Heritage Act 2018 and [Local Planning Policy: Heritage Area Guidelines](#).

~~**Burra Charter** means the document providing guidance for the conservation and management of places of cultural heritage significance and sets standards of practice for those who provide advice, make decisions about, or undertake works to places of cultural heritage significance, including owners, managers and custodians. The charter is adopted by the Australian International Council on Monuments and Sites (ICOMOS).~~

**contributory place** means places and structures that make a positive contribution to the cultural heritage significance of the Brookman and Moir Heritage Area. [Refer to the heritage assessment of the Brookman and Moir precinct on Inherit for further information.](#)

**non-contributory place** means buildings and structures which do not contribute to the cultural heritage significance of the Brookman and Moir Heritage Area.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

**character** is the defining features of a place, including scale, materiality, style or repetition.

**fabric** means all the physical material of a contributory place, including components, fixtures, contents and objects.

**heritage area** means a group of properties which are recognised to collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

**heritage impact statement** means a document that evaluates the likely impact of proposed development on the significance of a heritage place and its setting any conservation areas within which it is situated. The Heritage Impact Statement should outline measures proposed to minimize any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the Heritage Council's Guide 'Heritage Impact Statement – a Guide'.

**public domain view** means sightline from the front property line on the opposite side of the road of Brookman Street and Moir Street with a viewing height of 1.65 metres above the level of the pavement. The rear right-of-way behind Moir Street and Wellman Street are not included in this requirement. Refer to Figure 4 for further guidance.

**streetscape** means the collective elements that contribute to a street, including architectural styles, front yards, car parking structures and access, infrastructure, footpaths, signage, street trees and landscaping and fencing and front boundary treatments.

**sympathetic** or **complementary** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale. See **Explanatory Notes** for further detail.

## ADDITIONAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

Applications for development approval within the Brookman and Moir Streets Heritage Area must be accompanied by the following documentation. The City may also elect to obtain its own independent advice on any of the following items to assist in the development application process.

### 1. Heritage Impact Statement

The heritage impact statement (HIS) undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication 'Heritage Impact Statement: A Guide' will be required for the following types of development proposals:

- i. Partial or full demolition of a contributory place including proposed new development.



## BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

- ii. Second storey additions.
- iii. Any other alterations or additions which may be visible from the public domain or could impact the heritage fabric of an existing dwelling.
- iv. Seeking variations to any built form controls set out in this policy.

The HIS is ~~a written report to be undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication 'Heritage Impact Statement: A Guide'~~ to address the following: ~~addressing:-~~

- i. How will the proposed works affect the cultural significance of the place and the Heritage Area?
- ii. What measures (if any) are proposed to ameliorate any adverse impacts?
- iii. Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

Note: ~~Some applications may not require that a HIS be undertaken by a qualified heritage professional and may also not require a HIS. Please contact the City's Development and Design team for further information.~~

2. A contextual street elevation drawn on one continuous scale no smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land subject to the application.
3. Detailed schedule of all finishes, materials and colours of the proposed development and how these relate to the adjoining developments.
4. Sightline drawings of any additions when viewed from the public realm. Diagrams/images from multiple viewpoints from the street will be required.
5. Structural Condition Assessment in case of demolition.

If structural failure is cited as a justification for demolition, evidence in the form of a structural condition assessment is required, provided by a practicing structural engineer with experience in heritage buildings, in line with Building Act requirements. The assessment must demonstrate that the structural integrity of the building has failed to the point where it cannot be rectified without removal of a majority of its significant fabric. Financial considerations are secondary to heritage and structural considerations.

An application for development approval ~~may~~ be referred to the City's Design Review Panel comprising of suitably experienced and qualified members as appointed by the City for advice regarding the proposal.

A condition of development approval will require the submission of a construction and demolition plan prior to the commencement of development. This plan is to be in accordance with the City's Local Planning Policy 7.5.23 Construction Management Plans.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## EXPLANATORY NOTES

Demolition of any building in the heritage area requires approval by Council with advice from the Heritage Council of Western Australia (HCWA).

Contributory places are those identified on **Map 1**.

The rear water closets are an integral part of the original development of the estate. Any demolition, particularly those which are visible from the public domain, needs to ensure that it will not adversely impact the heritage fabric of the place.

The plan of contributory buildings (refer to **Figure 1**) has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah. The rear skillion addition is not intended to be retained or conserved.

Decorative detail includes the treatment of the gables, with timber barges, barge caps, finials, pierced timber fretwork, verge closing boards, modillions, console brackets to gutters, and decorative cast-iron lacework. Refer to **Figure 2** for further guidance.

The original colours of the dwellings were drawn from a very limited palette. Houses that retain their original features sometimes retain strong evidence of the original colours. Paint scraping can reveal original colours and assist with making new colour choices.

The original house plan has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah. Many houses retain the essential elements of this plan and many of the features. The five front rooms and corridor of the house are an integral historical form under the original pitched roof.

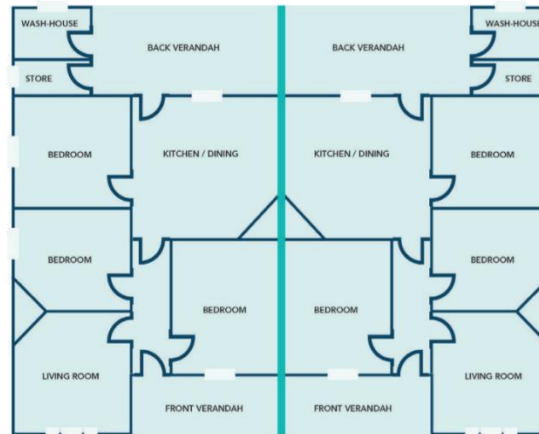
New development should be sympathetic to the existing contributory places and be based upon Burra Charter principles. Design approaches for new development should:

- incorporate subtle architectural style using simple forms and limited material palette;
- use a sympathetic architectural approach that enhances the existing character of the place; and
- use design principles that derive from the architectural language of the existing heritage fabric without imitation.

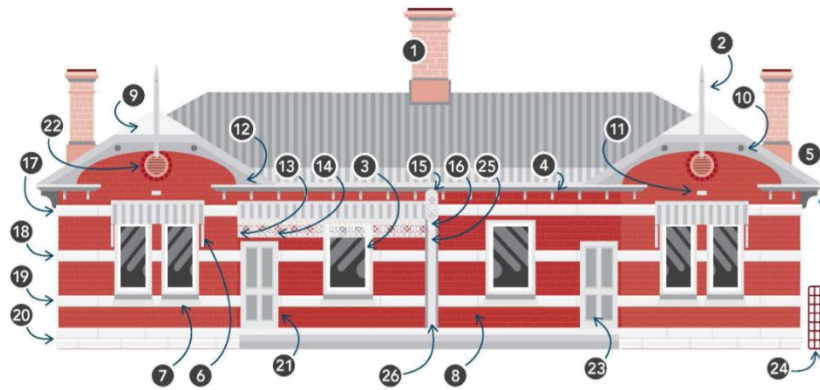
A list of heritage professionals can be found on the HCWA's [inContact](#) website.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

Figure 1: Typical mirrored house plan.



1. Tuck pointed brick chimney with rendered decoration
2. Timber finial
3. Flat brick arch - curved soffit (over window)
4. Ogee gutter
5. Timber bracket
6. Timber awning bracket
7. Rendered sill
8. Stretcher bond brickwork
9. Pierced timberwork
10. Applied timber roundels
11. Cast iron roundels
12. Curved bargeboard



13. Cast iron bracket
14. Cast iron frieze
15. Cast stone - vermiculated finish
16. Cast stone bracket
17. Stucco Band
18. Stucco string course
19. Stucco sill course
20. Stucco plinth
21. Closer brick
22. Circular vent
23. Four panelled door
24. Early wire fence
25. Blind niche
26. Fin wall

Figure 2: Typical front elevation.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

