

9.2 REVIEW OF DESIGN GUIDELINES

- Attachments:
1. Design Guideline Review
 2. Summary of Submissions
 3. Schedule of Modifications
 4. Draft LPP Brookman & Moir Street Heritage Area
 5. Draft LPP Lacey Street Character Area
 6. Community and Stakeholder Engagement Policy - Tracked

RECOMMENDATION

That Council:

1. PREPARES:

- 1.1. An amendment to Appendix 6 – Brookman and Moir Streets Design Guidelines, included in Attachment 4, for the purpose of community consultation, pursuant to clause 5 of Schedule 2, of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - 1.2. An amendment to Appendix 17 – Design Guidelines for Lacey Street, included as Attachment 4, for the purposes of community consultation, pursuant to clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - 1.3. An amendment to Local Planning Policy No. 7.1.1 – Built Form to align building height requirements with the heights outlined in Appendix 18 – Design Guidelines for William Street, for the purpose of community consultation, pursuant to clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - 1.4. A notice of revocation for the following appendices, for the purpose of community consultation, pursuant to clause 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:
 - 1.4.1 Appendix 3 – Design Guidelines for Richmond on the Park;
 - 1.4.3 Appendix 12 – Elven on the Park Design Guidelines;
 - 1.4.4 Appendix 14 – Design Guidelines for No. 95 Chelmsford Road;
 - 1.4.5 Appendix 15 – Joel Terrace Design Guidelines;
 - 1.4.6 Appendix 16 – Design Guidelines Perth; and
 - 1.4.7 Appendix 18 – Design Guidelines for William;
2. PREPARES a notice of revocation for Appendix 8 – Highgate Design Guidelines, for the purpose of community consultation, pursuant to clause 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 3. PROPOSES designation of Brookman and Moir as a Heritage Area, for the purposes of community consultation, pursuant to clause 9 of Schedule 2, Part 3, Clause 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 4. PREPARES, DETERMINES and PROCEEDS an amendment to the Community and Stakeholder Engagement Policy, included as Attachment 6, as a minor amendment and proceeds with this pursuant to clauses 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

5. **NOTES Administration will commence an administrative amendment to Local Planning Policy: Character Areas and Heritage Areas to move the Harley Street Heritage Area and Janet Street Heritage Area to a single, separate local planning policy relating to Heritage Areas along with the Brookman and Moir Streets Heritage Area.**

PURPOSE OF REPORT:

For Council to consider the outcomes of preliminary consultation of the Design Guidelines.

BACKGROUND:

Design Guidelines

The Design Guidelines were originally adopted and amended as follows:

Design Guideline	Adoption and Amendments	Context	Number of lots
Appendix 3 Design Guidelines for Richmond on the Park	8 February 2000 24 April 2001	The site was previously the City of Vincent Depot. In September 1999 Vincent sought to purchase a portion of the City of Perth depot in Osbourne Park for relocation. The design guidelines were prepared for the development of the land to ensure it fit with the context and addressed Smiths Lake Reserve appropriately.	17
Appendix 6 Brookman and Moir Streets Development Guidelines	27 March 2001 11 May 2004 28 August 2012	The Brookman and Moir Streets area is a place of special significance. It is made up of two streets in Perth comprising 58 semi-detached residences and one detached residence in two variants of the Federation Queen Anne style, constructed of limestone and brick with corrugated iron roofs in 1897-98, during the Western Australian Gold Boom period for the Colonial Finance Corporation. The design guidelines were prepared to protect and enhance this heritage precinct.	59
Appendix 8 Highgate Design Guidelines	9 October 1995	The Western Australian Planning Commission (WAPC) granted conditional subdivision approval in 1995. Condition 9 of the preliminary approval required the preparation of design guidelines. The design guidelines were prepared to address elements including the interface to existing dwellings in the locality and the streetscape, height and bulk of buildings, setbacks and car parking.	58
Appendix 12 Elven on the Park Design Guidelines	13 September 2005	The City completed a five lot subdivision of Elven Street. There was no condition to prepare the design guidelines. The design guidelines were prepared for the development of the land to ensure it fit with the context and addressed Smiths Lake Reserve appropriately.	5
Appendix 14 Design Guidelines for No. 95 Chelmsford Road	28 June 2005	In 2004 the WAPC provided subdivision approval including condition 11 to create design guidelines. The design guidelines were prepared to address issues of building orientation, site coverage, setbacks, the location of driveway crossovers, location of party walls, common fencing and parking.	3