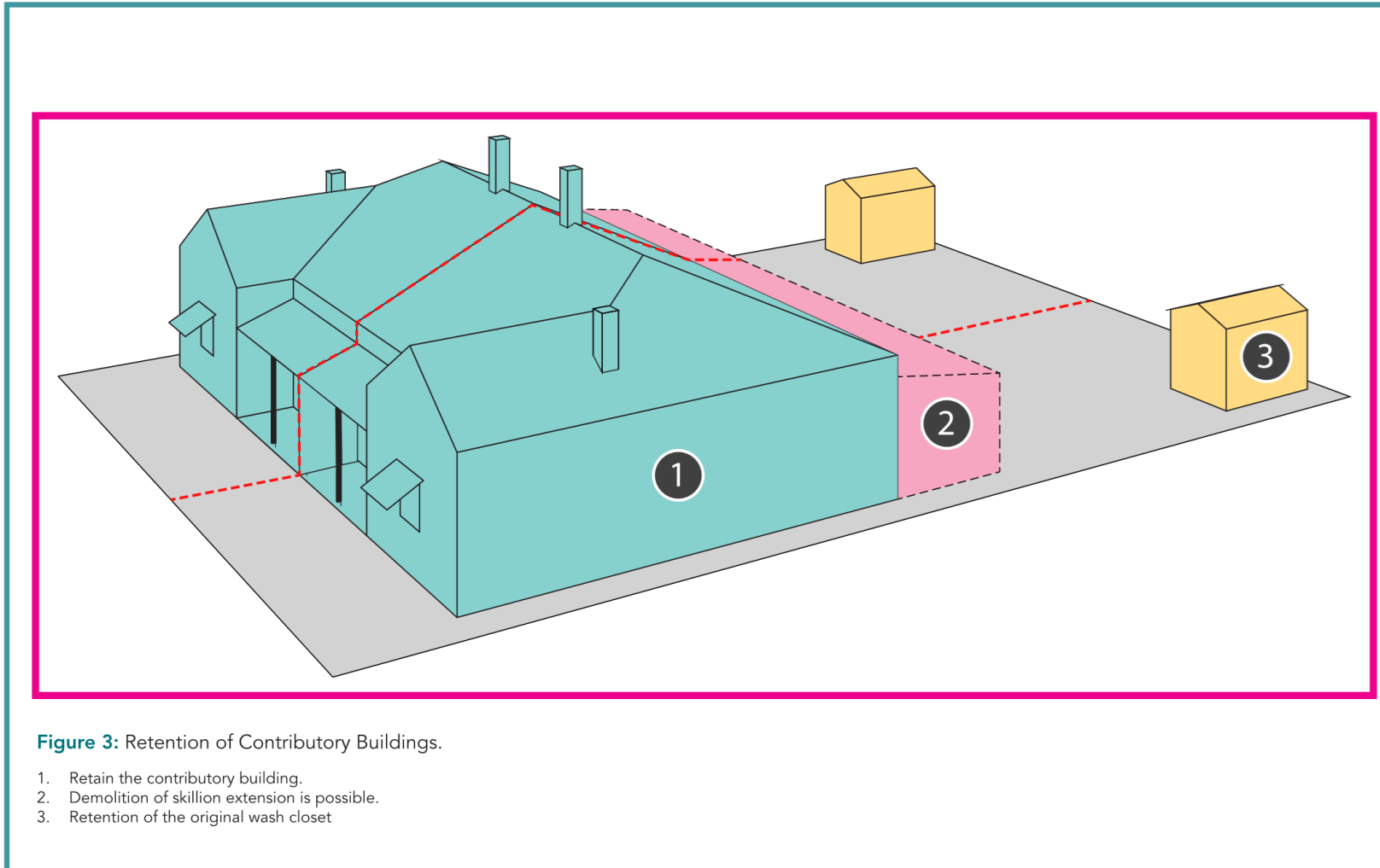
## 1. DEMOLITION

**Intent:** The loss of a contributory place negatively impacts on the cultural significance and character of the Brookman and Moir Streets Heritage Area. Demolition of a contributory building is **not rarely** appropriate, and demolition should not occur to contributory buildings located in state registered heritage places.

~~It is acknowledged that there will be some circumstances where demolition cannot be avoided. In these circumstances, the obligation rests with the applicant to provide a sound justification for demolition to a Contributory Place.~~

<p style="text-align: center;"><b>Local Housing Objectives</b></p> <p><i>Pursuant to Clause 3.2.3(c) of the Residential Design Codes Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i></p>	<p style="text-align: center;"><b>Deemed to Comply</b></p> <p><i>Pursuant to Clause 3.2.3(a) of the Residential Design Codes Volume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i></p>
<p>LO1.1 Demolition of the <b>Contributory Place</b> and associated structures to be avoided. In exceptional circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification via an assessment by a qualified structural engineer with heritage experience supported by a <b>Heritage Impact Statement</b> prepared by a qualified heritage consultant.</p> <p>LO1.2 <del>Partial</del> Demolition of non-contributory or intrusive elements to accommodate conservation and enhancement of the <b>Brookman and Moir Heritage Area is encouraged.</b></p>	<p>C1.1 All <b>Contributory Buildings</b> are retained and conserved in accordance with this policy. Refer to Figure 3 for guidance.</p> <p>C1.2 Demolition of the <b>Contributory Place</b> is <b>not permitted</b>. This includes circumstances where there has been a demonstrable period of neglect leading to deterioration in the building's condition.</p>

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES



**Figure 3:** Retention of Contributory Buildings.

1. Retain the contributory building.
2. Demolition of skillion extension is possible.
3. Retention of the original wash closet

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## 2. CONSERVATION OF CONTRIBUTORY PLACES

**Intent:** Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the **Brookman and Moir Streets Heritage Area**. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.

### 2.1 Roofs

<p>LO2.1.1 Roof forms that incorporate proportions, materials and design elements that respect and reference the character of the precinct.</p>	<p>C2.1.1 Replacement roofs on contributory places shall match the original roof form. <del>Roof pitches visible from the street are to match the existing roof pitch.</del></p> <p>C2.1.2 Rolled-top ridges, timber barge caps (not metal), with ogee gutters and circular down pipes are included when replacing roof details.</p> <p>C2.1.3 Television aerials, air conditioning and other fittings may be roof mounted but are not visible from the public domain.</p>
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### 2.2 External Walls

<p>LO2.2.1 Building façades that incorporate proportions, materials and design elements that respect and reference the character of the precinct.</p>	<p>C2.2.1 Original features are retained and conserved. Previously unpainted surfaces must not be painted.</p> <p>C2.2.2 The streetscape presentation of contributory places reflects their original appearance either by preservation or restoration back to the original aesthetic.</p>
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### 2.3 Front Verandahs

<p>LO2.3.1 Front verandahs are retained and conserved to match the original appearance.</p>	<p>C2.3.1 The open verandahs and decorative features must be retained and conserved in their original form where they still exist. Material that is damaged beyond conservation is reconstructed correctly to original detail.</p>
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# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

<b>2.4 Windows</b>	
LO2.4.1 Windows are retained and conserved to match the original appearance.	<p>C2.4.1 All original timber window features, including single pane double hung sashes and sun hoods are retained.</p> <p>C2.4.2 Development does not propose enlargement of openings and the use of aluminium window frames.</p>
<b>2.5 Front Doors and Hopper Lights</b>	
LO2.2.1 Building façades that incorporate proportions, materials and design elements that respect and reference the character of the precinct.	C2.5.1 Development does not propose enlargement of openings and the use of aluminium window frames
<b>2.6 Chimneys</b>	
LO2.6.1 Chimneys are retained and conserved to match the original appearance.	C2.6.1 All original brick chimneys are retained except those located on <del>the rear skillion addition.</del> <del>within the addition zone (refer to Figure 5)</del>
<b>2.3 External Decorative Details</b>	
LO2.7.1 Decorative details are retained and conserved to match the original appearance.	C2.7.1 All original decorative details are retained or reconstructed correctly to detail.

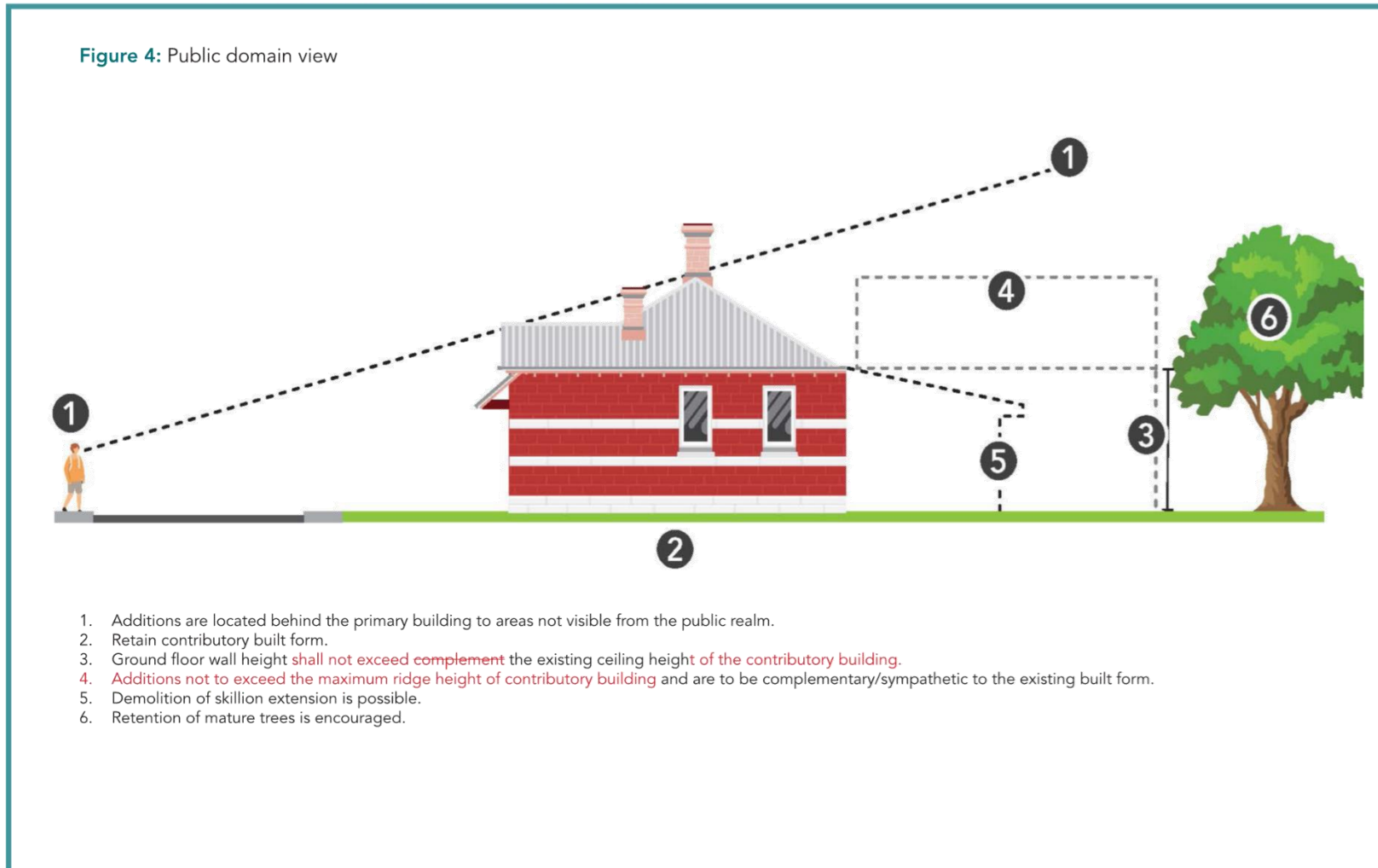
# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

3. BUILT FORM	
<p><b>Intent:</b> Most existing buildings can accept some level of <del>alteration or</del> new additions without having a negative impact on the cultural significance and character of the Brookman and Moir Streets Heritage Area. <del>New additions</del> <del>Acceptable new alterations and additions to the building envelope</del> do not visually intrude on contributory places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.</p>	
<p><i>Augments Clause 5.1.2 P2.1 and P2.2</i></p>	<p><i>Replaces C2.1 - C2.3</i></p>
<p>LO3.1 Additions respect the predominant scale (height and bulk, <del>density and pattern of arrangement</del>) of the contributory building and the heritage area <del>existing building</del> and do not have an adverse visual impact on it.</p> <p><del>LO3.2 Additions are compatible to the predominant form and character of the existing building, its streetscape context and the urban character of the surrounding area.</del></p> <p>LO3.2 Additions <del>Development</del> preserve and enhance the visual character of existing cultural heritage streetscape by considering the form, colours and materiality of the contributory building. <del>building bulk and scale.</del></p>	<p>C3.1 Additions should be of a contemporary design that do not mimic the heritage fabric of the contributory building and wider heritage area.</p> <p>C3.2 Additions shall <del>Above ground level extensions should</del> be setback from main roofline of the <del>contributing</del> building as so they are not visible from the <b>public domain view</b> of Brookman and Moir street. Refer to <b>Figure 4.</b> <del>for further information.</del></p> <p><del>C3.2 Where additions are visible from the public domain view of Forbes Street and Robinson Avenue, they are to be sympathetic to the contributory built form in terms of scale, form, colour and materiality.</del></p> <p>C3.3 The wall height of ground floor addition shall not exceed the wall height of the contributory place. Refer to <b>Figure 4.</b></p> <p>C3.4 The height of second storey additions shall not exceed the maximum ridge height of the contributory place. Refer to <b>Figure 4.</b></p> <p>C3.5 Side setbacks <del>to corner lots</del> shall not encroach into the setback established by the contributory building. Refer to <b>Figure 5.</b></p> <p>C3.6 Additions to corner lots are to be visually and physically separated from the contributory building as to reduce visual impact to the heritage significance of the place.</p>



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

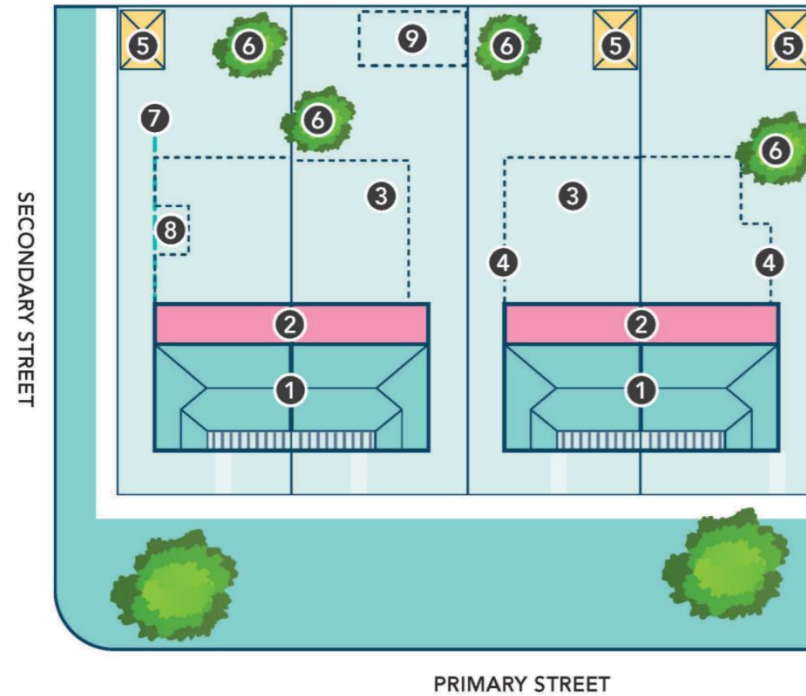
Figure 4: Public domain view



1. Additions are located behind the primary building to areas not visible from the public realm.
2. Retain contributory built form.
3. Ground floor wall height shall not exceed complement the existing ceiling height of the contributory building.
4. Additions not to exceed the maximum ridge height of contributory building and are to be complementary/sympathetic to the existing built form.
5. Demolition of skillion extension is possible.
6. Retention of mature trees is encouraged.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

Figure 5: Potential form and scale of new development



1. Retain the contributory building structure under the primary roof structure.
2. Demolition of skillion extension is possible.
3. Additions to extend behind the primary built form.
4. Facades are in line with the contributory building envelope.
5. Retention of the original water closet which relate to the **contributory-built form heritage significance of the place**.
6. Retention of any mature vegetation is encouraged.
7. Side setbacks to corner-lots shall not encroach into the setback established by the contributory building.
8. Large expanses of walls visible from neighbouring properties broken up to reduce scale and bulk impact.
9. Structures can be located at the rear, such as garages servicing Wellman Street.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## 4. Front Fences, Secondary Street Fences and the Front Garden

**Intent:** The treatment of front setback area has a significant impact on the streetscape. Retaining uniformity in the scale and proportions of front fences and gates and walls will allow visual transparency between the heritage buildings and the streetscape which is critical in maintaining the character of the Brookman and Moir Streets Heritage Area.

The landscape character of the small front gardens reflects their heritage as workers cottages.

Augments Clause 5.2.4 P4

Replaces C4.1 C4.2 remains

LO4.1 Unless documentary or physical evidence is available, fences should be identifiable as new but also sympathetic to the cultural heritage significance of the precinct.

C4.1. Front fences shall be solid up to 0.75m and visually permeable above to a maximum fence height of 1.2m.

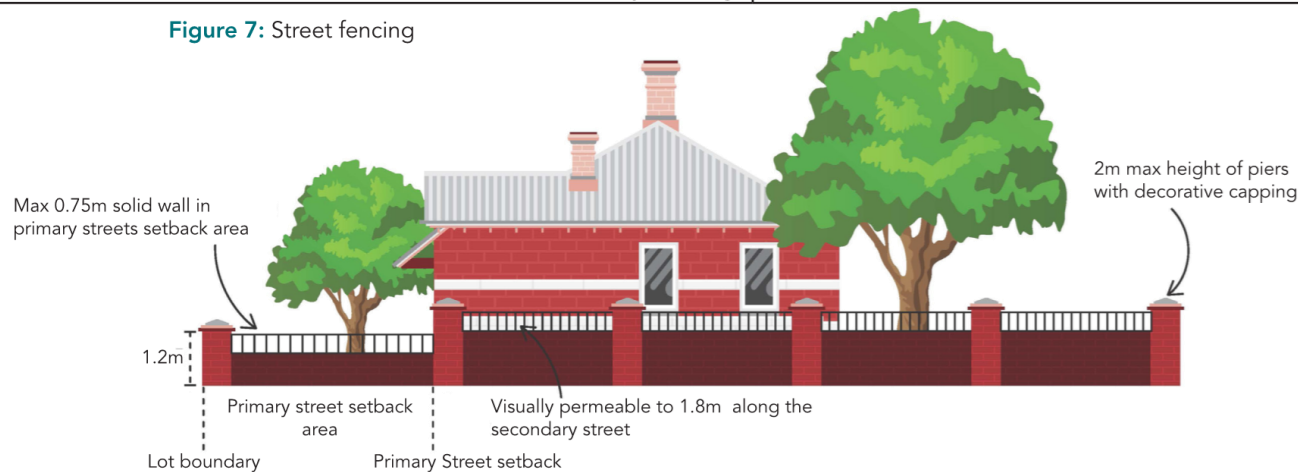
LO4.2 Fences in the front setback which maintain views of the heritage dwellings.

C4.2 Visually permeable secondary street (Forbes Street and Robinson Avenue) fences are to have a maximum height of 1.8m.

LO4.3 Any landscaping in the front setback area should not be low in scale as to not obscure the facade of the contributory building.

C4.3 Street fencing fronting Wellman Street can be solid to a height of 1.8m.

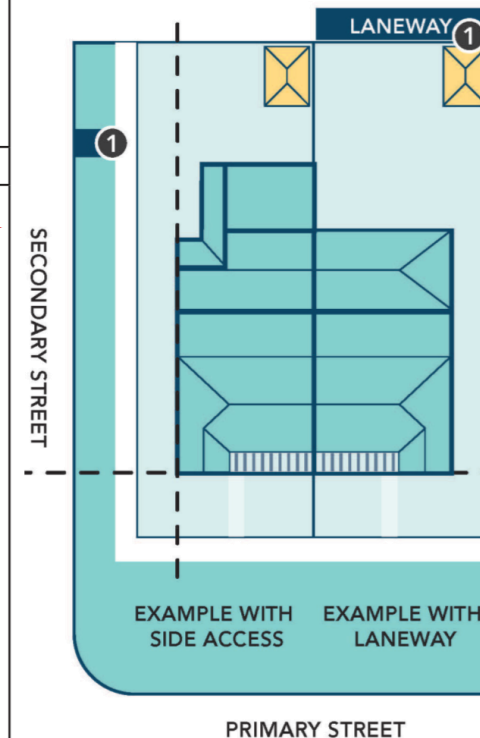
Figure 7: Street fencing



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

<p><b>5. Car Parking</b></p> <p><b>Intent:</b> The precinct was developed prior to cars coming into common usage. As a result, the homes within the Brookman and Moir Streets Heritage Area have not been designed to accommodate the parking of vehicles. <del>Garages, carports and open parking areas are an obtrusive element within the streetscape as such they must be carefully sited and designed to avoid negative impacts to the cultural heritage significance of the precinct. heritage character.</del></p>	
<p><i>Augments Clause 5.2.1 P1.1 and P1.2</i></p>	<p><i>Replaces Clause C1.1 - C1.4</i></p>
<p>LO5.1 To ensure that <del>minimise the impact of car parking infrastructure, does not have an adverse impact on the cultural significance of the Brookman and Moir Streets Heritage Area. on the heritage dwellings and streetscape.</del></p>	<p><del>C5.1- Garages are to be located at the rear boundary and do not involve the demolition of the original rear water closet.</del></p> <p><del>C5.2- There is no minimum number of on-site car parking spaces required to be provided.</del></p> <p><del>C5.3- Carports are not to be located within the street setback area.</del></p> <p>C5.1 There is no minimum number of on-site car parking spaces required to be provided.</p> <p>C5.2 Car parking and associated structures are not permitted in the front setback area.</p> <p>C5.3 Vehicle access shall be located as follows:</p> <ol style="list-style-type: none"> <li>for the street block between Brookman Street and Wellman Street, vehicle access to a garage or carport shall be obtained from Wellman street;</li> <li>for the portion of the heritage area bounded by Moir Street and Lake Street, vehicle access to a garage or carport shall be obtained by the rear right of way;</li> <li>for the street block between Brookman Street and Moir Street, corner lots shall obtain vehicle access to a carport from Forbes Road or Robinson Avenue.</li> </ol> <p>C5.4 Car parking infrastructure shall not involve the demolition of the original water closet.</p>

Figure 8: Garage and Carport locations



1. Access to car parking areas shall be provided from the rear or side only. ~~Where side or rear access is available, access should occur from these points~~

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## 6. Materials and Colours

**Intent:** The materials, textures, colours and decorative treatments of contributory places are important elements of character and to the cultural heritage significance of the Brookman and Moir Streets Heritage Area and should be used to inform the palette used in conservation works and to guide the selection of materials and colours on new developments.