Design Guideline	Adoption and Amendments	Context	Number of lots
Appendix 15 Joel Terrace Design Guidelines	27 September 2005 28 August 2012	Four lots were created from the subdivision of Nos. 128, 128A, 130 and 130A Joel Terrace, Mount Lawley. The design guidelines were prepared to control and guide future development of the site to ensure it considers its setting overlooking the Swan River, preserves the Camphor Laurel tree and integrates with and preserves the amenity of the surrounding area.	4
Appendix 16 Design Guidelines Perth	13 March 2007 2 December 2008 16 June 2020	A significant development application was submitted in 2005 for the sites.-The design guidelines were prepared to guide the assessment.	19
Appendix 17 Design Guidelines Lacey Street	5 December 2006 12 February 2013	The design guidelines were prepared to provide developers and landowners with a set of guidelines and direction that reflect the City's expectations with respect to the protection and development of this street. The intent of the Guidelines is that the original building stock in Lacey Street be retained and conserved.	29
Appendix 18 Design Guidelines for William Street	2 December 2008 16 June 2020	The design guidelines were prepared to rejuvenate the area along William Street (all lots between Bulwer and Newcastle Streets, including corner lots to the north of Bulwer Street), to reposition the area (between Brisbane and Newcastle Streets) as a Town Centre, and to strengthen its role as a vibrant cultural precinct.	54

Community and Stakeholder Engagement Policy

The Community and Stakeholder Engagement Policy was adopted by Council on 14 September 2021. It currently has the same consultation requirements for a heritage and character area regarding minor variations to deemed-to-comply criteria.

DETAILS:

Guidelines Review

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

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

Design Guideline	Recommendation
Appendix 3 Design Guidelines for Richmond on the Park	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy) and Residential Design Codes (R-Codes). The current built form aligns with the design guidelines, through the Built Form Policy this will be maintained.
Appendix 6 Brookman and Moir Streets Development Guidelines	Recommend initiating a Heritage Area: <ul style="list-style-type: none"> Reclassify as a Heritage Area in accordance with the Regulations; Regulations statement regarding the Heritage Area at the start of the Policy followed by provisions aligned with the R-Codes; The provisions reformed into design principles and deemed to comply to differentiate between guidance and requirements; and Send to the State Government for comment.

Design Guideline	Recommendation
Appendix 8 Highgate Design Guidelines	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R-Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 12 Elven on the Park Design Guidelines	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R-Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 14 Design Guidelines for No. 95 Chelmsford Road	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R-Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 15 Joel Terrace Design Guidelines	Recommend revoke: <ul style="list-style-type: none"> The provisions relate to the protection of a large tree in close proximity to the lots. As the tree is a registered tree of significance the tree it would already require development approval for removal. The remaining provisions are covered by the Built Form Policy and R-Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 16 Design Guidelines Perth	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R-Codes. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.
Appendix 17 Design Guidelines Lacey Street	Recommend initiating a Character Area: <ul style="list-style-type: none"> Retain the character of the area through amended local planning policy provisions; Review the significance of the place; and Seek feedback as to the designation as a Heritage Area to enable the retention of dwellings.
Appendix 18 Design Guidelines for William Street	Recommend revoke: <ul style="list-style-type: none"> The provisions are suitably covered by the Built Form Policy and R-Codes, except for building height, which was not reflected correctly in Amendment 2 to the Built Form Policy. Instead of showing 4-6 storeys, the Built Form Policy currently shows a building height of 4 storeys. This is proposed to be corrected by Administration unless any objections are received through advertising. The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.

Design Guideline Preliminary Consultation

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

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

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

Appendix 6 – Brookman and Moir Streets Design Guidelines:

- Beautiful street with history and connection to many, a street of social and aesthetic heritage significance;
- A great community feel because people meet on the street when coming out to their cars;
- Debate regarding additions to the rear of the homes – Suitable in only one location due to the slope of the land & discussion about how a second storey addition may be suitable on Wellman street - however do not want this to dominate the existing heritage facades;

- Drainage continues to be an issue, especially in the middle of the street and is eroding the heritage structures and needs to be considered; and
- Discussion around car parking and its future in terms of battery storage in front car ports. Residents park on the street due to limited on-site parking. Would appreciate being included in the underground power program.

Appendix 8 – Highgate Design Guidelines

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

Appendix 17 – Design Guidelines for Lacey Street

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

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

Draft Local Planning Policies

The key changes proposed are as follows:

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

A schedule of modifications is included in **Attachment 3**.

Discretion wording has been removed as it is perceived as providing a loophole to otherwise complying with the provisions. Discretion remains as all development would be subject to a planning approval and would need assessment against the policy.

Draft Amended Local Planning Policy - Brookman and Moir Heritage Area

Community consultation is proposed on the designation of Brookman and Moir Streets as a Heritage Area, based on the provisions in the current Brookman and Moir Design Guidelines which aim to retain and conserve the existing dwellings. Preliminary consultation undertaken with the community noted the interest in protecting the precinct and for the existing guidelines to be updated to reduce ambiguity.

Befitting Brookman and Moir's inclusion into the State Register of Heritage Places, it is appropriate that development should occur in accordance with provisions contained within a Heritage Area Local Planning Policy.

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

Draft Amended Local Planning Policy - Lacey Street Character Area

Community consultation is proposed on the designation of Lacey Street as a Character Area, based on the provisions in the current Lacey Street Design Guidelines which aim to conserve the existing dwellings. There was interest from residents through preliminary consultation to protect the character of existing dwellings.