### Local Housing Objectives

- LO6.1 Materials, colours and finishes reflects the original materials and colours used in the heritage area.
- LO6.2 For conservation work consideration should be given to original material, colours and finishes of the contributory place, having regard to documentary evidence.
- LO6.3 The colours are to be in keeping with the historic character and aesthetic of the area: Colour choice for new additions developments may be varied, but consideration should be given to the impact of a colour choice on Brookman and Moir Streets, as a whole.

### Deemed to Comply

C6.1 Materials and colours are to be selected with reference to the prevailing contributory character of the heritage area. Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes. Refer HCWA 'Policy and Practice Note for Painting Heritage Places'



Figure 9: The homogeneity of the modestly scaled, semi-detached residential buildings create a visually striking precinct in an inner-city residential area

City of Vincent

CM D23/131521

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## APPENDIX 1: MODIFICATION TO STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<p>5.1.2 Street Setbacks C2.1</p>	<p>C2.1 Table 1. Primary street setback: 6m. Secondary street setback: 1.5m.</p>	<p>3. Built Form. <del>C3.1-C3.3:</del> C3.1 Additions should be of a contemporary design that do not mimic the heritage fabric of the contributory building and wider heritage area.  C3.2 Additions shall be setback from the main roofline of the contributing building as so they are not visible from the <b>public domain view</b> of Brookman and Moir Streets. Refer to <b>Figure 4.</b>  C3.3 The wall height of ground floor additions shall not exceed the wall height of the contributory place. Refer to <b>Figure 4.</b>  C3.4 The height of second storey additions shall not exceed the maximum ridge height of the contributory place. Refer to <b>Figure 4.</b></p>
<p>5.1.6 Building Height C6</p>	<p>C6: In accordance with Table 3. Top of external wall (roof above): 7m. Top of external wall (concealed roof): 8m. Top of pitched roof: 10m.</p>	<p>3. Built Form  C3.5 The height of second storey additions is to match the maximum ridge height of the contributory place.</p>

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<p><b>5.2.1 Setback of Garages and Carports C1.1-1.5</b></p>	<p>C1.1 Garages setback 4.5m from the primary street or sited at least 0.5m behind the main dwelling frontage, 3m where parallel to street, provided the parallel wall has openings, 1.5m from secondary streets, and on the boundary of communal streets or right of ways.</p> <p>C1.2 Carports setback in accordance with the primary street setback under Cl.5.1.2.</p>	<p>5. Car parking.  <del>C5.1 and C5.3:</del>  <b>Garages to be located at rear of the property.</b>  <b>Carports to be provided behind the street setback area.</b></p> <p>C5.1 There is no minimum number of on-site car parking spaces required to be provided.</p> <p>C5.2 Car parking and associated structures are not permitted in the front setback area.</p> <p>C5.3 Vehicle access shall be located as follows:</p> <ul style="list-style-type: none"> <li>a. for the street block between Brookman Street and Wellman Street, vehicle access to a garage or carport shall be obtained from Wellman street;</li> <li>b. for the portion of the heritage area bounded by Moir Street and Lake Street, vehicle access to a garage or carport shall be obtained by the rear right of way;</li> <li>c. for the street block between Brookman Street and Moir Street, corner lots shall obtain vehicle access to a carport from Forbes Road or Robinson Avenue.</li> </ul> <p>C5.4 Car parking infrastructure shall not involve the demolition of the original water closet.</p>

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<p><b>5.2.4 Street Walls and Fences C4</b></p>	<p>C4.1 50% visually permeable above 1.2m height with pillars maximum height.</p> <p>C4.2 Pillars to a height of 1.8m with maximum horizontal dimensions 400mm x 400mm.</p>	<p>4. Front Street Fences, Secondary Street Fence and the Front Garden.</p> <p>C4.1. Front fences can be solid up to 0.75m and visually permeable above to maximum of 1.2m.</p> <p>C4.2. Visually permeable secondary street (Forbes Street and Robinson Avenue) fences are to have a maximum height of 1.8m.</p> <p><b>C4.3 Street fencing fronting Wellman Street can be solid to a height of 1.8m.</b></p>
<p><b>5.4.3 Outbuildings</b></p>	<p>C5.4.3(iii) outbuildings are to be setback as per Table 2a and 2B.</p>	<p>3. Built Form. <del>C3.2 and C3.3:</del></p> <p><b>C3.3 The wall height of ground floor additions shall not exceed the wall height of the contributory place. Refer to Figure 4.</b></p> <p><b>C3.5 Side setbacks shall not encroach into the setback established by the contributory building. Refer to Figure 5.</b></p>



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<b>External Fixtures, Utilities and Facilities 5.4.4 C4.1, C4.2, C4.3, C4.4</b>	Solar collectors installed on the roof or other parts of buildings  Television aerials and plumbing vent pipes sited above roof line and external roof water down pipes  All other fixtures concealed from view.	As per Built Form Policy requirements.  Also refer to HCWA Guidelines for Renewable Energy Systems in State Registered Places.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## APPENDIX 2: POLICY GUIDANCE

The key documents for assessing development applications within the Brookman and Moir Streets Heritage Area are the:

- Brookman and Moir Streets Heritage Area Guidelines;
- Local Planning Policy 7.1.1 Built Form (Built Form Policy);
- State Planning Policy 7.3 Residential Design Codes (R-Codes); and
- Local Planning Policy 7.6.1 Heritage Management - Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1).

To the extent that they are relevant to the development application, applicants are also to have due regard to a range of matters listed in Clause 67(2) of the Regulations.

KEY CRITERIA	APPLICABLE POLICY			
	Brookman and Moir Streets Heritage Area Guidelines	Built Form Policy	R-Codes	LPP 7.6.1
<b>Demolition</b>	Clause 1 - Demolition			A3.2 and A3.2
<b>Building height</b>	Clause 3 - Built Form	Clause 5.3 - Building Height		
<b>Conservation</b>	Clause 2 - Conservation Clause 6 - Materials and Colours			A1.1 and A1.2, A2.4-A2.6
<b>Street setbacks</b>	Clause 3 - Built Form	Clause 5.1 - Street Setback		
<b>Lot boundary setbacks</b>			Clause 5.1.3 - Lot Boundary setbacks	A2.1 - Building Scale, Bulk and Mass
<b>Open space</b>			5.1 4 - Open Space	

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

KEY CRITERIA	APPLICABLE POLICY			
	Brookman and Moir Streets Heritage Area Guidelines	Built Form Policy	R-Codes	LPP 7.6.1
Street fencing and walls	Clause 4 - Front Fences, Secondary Street Fences and the Front Garden			
Solar access			Clause 5.4.2 - Solar Access for Adjoining Sites 25% of the adjoining southern lot	
Visual privacy			Clause 5.4.1 Visual Privacy	
Utility location		Clause 5.10 - External Fixtures, Utilities and Facilities		Clause 6 - Solar Panels to Heritage Listed Buildings
Car parking	Cause 5 - Car parking	5.4 - Garages and Carports		
Appearance of new additions	Clause 3 - Built Form			A2.1 Building Scale, Bulk and Mass
Landscaping	Clause 4 - Front Fences, Secondary Street Fences and the Front Garden		Clause 5.3.2 - Landscaping	

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## PART 1: PRELIMINARY

### STATUTORY BACKGROUND

The Brookman and Moir Streets Heritage Area is designated as a heritage area in accordance with Schedule 2, Part 3, Clause 9 (deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

This local planning policy is adopted consistent with Schedule 2, Part 3, Clause 9 (2) of the deemed provisions of the Regulations, which requires a local planning policy for each heritage area. In addition to the minimum requirements outlined in the deemed provisions, this policy identifies the contribution, or otherwise, of all places within the heritage area; and sets out planning controls that support conservation of the identified heritage values of the area.

Brookman and Moir Streets Heritage Area is also included on the State Register of Heritage Places as it has cultural heritage value at a state level. Under Section 73(1) of the *Heritage Act 2018* the City must elect to refer any development proposal to the Heritage Council for advice if it is considered that the proposal has the potential to impact the significance of the place.

### STATEMENT OF SIGNIFICANCE

The following statement of significance relates to the extent of the heritage area is identified in Map 1.

Brookman and Moir Streets Precinct, two streets in Perth comprising 58 semidetached residences and one detached residence in two types of the Federation Queen Anne style, constructed of limestone and brick with corrugated-iron roofs in 1897-98, and a shop at the corner of Moir Street and Forbes Road built in 1940, has cultural heritage significance for the following reasons:

- The historic precinct is an almost-complete example of two late 19th century streets of modestly scaled residential buildings in the Federation Queen Anne style of architecture, built between 1897-1898 in the wake of the rapid population expansion following the Western Australian gold boom.
- The historic precinct is a substantial section of the residential estate developed by the Colonial Finance Corporation in 1897-1898. This estate, comprising the historic precinct in Brookman and



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

Moir Streets, and Baker's Terrace in Lake Street, was the largest estate of its type developed in Western Australia.

- The historic precinct is rare in Western Australia as two streets in which a single basic design was utilised for all the residences in a large estate, with the exception of Numbers 2 and 4 Brookman Street, which are grander variations of the same pattern used throughout the precinct, that is relatively intact.
- The buildings contained within the precinct are representative of what was considered to be 'working class' rental accommodation from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- The one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the precinct give it a particular character and sense of enclosure.
- The homogeneity of the modestly scaled, semi-detached residential buildings creates a visually striking precinct in an inner-city residential area.
- The historic precinct was developed by the Colonial Finance Corporation who named Brookman and Moir Streets after two of the principal investors in the company who were prominent Western Australians.

Generally, the present property fencing and most plantings are of little significance.

Recent additions and modifications are of little significance, e.g. replacements of original details.

Parking areas in the front of houses, and carports in the front setbacks, are intrusive. A small number of high masonry construction fences in the precinct are intrusive.

## PURPOSE

The primary purpose of these guidelines are to conserve and enhance the heritage significance and cohesive streetscape character of the Brookman and Moir Streets Heritage Area. These guidelines identify those contributory buildings that are to be retained, and that alterations and additions to these buildings are carried out in a way which respects the integrity and aesthetic value of the streetscape, whilst also illustrating innovative architectural and sustainable design excellence.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## OBJECTIVES

The objectives of these guidelines are to:

- retain, conserve, and protect the cultural heritage significance of the Brookman and Moir Streets Heritage Area as identified by its entry on the State Register of Heritage Places and as a designated heritage area protected under the City's Local Planning Scheme No. 2.
- ensure that additions to existing heritage places do not adversely impact the significance of the area, the contributory buildings, or neighbouring heritage places;
- ensure that future development is sympathetic to the existing built form, context of the streetscape, roof form, and public domain in all elements of design;
- maintain and improve existing street vegetation and front gardens in a manner that conserves the significance;
- ensure front fences, if required, are low height or open style and are consistent with the precinct in terms of materiality and colour; and
- encourage a high standard of architectural and sustainable building design for alterations to contributory buildings.



City of Vincent

CM D23/131519

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

These guidelines apply to all proposals for development within the Brookman and Moir Streets Heritage Area, as shown on Map 1.

Level of Significance	Description	Desired Outcome
<b>Contributes</b>	Contributes to the significance of the heritage area	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with these heritage guidelines.
<b>Does not contribute</b>	Does not contribute to the significance of the heritage area.	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in these heritage guidelines.



Map 1: Brookman and Moir Streets Heritage Area

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## RELATIONSHIP TO THE PLANNING FRAMEWORK

These guidelines are made pursuant to Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) and Clause 3.2.3(a) of State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes).

These guideline forms part of the City of Vincent's (City) local planning policy framework. Including but not limited to, the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy) and Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1). Where these guidelines are inconsistent with the City's Local Planning Scheme No.2 (Scheme), the Scheme prevails.

Where inconsistency exists between this policy and a state planning policy or another local planning policy, this policy prevails to the extent of the inconsistency.

This is a performance-based policy. Applications for development approval need to demonstrate that the design achieves the objectives of each element. While addressing the deemed-to-comply criteria is likely to achieve the objectives of these guidelines, they do not provide automatic approval and the proposal will be assessed in the context of the entire design solution to ensure the objectives are achieved. Any application will require assessment against LPP 7.6.1 and the objectives of these guidelines. Should development not satisfy the deemed-to-comply requirements, it will require a performance assessment against the relevant local housing objectives of these guidelines, the local housing objectives of the Built Form Policy, design principles of the R-Codes as well as the policy objectives of LPP 7.6.1.

## WORKS NOT REQUIRING DEVELOPMENT APPROVAL

In accordance with Regulation 41 of the *Heritage Regulations 2019*, the following works do not require development approval:

1. Building maintenance that does not involve:
  - i. the removal of, or damage to, the existing fabric of the building; or
  - ii. the use of new materials.
2. Gardening or landscape maintenance that does not involve a major alteration of the layout, contours, structures, significant plant species or other significant features on the land.
3. Repairs, including replacing missing or deteriorated fabric with like for like fabric, that does not involve the removal of, or damage to, the significant fabric of the building.



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

4. Repainting of the surface of a building:
  - i. in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers; and
  - ii. without disturbing or removing an earlier paint layer unless it is chalking, flaking or peeling.
5. Signage that:
  - i. is temporary and does not have a deleterious effect on the fabric of a building; and
  - ii. advertises that a place is for sale or lease but does not remain on the place for more than 10 days after the place is sold or leased.
6. Replacement of utility services using existing routes or voids that does not involve the removal of, or damage to, the fabric of the building.

Applicants are encouraged to speak to the City's Development and Design team should they believe that their works are exempt from requiring development approval.

## PART 2: GUIDELINES PROVISIONS

### DEFINITIONS

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the Planning and Development Act 2005, Regulations, the Heritage Act 2018 and Local Planning Policy: Heritage Area Guidelines.

**Burra Charter** means the document providing guidance for the conservation and management of places of cultural heritage significance and sets standards of practice for those who provide advice, make decisions about, or undertake works to places of cultural heritage significance, including owners, managers and custodians. The charter is adopted by the Australian International Council on Monuments and Sites (ICOMOS).

**contributory place** means places and structures that make a positive contribution to the cultural heritage significance of the Brookman and Moir Heritage Area. Refer to the heritage assessment of the Brookman and Moir precinct on [Inherit](#) for further information.

**non-contributory place** means buildings and structures which do not contribute to the cultural heritage significance of the Brookman and Moir Heritage Area.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

**fabric** means all the physical material of a contributory place, including components, fixtures, contents and objects.

**public domain view** means sightline from the front property line on the opposite side of the road of Brookman Street and Moir Street with a viewing height of 1.65 metres above the level of the pavement. The rear right-of-way behind Moir Street and Wellman Street are not included in this requirement. Refer to **Figure 4** for further guidance.

**sympathetic** or **complementary** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale. See **Explanatory Notes** for further detail.

## ADDITIONAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

Applications for development approval within the Brookman and Moir Streets Heritage Area must be accompanied by the following documentation. The City may also elect to obtain its own independent advice on any of the following items to assist in the development application process.

### 1. Heritage Impact Statement

The heritage impact statement (HIS) undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication 'Heritage Impact Statement: A Guide' will be required for the following types of development proposals:

- i. Partial or full demolition of a contributory place including proposed new development.
- ii. Second storey additions.
- iii. Any other alterations or additions which may be visible from the public domain or could impact the heritage fabric of an existing dwelling.

The HIS is to address the following:

- i. How will the proposed works affect the cultural significance of the place and the Heritage Area?
- ii. What measures (if any) are proposed to ameliorate any adverse impacts?
- iii. Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

**Note:** Some applications may not require that a HIS be undertaken by a qualified heritage professional and may also not require a HIS. Please contact the City's Development and Design team for further information.

2. A contextual street elevation drawn on one continuous scale no smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land subject to the application.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

3. Detailed schedule of all finishes, materials and colours of the proposed development and how these relate to the adjoining developments.
4. Sightline drawings of any additions when viewed from the public realm. Diagrams/images from multiple viewpoints from the street will be required.
5. Structural Condition Assessment in case of demolition.

If structural failure is cited as a justification for demolition, evidence in the form of a structural condition assessment is required, provided by a practicing structural engineer with experience in heritage buildings, in line with Building Act requirements. The assessment must demonstrate that the structural integrity of the building has failed to the point where it cannot be rectified without removal of a majority of its significant fabric. Financial considerations are secondary to heritage and structural considerations.

An application for development approval may be referred to the City's Design Review Panel comprising of suitably experienced and qualified members as appointed by the City for advice regarding the proposal.

A condition of development approval will require the submission of a construction and demolition plan prior to the commencement of development. This plan is to be in accordance with the City's Local Planning Policy 7.5.23 Construction Management Plans.

## EXPLANATORY NOTES

Demolition of any building in the heritage area requires approval by Council with advice from the Heritage Council of Western Australia (HCWA).

Contributory places are those identified on **Map 1**.

The rear water closets are an integral part of the original development of the estate. Any demolition, particularly those which are visible from the public domain, needs to ensure that it will not adversely impact the heritage fabric of the place.

The plan of contributory buildings (refer to **Figure 1**) has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah. The rear skillion addition is not intended to be retained or conserved.

Decorative detail includes the treatment of the gables, with timber barges, barge caps, finials, pierced timber fretwork, verge closing boards, modillions, console brackets to gutters, and decorative cast-iron lacework. Refer to **Figure 2** for further guidance.

## BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

The original colours of the dwellings were drawn from a very limited palette. Houses that retain their original features sometimes retain strong evidence of the original colours. Paint scraping can reveal original colours and assist with making new colour choices.

The original house plan has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah. Many houses retain the essential elements of this plan and many of the features. The five front rooms and corridor of the house are an integral historical form under the original pitched roof.

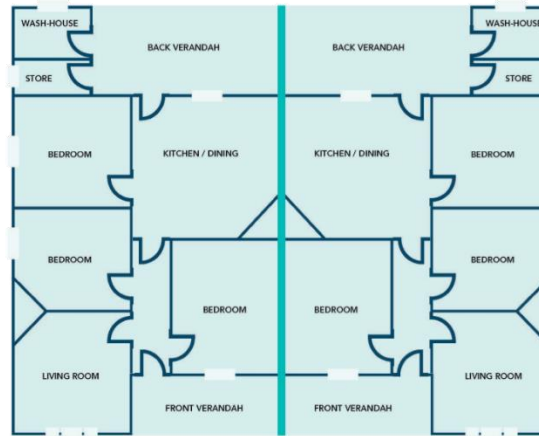
New development should be sympathetic to the existing contributory places and be based upon Burra Charter principles. Design approaches for new development should:

- incorporate subtle architectural style using simple forms and limited material palette;
- use a sympathetic architectural approach that enhances the existing character of the place; and
- use design principles that derive from the architectural language of the existing heritage fabric without imitation.