As Lacey Street does not have a heritage designation, the existing design guidelines provisions which do not permit complete demolition of the existing dwellings are not enforceable. Preliminary consultation indicated support for designation as a Heritage Area, Administration will investigate the significance of the area by engaging a heritage consultant and seek feedback regarding the designation during the formal consultation period.

The draft Local Planning Policy: Lacey Street Character Area is included as **Attachment 5**.

Remaining Appendices

The review of Appendix 8 – Highgate Design Guidelines included a site visit to deliver consultation letters and an on-site meeting with residents. Through this review and the comments received through the preliminary consultation it was clear that there was a variety of building styles in the area and the guidelines contained outdated features which are no longer relevant. Due to this it is recommended that the policy be revoked as the Built Form Policy recognises the context of the area through the requirement of an urban design study and the remaining requirements of the current guidelines are suitably covered through the Built Form Policy.

The remaining appendices are proposed to be revoked as there is suitable planning controls in the existing planning framework, through the Built Form Policy.

Community and Stakeholder Engagement Policy

To differentiate between character and heritage it is proposed to separate the consultation requirements for these within the Community and Stakeholder Engagement Policy.

Developments which do not meet any deemed-to-comply requirements, are currently required to be advertised to their entire Character Area. This is considered unnecessary in many situations where a proposal only affects a small number of landowners or residents. An amendment to the Community and Stakeholder Engagement Policy is proposed to require advertising of such proposals in a Character Area to be only to those neighbours who are impacted by the proposal. For instance, a patio that proposes a variation to a setback requirement should not be advertised to the entire area, instead this should be advertised to the impacted properties.

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

The proposed modification is shown tracked in **Attachment 6**.

Structure of Policies

The Harley Street Heritage Area and Janet Street Heritage Area are guided by the City's Local Planning Policy: Character Areas and Heritage Areas. Administration proposes to restructure Local Planning Policy: Character Areas and Heritage Areas such that it only applies to Character Areas, helping to further differentiate between character and heritage. All Heritage Areas would then be contained within a single separate policy.

This will be prepared during advertising subject to this report and will not require further advertising.

CONSULTATION/ADVERTISING:

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

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

The above will be undertaken for each of the proposed revoked policies and the proposed amendment to the Built Form Policy.

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

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

LEGAL/POLICY:

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

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

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

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to undertake community consultation of the proposed local planning policies.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

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

Our built form character and heritage is protected and enhanced.

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

SUSTAINABILITY IMPLICATIONS:

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

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

PUBLIC HEALTH IMPLICATIONS:

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

Increased mental health and wellbeing

Increased physical activity

Reduced injuries and a safer community

FINANCIAL/BUDGET IMPLICATIONS:

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

COMMENTS:

Administration recommends rescinding and modifying the design guidelines and policies to simplify the planning framework within the City whilst ensuring development is in keeping with the City's *Strategic Community Plan 2018-2028*.

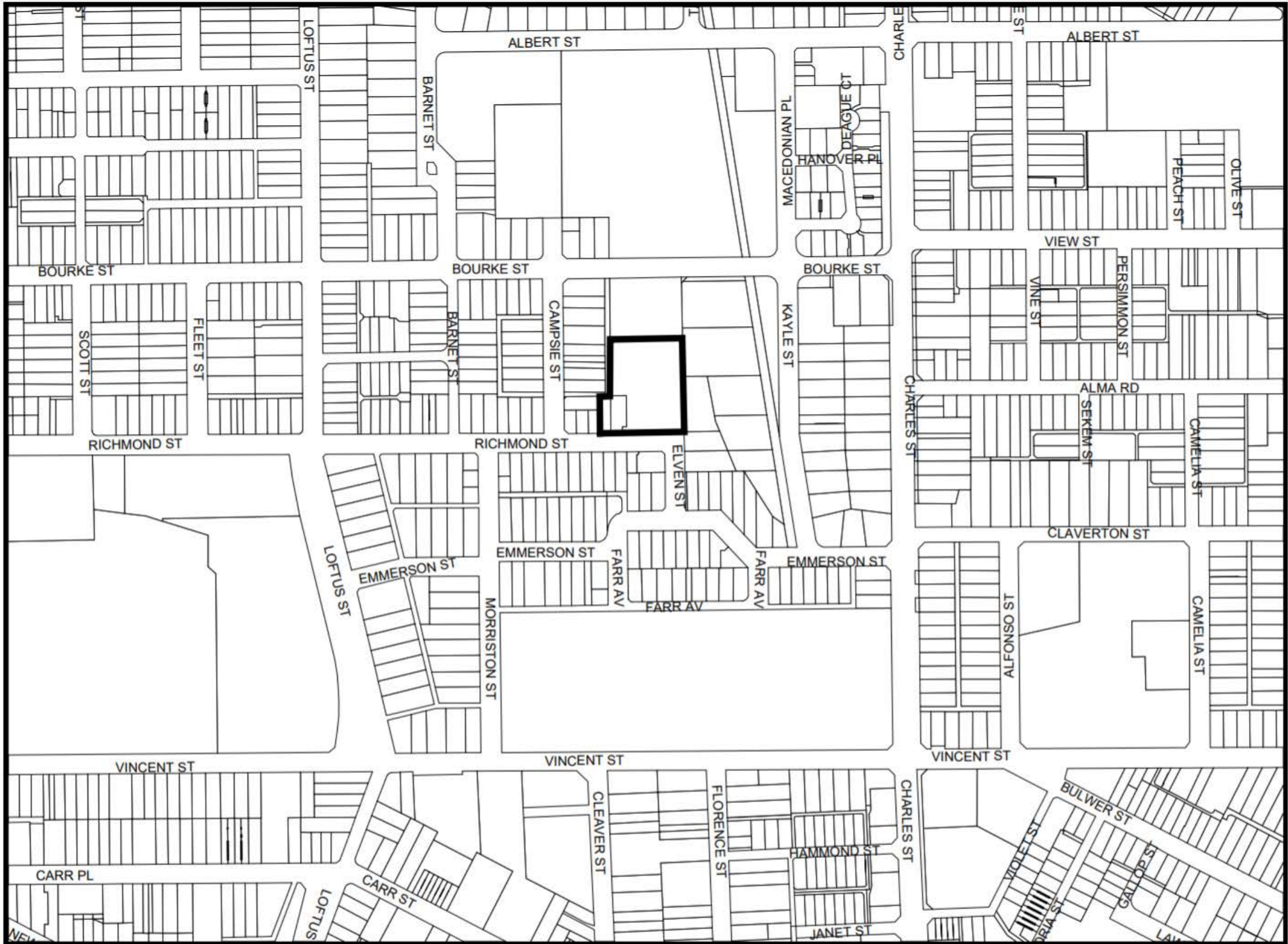
Appendix 3 - Design Guidelines for Richmond on the Park