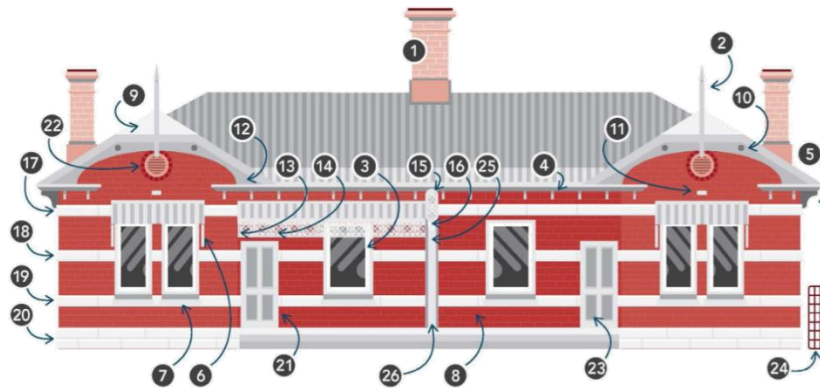
A list of heritage professionals can be found on the HCWA's [inContact](#) website.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

Figure 1: Typical mirrored house plan.



1. Tuck pointed brick chimney with rendered decoration
2. Timber finial
3. Flat brick arch - curved soffit (over window)
4. Ogee gutter
5. Timber bracket
6. Timber awning bracket
7. Rendered sill
8. Stretcher bond brickwork
9. Pierced timberwork
10. Applied timber roundels
11. Cast iron roundels
12. Curved bargeboard
13. Cast iron bracket



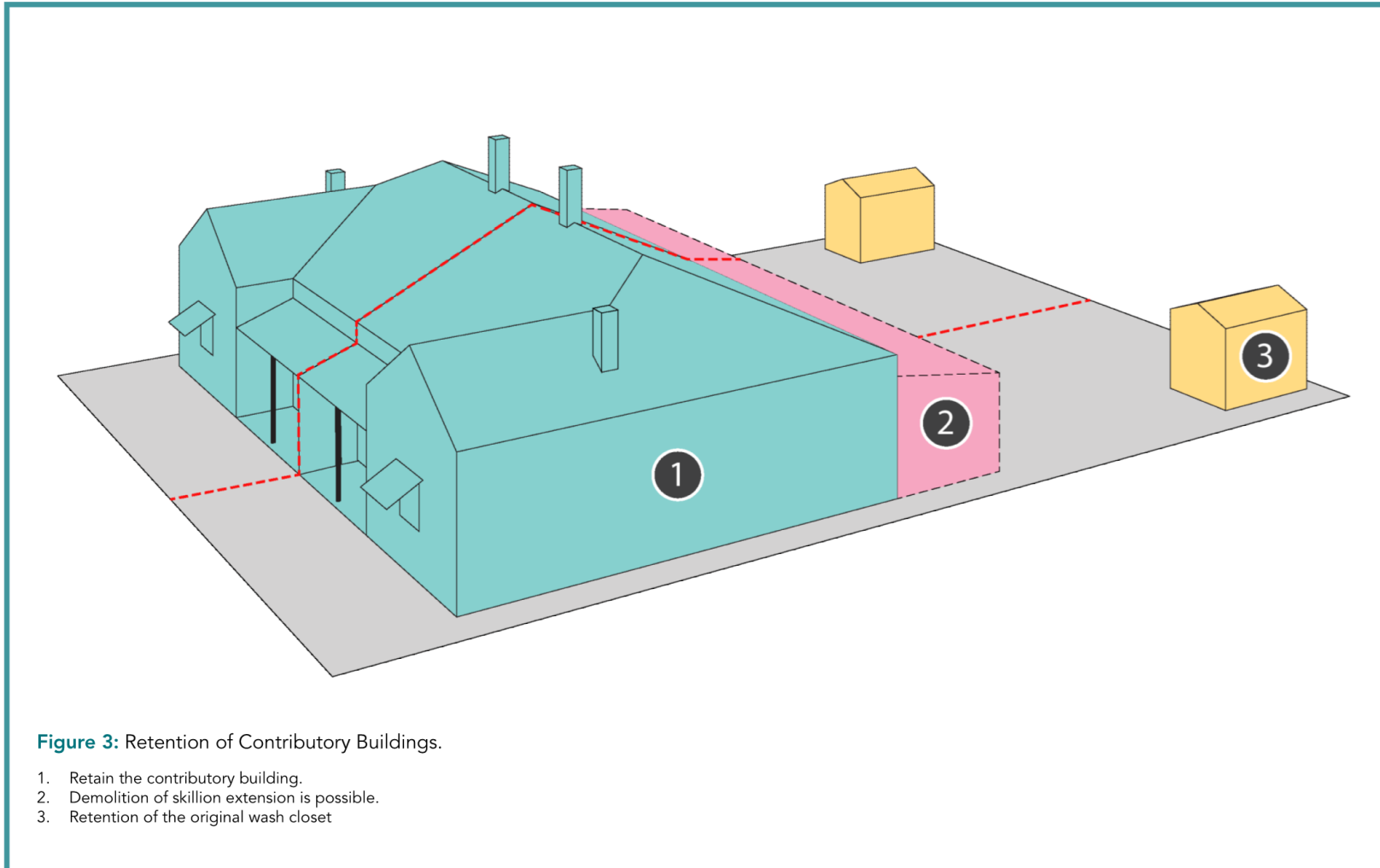
14. Cast iron frieze
15. Cast stone - vermiculated finish
16. Cast stone bracket
17. Stucco Band
18. Stucco string course
19. Stucco sill course
20. Stucco plinth
21. Closer brick
22. Circular vent
23. Four panelled door
24. Early wire fence
25. Blind niche
26. Fin wall

Figure 2: Typical front elevation.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

<p><b>1. DEMOLITION</b></p> <p><b>Intent:</b> The loss of a contributory place negatively impacts on the cultural significance and character of the Brookman and Moir Streets Heritage Area. Demolition of a contributory building is not appropriate, and demolition should not occur to contributory buildings located in state registered heritage places.</p>	
<p><b>Local Housing Objectives</b></p> <p><i>Pursuant to Clause 3.2.3(c) of the Residential Design Codes Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i></p>	<p><b>Deemed to Comply</b></p> <p><i>Pursuant to Clause 3.2.3(a) of the Residential Design Codes Volume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i></p>
<p>LO1.1 Demolition of the <b>Contributory Place</b> and associated structures to be avoided. In exceptional circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification via an assessment by a qualified structural engineer with heritage experience supported by a <b>Heritage Impact Statement</b> prepared by a qualified heritage consultant.</p> <p>LO1.2 Demolition of non-contributory or intrusive elements to accommodate conservation and enhancement of the Brookman and Moir Heritage Area is encouraged.</p>	<p>C1.1 All <b>Contributory Buildings</b> are retained and conserved in accordance with this policy. Refer to Figure 3 for guidance.</p> <p>C1.2 Demolition of the <b>Contributory Place</b> is not permitted. This includes circumstances where there has been a demonstrable period of neglect leading to deterioration in the building's condition.</p>

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES



**Figure 3:** Retention of Contributory Buildings.

- 1. Retain the contributory building.
- 2. Demolition of skillion extension is possible.
- 3. Retention of the original wash closet

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

<p><b>2. CONSERVATION OF CONTRIBUTORY PLACES</b></p> <p><b>Intent:</b> Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the Brookman and Moir Streets Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.</p>	
<p><b>2.1 Roofs</b></p>	
<p>LO2.1.1 Roof forms that incorporate proportions, materials and design elements that respect and reference the character of the precinct.</p>	<p>C2.1.1 Replacement roofs on contributory places shall match the original roof form.</p> <p>C2.1.2 Rolled-top ridges, timber barge caps (not metal), with ogee gutters and circular down pipes are included when replacing roof details.</p> <p>C2.1.3 Television aerials, air conditioning and other fittings may be roof mounted but are not visible from the public domain.</p>
<p><b>2.2 External Walls</b></p>	
<p>LO2.2.1 Building façades that incorporate proportions, materials and design elements that respect and reference the character of the precinct.</p>	<p>C2.2.1 Original features are retained and conserved. Previously unpainted surfaces must not be painted.</p> <p>C2.2.2 The streetscape presentation of contributory places reflects their original appearance either by preservation or restoration back to the original aesthetic.</p>
<p><b>2.3 Front Verandahs</b></p>	
<p>LO2.3.1 Front verandahs are retained and conserved to match the original appearance.</p>	<p>C2.3.1 The open verandahs and decorative features must be retained and conserved in their original form where they still exist. Material that is damaged beyond conservation is reconstructed correctly to original detail.</p>



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

<b>2.4 Windows</b>	
LO2.4.1 Windows are retained and conserved to match the original appearance.	<p>C2.4.1 All original timber window features, including single pane double hung sashes and sun hoods are retained.</p> <p>C2.4.2 Development does not propose enlargement of openings and the use of aluminium window frames.</p>
<b>2.5 Front Doors and Hopper Lights</b>	
LO2.2.1 Building façades that incorporate proportions, materials and design elements that respect and reference the character of the precinct.	C2.5.1 Development does not propose enlargement of openings and the use of aluminium window frames
<b>2.6 Chimneys</b>	
LO2.6.1 Chimneys are retained and conserved to match the original appearance.	C2.6.1 All original brick chimneys are retained except those located on the rear skillion addition.
<b>2.3 External Decorative Details</b>	
LO2.7.1 Decorative details are retained and conserved to match the original appearance.	C2.7.1 All original decorative details are retained or reconstructed correctly to detail.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## 3. BUILT FORM

**Intent:** Most existing buildings can accept some level of new additions without having a negative impact on the cultural significance and character of the Brookman and Moir Streets Heritage Area. New additions do not visually intrude on contributory places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

*Augments Clause 5.1.2 P2.1 and P2.2*

LO3.1 Additions respect the predominant scale (height and bulk) of the contributory building and the heritage area and do not have an adverse visual impact on it.

LO3.2 Additions preserve and enhance the visual character of existing cultural heritage streetscape by considering the form, colours and materiality of the contributory building.

*Replaces C2.1 - C2.3*

C3.1 Additions should be of a contemporary design that do not mimic the heritage fabric of the contributory building and wider heritage area.

C3.2 Additions shall be setback from main roofline of the contributing building as so they are not visible from the **public domain view** of Brookman and Moir Streets. Refer to **Figure 4**.

C3.3 The wall height of ground floor addition shall not exceed the wall height of the contributory place. Refer to **Figure 4**.

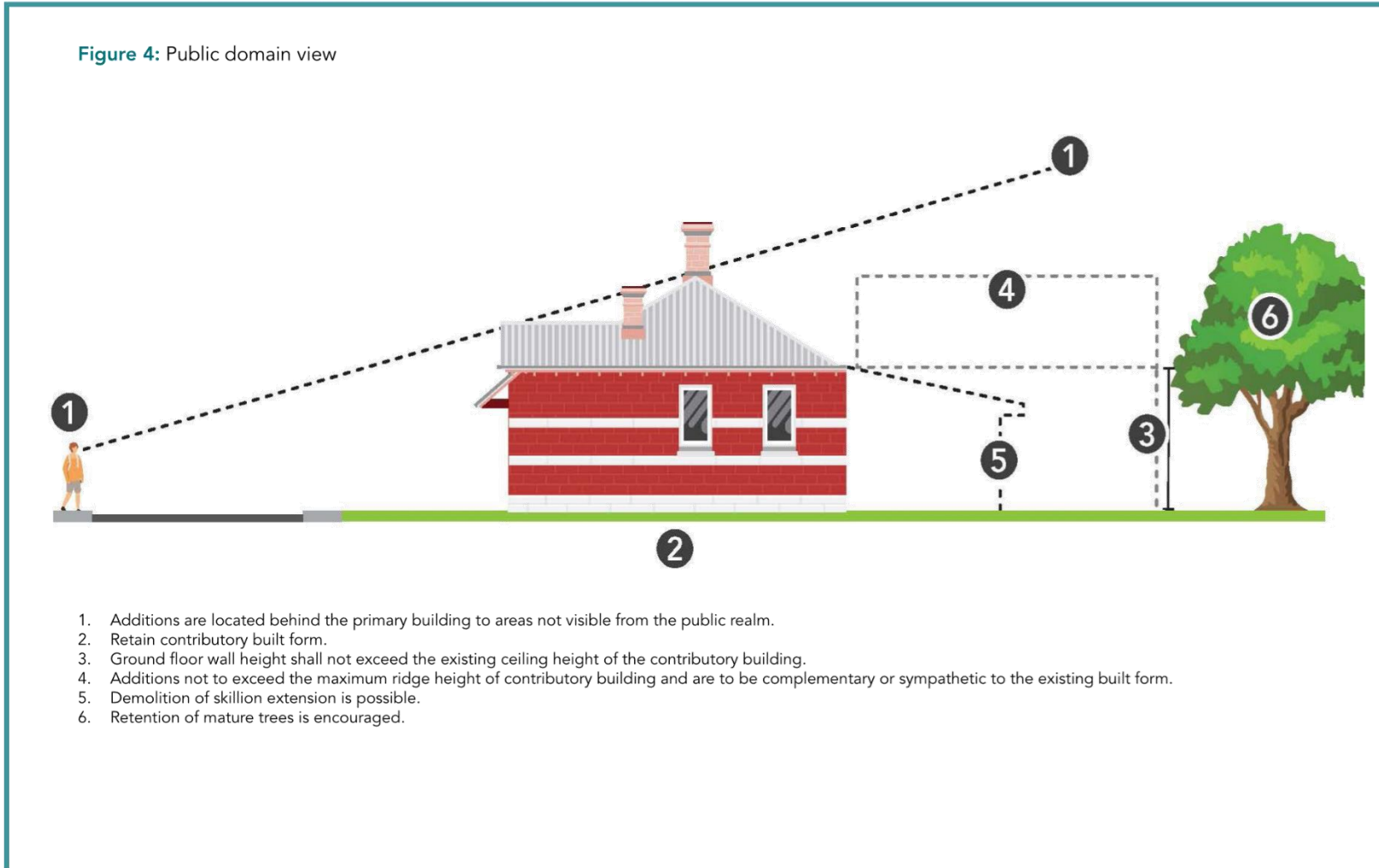
C3.4 The height of second storey additions shall not exceed the maximum ridge height of the contributory place. Refer to **Figure 4**.

C3.5 Side setbacks shall not encroach into the setback established by the contributory building. Refer to **Figure 5**.

C3.6 Additions to corner lots are to be visually and physically separated from the contributory building as to reduce visual impact to the heritage significance of the place.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

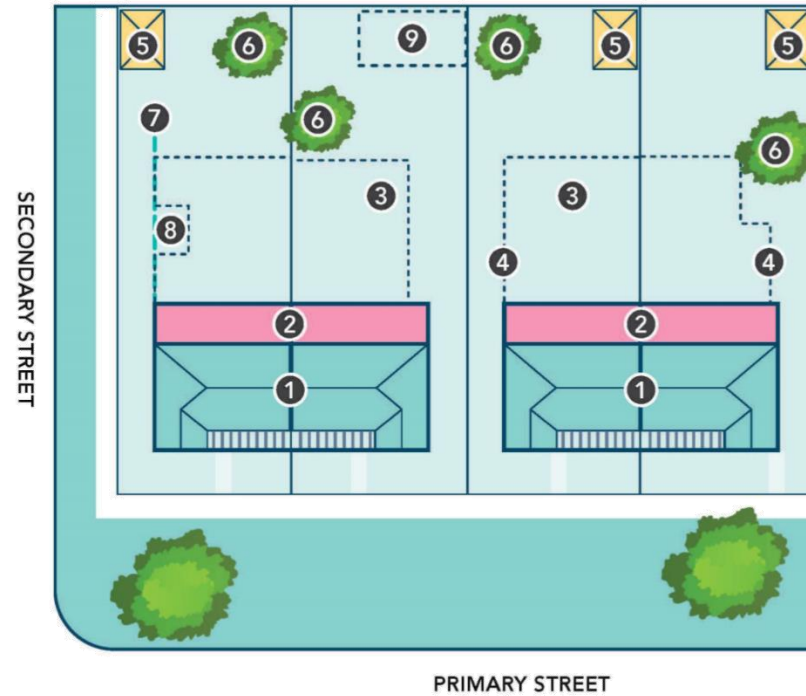
Figure 4: Public domain view



1. Additions are located behind the primary building to areas not visible from the public realm.
2. Retain contributory built form.
3. Ground floor wall height shall not exceed the existing ceiling height of the contributory building.
4. Additions not to exceed the maximum ridge height of contributory building and are to be complementary or sympathetic to the existing built form.
5. Demolition of skillion extension is possible.
6. Retention of mature trees is encouraged.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

Figure 5: Potential form and scale of new development



1. Retain the contributory building structure under the primary roof structure.
2. Demolition of skillion extension is possible.
3. Additions to extend behind the primary built form.
4. Facades are in line with the contributory building envelope.
5. Retention of the original water closet which relate to the heritage significance of the place.
6. Retention of any mature vegetation is encouraged.
7. Side setbacks shall not encroach into the setback established by the contributory building.
8. Large expanses of walls visible from neighbouring properties broken up to reduce scale and bulk impact.
9. Structures can be located at the rear, such as garages servicing Wellman Street.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## 4. Front Fences, Secondary Street Fences and the Front Garden

**Intent:** The treatment of front setback area has a significant impact on the streetscape. Retaining uniformity in the scale and proportions of front fences and gates and walls will allow visual transparency between the heritage buildings and the streetscape which is critical in maintaining the character of the Brookman and Moir Streets Heritage Area.

The landscape character of the small front gardens reflects their heritage as workers cottages.

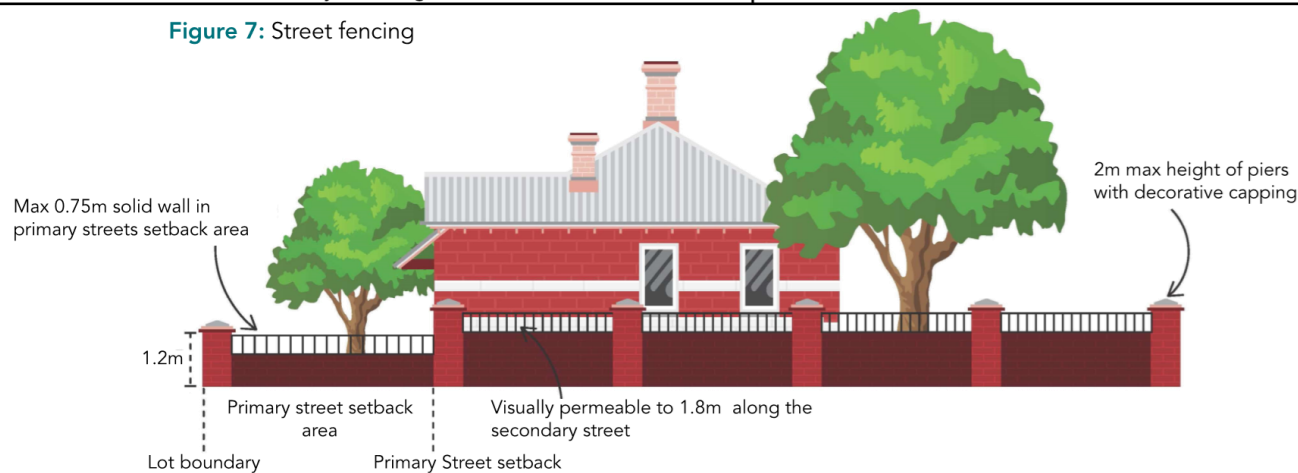
*Augments Clause 5.2.4 P4*

- LO4.1 Unless documentary or physical evidence is available, fences should be identifiable as new but also sympathetic to the cultural heritage significance of the precinct.
- LO4.2 Fences in the front setback which maintain views of the heritage dwellings.
- LO4.3 Any landscaping in the front setback area should not obscure the facade of the contributory building.

*Replaces C4.1 C4.2 remains*

- C4.1. Front fences shall be solid up to 0.75m and visually permeable above to a maximum fence height of 1.2m.
- C4.2 Visually permeable secondary street (Forbes Street and Robinson Avenue) fences are to have a maximum height of 1.8m.
- C4.3 Street fencing fronting Wellman Street can be solid to a height of 1.8m.