Adopted 8 February 2000
Amended 24 April 2001

Number of Lots 17

Zone - Residential
Code - R40
Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
1 - Introduction; 2 - Context; and 4 - Development Objectives Each clause does not have measurable provisions however these describe the place and the outcomes sought.	-	-	Clause 1,2 & 4 of guidelines	-		These provisions provide context for the location and what is to be achieved. The location has been built to the majority of objectives of the policy. The site was previously the City of Vincent Depot. In September 1999 Vincent sought to purchase a portion of the City of Perth depot in Osbourne Park for relocation. Overall recommendation for the guidelines: There are only some relevant provisions and guidance that remain in the policy. It is recommended that the guidelines be rescinded.
5ia) Land use Residential to accommodate single dwelling.	-	-	-	-		Recommend rescind. Land use is governed by the Scheme. The lots have been built with single dwellings.
b) Density R40	-	-	-	-		Recommend rescind. Density is controlled by the Scheme.
c) Access No vehicle access to/from Richmond Street for any lots.	N/A	Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative).	-	-		Recommend rescind.
d) Car parking - 2 bays per dwelling	-	Clause 5.3.3 of the R Codes Volume 1 remains and applies. - Requires 1 car parking bay.	-	One bay would be required instead of two.		Recommend rescind.
e) Setbacks Lot 601 - 6m setback from Richmond & 1.5m from the access road; Lot 602 - 1.5m setback from Richmond Lot 611 to 615 - 4m from access road & nil side setbacks Lot 602 to 610 - 4m from Smiths Lake Reserve & nil side setbacks. Carports open on all sides to access road or right of way on the western side of all lots.	V1, Clause C5.1.1 - Primary street setback, average of 5 a side; V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes.	Clause 5.1.2 C2.2 = 1m setback at R40	-	Lot 601 may be the only lot impacted by a slightly reduced setback resulting from an average of 5 a side; and The side setbacks as per the R Codes are 1m instead of 1.5m. The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots.		Recommend rescind.
f) Height 2 storey maximum.	V1, Clause C5.3.1 - 2 storeys	-	-	-		Recommend rescind.
iiia) Streetscape - Address & enhance the streetscape with orientation and landscaping WSUD; - Balconies and other openings (up to a depth of 0.75m) on upper floor walls; - Active frontage to Richmond Street, Access Road and Smiths Lake Reserve; and - Solar orientation of the courtyards and living areas.	5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.	5.2.3 Street Surveillance - Address the st with defined entry points.	5iia)	-		Recommend rescind. There is some design guidance in the clause however the same outcomes would be delivered through the Built Form Policy & R Codes.
iiia) Amenity - Complementary to other dwellings and minimise glare; and - Dwellings designed for individuality.	-	-	5iia)	-		Recommend rescind.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
iiib) Overlooking - Dwellings designed to minimise overlooking	-	Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.	5iiib)	-		Recommend rescind.
iiic) Service/Serviceing - 1sqm for services	5.10 External Fixtures, Utilities and Facilities	5.4.4 External Fixtures, Utilities and Facilities C4.1 and C4.2 of the R Codes Volume 1 remain and apply.	5iiic)	-		Recommend rescind.
iiid) Landscaping - Car parking and hard surface areas are to be landscaped to reduce visual impact and provide shade.	*The Built Form Policy Deemed to Comply provisions represent a Council adopted policy position however do not apply as Deemed to Comply provisions until the Western Australian Planning Commission (WAPC) have granted approval in accordance with section 7.3 of the R Codes Volume 1. Until the WAPC have granted approval the relevant Deemed to Comply provisions of the R Codes Volume 1 apply. - Deep soil areas; - Planting areas; - Canopy coverage; and - Tree retention.	-	5iiid)	-		Recommend rescind. The built form policy does not seek hard surface landscaping - the policy seeks deep soil areas and canopy coverage which are more extensive than these requirements. These elements that the BFP seek are subject to WAPC approval.
iiie) Fencing/Walls - Fencing maximum height 1.8m above the footpath level (2m for decorative capping on piers). - Front setback fencing and gates (Richmond Street, Access Road and Smiths Lake Reserve) solid up to 1.2m above footpath level any fencing above is to be 50% visually permeable wrought iron/metal infill panels with brick or masonry piers. - Fibro cement sheets or recycled material is not permitted.	V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	5iiie)	The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor.		In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed.
iiif) Courtyards - 20 sqm; and - Minimum dimension 4m.	-	V1, Clause 5.1.4 C4. - 20sqm	5iiif)	The R Codes does not provide a minimum dimension.		Recommend rescind. The overall open space area requirement remains and applies.

Appendix No. 6 Brookman and Moir Streets Development Guidelines

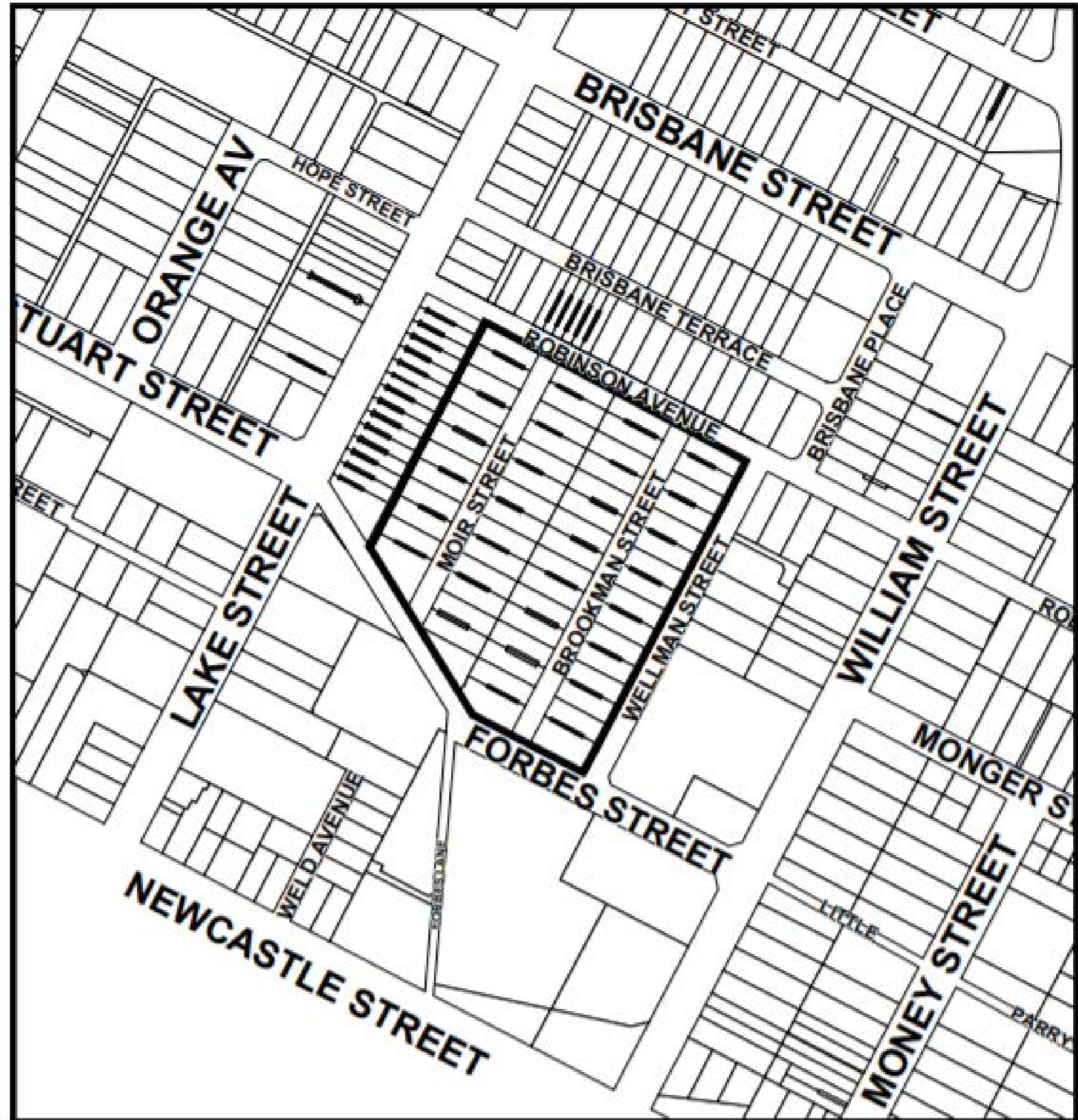
Adopted
27 March 2001

Amended
11 May 2004
28 August 2012

Number of Lots 58

Zone - Residential
Code - R25
Built Form Area - Residential

All properties State and Local heritage listing.



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

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
8 - Front Doors and Hopper Lights Retain the form and materials of doors; Specifies different doors for 2 & 4 Brookman on the street.	-	-	8	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend review. Character statement to include: - the retention of original front doors and hopper lights; - Where security screens are required stainless steel mesh fly screens or other visually permeable security screens may be considered. Add this information to the character statement. Remove some of the statements including the below. Curious language: 'Where security screens are required stainless steel mesh fly screen are highly advisable, as illustrated by the City of Vincent's own heritage properties.'
9 - Chimneys To be retained (all); Except in areas where additions are allowed.	-	-	9	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. The information relating to the materials of the chimneys is good guidance however the clause should be amended to include only the requirement to retain. Difficult for compliance - the chimney could be illegally removed with no recourse: 'Where original chimneys have been altered and simplified, these changes may be retained.'
10 - External Decorative Details Retained if original; Removed if damaged beyond conservation; or Reinstatement to original detail is encouraged.	-	-	10	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be deemed to comply instead add to the character statement regarding external decorative details. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.
11 - Front Street Fences and Secondary Street Fences 750mm solid or 1200mm open - allowed; Small or no fences are encouraged.	-	V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m. V1, Cl. 5.2.5 - Sight lines Provides unobstructed views at vehicle access points.	11	Development of higher fences (above 1.2) may be deemed to comply if these provisions were rescinded; however Maintaining the heritage streetscape would mean maintaining views to the dwellings with low fencing - the heritage listing would require the development of a low fence.		Recommend remain. R Codes allows the amendment or replacement of Street Walls and Fences clause. Review clause to provide clear deemed to comply criteria.