Figure 7: Street fencing



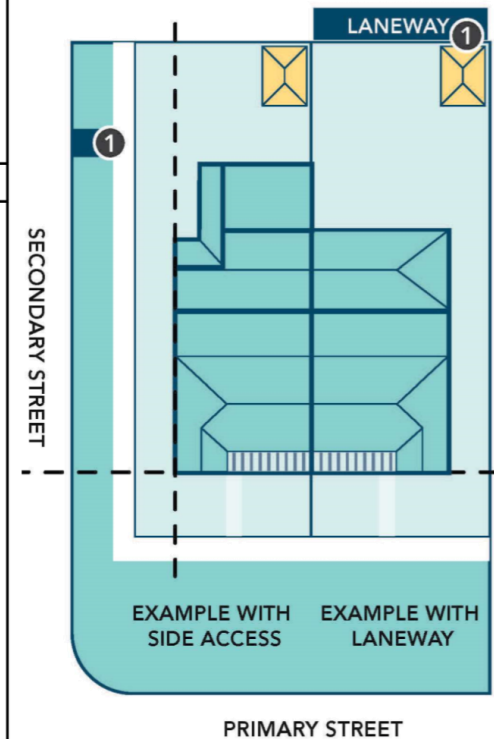
# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## 5. Car Parking

**Intent:** The precinct was developed prior to cars coming into common usage. As a result, the homes within the Brookman and Moir Streets Heritage Area have not been designed to accommodate the parking of vehicles. Garages, carports and open parking areas are an obtrusive element within the streetscape as such they must be carefully sited and designed to avoid negative impacts to the cultural heritage significance of the precinct.

<i>Augments Clause 5.2.1 P1.1 and P1.2</i>	<i>Replaces Clause C1.1 - C1.4</i>
<p>LO5.1 To ensure that car parking infrastructure, does not have an adverse impact on the cultural significance of the Brookman and Moir Streets Heritage Area.</p>	<p>C5.1 There is no minimum number of on-site car parking spaces required to be provided.</p> <p>C5.2 Car parking and associated structures are not permitted in the front setback area.</p> <p>C5.3 Vehicle access shall be located as follows:</p> <ol style="list-style-type: none"> <li>for the street block between Brookman Street and Wellman Street, vehicle access to a garage or carport shall be obtained from Wellman street;</li> <li>for the portion of the heritage area bounded by Moir Street and Lake Street, vehicle access to a garage or carport shall be obtained by the rear right of way;</li> <li>for the street block between Brookman Street and Moir Street, corner lots shall obtain vehicle access to a carport from Forbes Road or Robinson Avenue.</li> </ol> <p>C5.4 Car parking infrastructure shall not involve the demolition of the original water closet.</p>

Figure 8: Garage and Carport locations



1. Access to car parking areas shall be provided from the rear or side only.

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## 6. Materials and Colours

**Intent:** The materials, textures, colours and decorative treatments of contributory places are important elements to the cultural heritage significance of the Brookman and Moir Streets Heritage Area and should be used to inform the palette used in conservation works and to guide the selection of materials and colours on new developments.

Local Housing Objectives	Deemed to Comply
LO6.1 Materials, colours and finishes reflects the original materials and colours used in the heritage area.	C6.1 Materials and colours are to be selected with reference to the prevailing contributory character of the heritage area. Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes. Refer HCWA 'Policy and Practice Note for Painting Heritage Places'
LO6.2 For conservation work consideration should be given to original material, colours and finishes of the contributory place, having regard to documentary evidence.	
LO6.3 Colour choice for new additions may be varied, but consideration should be given to the impact of a colour choice on Brookman and Moir Streets, as a whole.	



Figure 9: The homogeneity of the modestly scaled, semi-detached residential buildings create a visually striking precinct in an inner-city residential area.

City of Vincent

CM D23/131519

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## APPENDIX 1: MODIFICATION TO STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<p>5.1.2 Street Setbacks C2.1</p>	<p>C2.1 Table 1. Primary street setback: 6m. Secondary street setback: 1.5m.</p>	<p>3. Built Form.</p> <p>C3.1 Additions should be of a contemporary design that do not mimic the heritage fabric of the contributory building and wider heritage area.</p> <p>C3.2 Additions shall be setback from the main roofline of the contributing building as so they are not visible from the <b>public domain view</b> of Brookman and Moir Streets. Refer to <b>Figure 4</b>.</p> <p>C3.3 The wall height of ground floor additions shall not exceed the wall height of the contributory place. Refer to <b>Figure 4</b>.</p> <p>C3.4 The height of second storey additions shall not exceed the maximum ridge height of the contributory place. Refer to <b>Figure 4</b>.</p>
<p>5.1.6 Building Height C6</p>	<p>C6: In accordance with Table 3. Top of external wall (roof above): 7m. Top of external wall (concealed roof): 8m. Top of pitched roof: 10m.</p>	<p>3. Built Form</p> <p>C3.5 The height of second storey additions is to match the maximum ridge height of the contributory place.</p>



# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<p><b>5.2.1 Setback of Garages and Carports C1.1-1.5</b></p>	<p>C1.1 Garages setback 4.5m from the primary street or sited at least 0.5m behind the main dwelling frontage, 3m where parallel to street, provided the parallel wall has openings, 1.5m from secondary streets, and on the boundary of communal streets or right of ways.</p> <p>C1.2 Carports setback in accordance with the primary street setback under Cl.5.1.2.</p>	<p>5. Car parking.</p> <p>C5.1 There is no minimum number of on-site car parking spaces required to be provided.</p> <p>C5.2 Car parking and associated structures are not permitted in the front setback area.</p> <p>C5.3 Vehicle access shall be located as follows:</p> <ul style="list-style-type: none"> <li>a. for the street block between Brookman Street and Wellman Street, vehicle access to a garage or carport shall be obtained from Wellman street;</li> <li>b. for the portion of the heritage area bounded by Moir Street and Lake Street, vehicle access to a garage or carport shall be obtained by the rear right of way;</li> <li>c. for the street block between Brookman Street and Moir Street, corner lots shall obtain vehicle access to a carport from Forbes Road or Robinson Avenue.</li> </ul> <p>C5.4 Car parking infrastructure shall not involve the demolition of the original water closet.</p>

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<p><b>5.2.4 Street Walls and Fences C4</b></p>	<p>C4.1 50% visually permeable above 1.2m height with pillars maximum height.</p> <p>C4.2 Pillars to a height of 1.8m with maximum horizontal dimensions 400mm x 400mm.</p>	<p>4. Front Street Fences, Secondary Street Fence and the Front Garden.</p> <p>C4.1. Front fences can be solid up to 0.75m and visually permeable above to maximum of 1.2m.</p> <p>C4.2. Visually permeable secondary street (Forbes Street and Robinson Avenue) fences are to have a maximum height of 1.8m.</p> <p>C4.3 Street fencing fronting Wellman Street can be solid to a height of 1.8m.</p>
<p><b>5.4.3 Outbuildings</b></p>	<p>C5.4.3(iii) outbuildings are to be setback as per Table 2a and 2B.</p>	<p>3. Built Form.</p> <p>C3.3 The wall height of ground floor additions shall not exceed the wall height of the contributory place. Refer to <b>Figure 4</b>.</p> <p>C3.5 Side setbacks shall not encroach into the setback established by the contributory building. Refer to <b>Figure 5</b>.</p>

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BROOKMAN AND MOIR STREETS HERITAGE AREA GUIDELINES
<p><b>External Fixtures, Utilities and Facilities 5.4.4</b>  <b>C4.1, C4.2, C4.3, C4.4</b></p>	<p>Solar collectors installed on the roof or other parts of buildings</p> <p>Television aerials and plumbing vent pipes sited above roof line and external roof water down pipes</p> <p>All other fixtures concealed from view.</p>	<p>As per Built Form Policy requirements.</p> <p>Also refer to HCWA Guidelines for Renewable Energy Systems in State Registered Places.</p>

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

## APPENDIX 2: POLICY GUIDANCE

The key documents for assessing development applications within the Brookman and Moir Streets Heritage Area are the:

- Brookman and Moir Streets Heritage Area Guidelines;
- Local Planning Policy 7.1.1 Built Form (Built Form Policy);
- State Planning Policy 7.3 Residential Design Codes (R-Codes); and
- Local Planning Policy 7.6.1 Heritage Management - Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1).

To the extent that they are relevant to the development application, applicants are also to have due regard to a range of matters listed in Clause 67(2) of the Regulations.

KEY CRITERIA	APPLICABLE POLICY			
	Brookman and Moir Streets Heritage Area Guidelines	Built Form Policy	R-Codes	LPP 7.6.1
Demolition	Clause 1 - Demolition			A3.2 and A3.2
Building height	Clause 3 - Built Form	Clause 5.3 - Building Height		
Conservation	Clause 2 - Conservation Clause 6 - Materials and Colours			A1.1 and A1.2, A2.4-A2.6
Street setbacks	Clause 3 - Built Form	Clause 5.1 - Street Setback		
Lot boundary setbacks			Clause 5.1.3 - Lot Boundary setbacks	A2.1 - Building Scale, Bulk and Mass
Open space			5.1 4 - Open Space	

# BROOKMAN AND MOIR STREETS - HERITAGE AREA GUIDELINES

KEY CRITERIA	APPLICABLE POLICY			
	Brookman and Moir Streets Heritage Area Guidelines	Built Form Policy	R-Codes	LPP 7.6.1
Street fencing and walls	Clause 4 - Front Fences, Secondary Street Fences and the Front Garden			
Solar access			Clause 5.4.2 - Solar Access for Adjoining Sites 25% of the adjoining southern lot	
Visual privacy			Clause 5.4.1 Visual Privacy	
Utility location		Clause 5.10 - External Fixtures, Utilities and Facilities		Clause 6 - Solar Panels to Heritage Listed Buildings
Car parking	Cause 5 - Car parking	5.4 - Garages and Carports		
Appearance of new additions	Clause 3 - Built Form			A2.1 Building Scale, Bulk and Mass
Landscaping	Clause 4 - Front Fences, Secondary Street Fences and the Front Garden		Clause 5.3.2 - Landscaping	