12 - Front Gardens: Small scale front gardens; large trees discouraged.	V1, Clause 5.9 - Landscaping <i>These provisions are subject to the approval of the WAPC.</i>	N/A Landscaping clause 5.3.2 C2.1 only applies to Grouped & Multiple Dwellings	12	No Impact. The provision is currently guidance and advice.		Recommend review. The provisions may need to outline the traditional front gardens and that the provisions relating to Landscaping of the Built Form Policy should be delivered at the rear of the lot.
13 - Car parking: No garages or carports permitted; nor Any on-site parking in the front setback.	-	5.3.5 - Vehicular Access C5.1	13	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. The guidance provides interpretation of the heritage impact assessment. Guidance would be suitable however deemed to comply criteria would require the approval of the WAPC as the R Codes does not allow amendments or replacements of deemed to comply criteria related to Vehicular Access as per Clause 7.3.1.
14 - Rear Garages: Reasonable to contemplate rear garages (where the rear water closet is not demolished) as these would not detract from the streetscape; Studios may be accepted above - however should not be seen from the street.	-	5.3.5 - Vehicular Access C5.2	14	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend review. This guidance is also relevant to additions in the area as it echoes the provision that these be concealed from street view.
15 - Rear Water Closets: To be kept; unless Council will only consider the demolition of water closets where retention is no longer prudent or feasible.	-	-	15	-		Recommend rescind. This clause adds to the guidance that may be maintained and would add to the character statement regarding Rear Water Closets. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.
16 - Colours Paint scraping encouraged to reveal the original colours, restoration to these colours encouraged.	-	-	16	-		Recommend rescind. Heritage assessment would include suitable colours.

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

Appendix No. 8 Highgate Design Guidelines

Adopted 9 October 1995

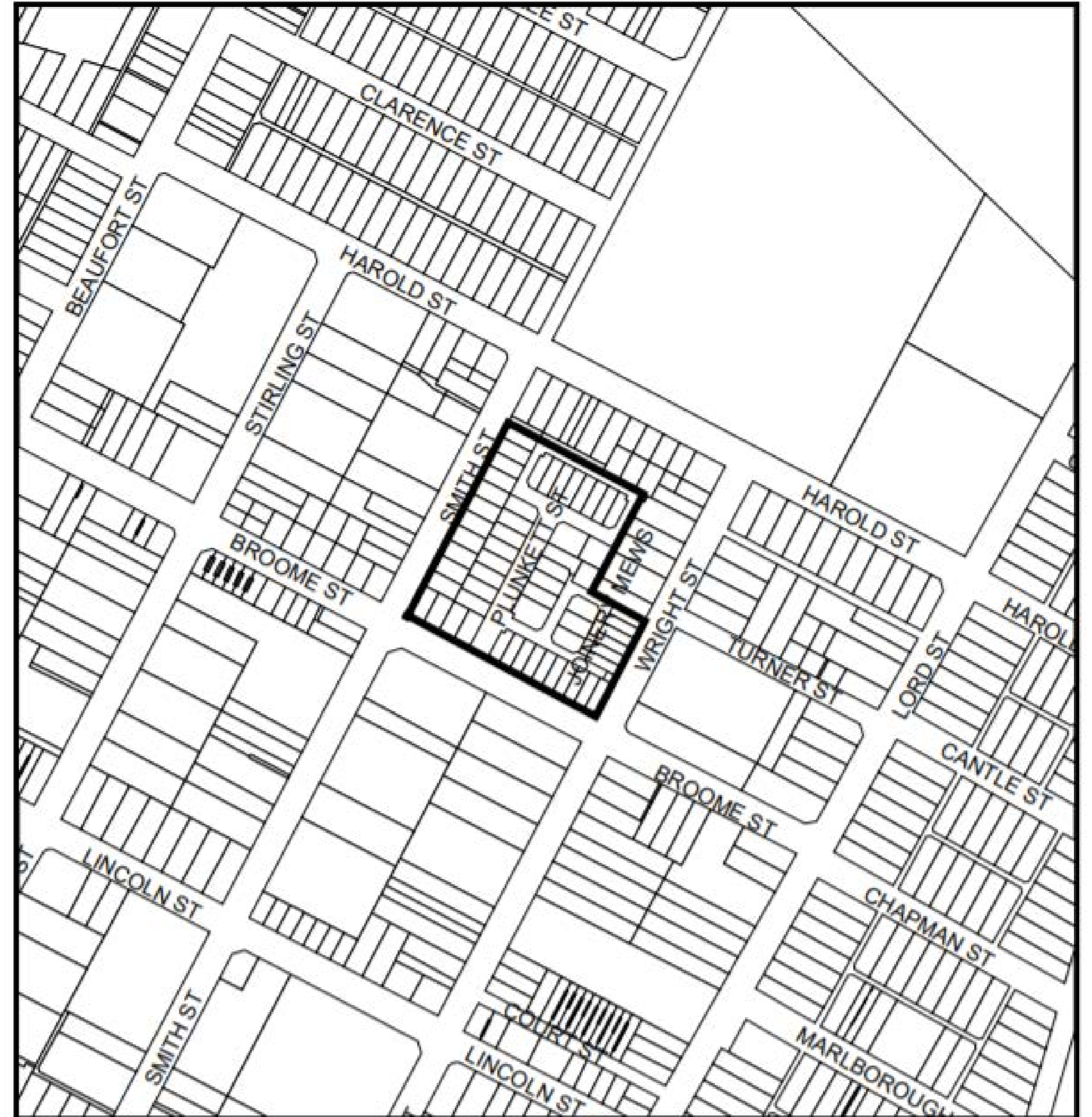
Number of Lots = 58

Zone - Residential

Code - R80

Built Form Area - Residential

No heritage listing.



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

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

Appendix 12 Elven on the Park Design Guidelines

Adopted 13 September 2005

Number of Lots = 5

Zone - Residential
Code - R40

Built Form Area - Residential

No heritage listing.



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

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/Rescind/Review	Comment (Rescind, Review or Retain)
5iic) Outdoor living area - In accordance with rescinded policy.	-	5.3.1 Outdoor living areas	-	-		Recommend rescind.
5iia) Amenity Protect and preserve local amenity.	Policy objectives 4	-	5iia)	-		Recommend rescind.
b) Overlooking - In accordance with R Codes.	-	Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.	5iib)	-		Recommend rescind.
c) Landscaping	-	5.9 Landscaping	5iic)	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind.
d) Fencing/Walls - Maximum 1.8m high; - Visually permeable above 0.9m; - Fibro cement sheets or recycled material is not permitted.	V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	5iid)	The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor.		In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed.
e) Noise Attenuation - External fixtures appropriately located to minimise noise.	5.10 5.4.4 External fixtures, utilities and facilities - Air conditioning to be below fence line to reduce noise impacts.	5.4.4 External fixtures, utilities and facilities	5iie)	-		Recommend rescind.
f) Location of General Plant - Not within 3m of fence.	-	5.4.3 Outbuildings - Allowed within 1m of the boundary.	5iif)	1m in R Codes instead of 3m in Design Guidelines.		Recommend rescind.
Subdivision plan	-	-	-	-		Recommend rescind.

Appendix 14 Design Guidelines for No. 95 Chelmsford Road

Adopted 28 June 2005

Number of Lots = 3

Zone - Residential

Code - R40

Built Form Area - Residential

No heritage listing.



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

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

Appendix 15 Joel Terrace Design Guidelines

Adopted 27 September 2005
Amended 28 August 2012

Number of Lots = 4

Zone - Residential
Code - R60
Built Form Area - Residential

No heritage listing.



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

Appendix 16 Design Guidelines Perth

Adopted 13 March 2007

Amended
2 December 2008
16 June 2020

Number of Lots = 19

**Zone - Commercial; and Mixed Use
Code - R160**

Built Form Area - Activity Corridor

No heritage listing.



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

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

Appendix 17 Design Guidelines Lacey Street

Adopted 5 December 2006
Amended 12 February 2013

Number of Lots = 29

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

No heritage listing.



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

Appendix 18 Design Guidelines for William Street

Adopted 2 December 2008

Amended 16 June 2020

Number of Lots = 54

Zone - District Centre; & Mixed Use

Code - R80

Built Form Area - Town Centre & Mixed Use Area

No heritage listing.



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

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

Brookman and Moir Streets Development Guidelines - Summary of Submissions

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

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

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

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

Highgate Design Guidelines - Summary of Submissions

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

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

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

Lacey Street Design Guidelines - Summary of Submissions

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

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

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

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

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

Schedule of Modifications – Appendix No. 6 Brookman and Moir Streets Development Guidelines

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
1.	Policy Title	All	All	The local planning policy relates to the heritage precinct of Brookman and Moir Streets. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide provisions for Heritage Areas to have Local Planning Policies to guide development.	Amend the policy title as follows: Brookman and Moir Streets – Heritage Area Development Guidelines
2.	2 Aim of the guidelines	2	2	<p>The purpose of the review of the guidelines is to ensure the provisions can be implemented suitably within the Local and State Planning Framework. The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>Aim of the Guidelines has now been incorporated into the Statement of Significance, Purpose, Objectives and Policy Scope</p>	<p>Delete the following wording from Clause 2:</p> <p>These Guidelines contain essential controls, discretionary controls, advice and encouragement. The following interpretations are to apply:</p> <p>Essential Controls: are aimed at preserving the Brookman and Moir Streets area, as a whole and ensuring its integrity and these controls are not flexible.</p> <p>Discretionary Controls: allow certain alterations to be made, provided it can be demonstrated that the application of the control will result in a good conservation outcome and be in harmony with the Brookman and Moir Streets area.</p> <p>Encouragement: is a set of information that would assist in enhancing individual properties and the Brookman and Moir Streets area as a whole.</p> <p>Advice: is offered as to the manner in which improvements can be made.</p> <p>Please note: The City of Vincent can offer free advice on all heritage matters, that is appropriate design, colour schemes and materials, and it is advised that prior to consideration of any building works to contact the City of Vincent as soon as possible.</p>
3.	N/A	N/A	4	New section: Relationship to Planning Framework	New wording is included denoting the relationship of this planning policy to other planning legislation and policies.
4.	N/A	N/A	4 & 5	New section: Additional Requirements for Development Applications	Additional documentation is now required to be included with development applications to aid in assessing the application.
5.	N/A	N/A	5 & 6	New section: Definitions	Additional definitions now included into policy
6.	N/A	N/A	6	New section: Explanatory Notes	Information that will aid in assessing development applications as well as in developing designs for new builds have been collated into this section

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
7.	N/A	N/A	15 & 16	New Section Modifications to SPP 7.3 Residential Design Codes (Volume 1)	Relationship between proposed provisions and the existing R-Code are shown here
8.	3 Alterations and Additions	4	10	This clause and its provisions are now contained within Clause Built Form and the explanatory notes, provisions have been reviewed and replaced with Local Housing Objectives and deemed to comply criteria	<p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 3 Built Form</p> <p>Delete or amend the following wording:</p> <p>Significant original external features must be retained and conserved. Where original features have been removed or obscured, their reinstatement should be considered, especially where the losses are detrimental to the presentation of the place. That is to say intrusive features such as carports, solid high brick fences, high close boarded timber fences and concrete paved gardens should be removed, where the opportunity exists.</p> <p>The level of change to the front rooms of the houses has been somewhat limited. The remaining original planning and fabric of these rooms should be retained and conserved and adapted only as much as is necessary and as little as possible.</p> <p>The interface between corner end buildings and the secondary street (Forbes Street and Robinson Avenue) must be treated as being viewed from the front, with an eaves height limit to be the same as the main roof of the existing house facing the street</p> <p>While it is acknowledged that many internal features have been altered and extended under the skillion roof additions, many of these changes have improved the basic levels of amenity of the houses and living standards.</p> <p>Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained.</p> <p>Additions to the rear must be unobtrusive and meet the requirements of the Residential Design Codes. The City will exercise some discretion to achieve improved dwellings and good conservation outcomes.</p> <p>The external appearance of many of the dwellings has been changed over time, either as a building maintenance response (render over brickwork and removal of decaying timberwork) or through changing fashion, relating to the changes in demographics. It is essential that further losses of original detail do not occur and that opportunities for the reinstatement of missing detail are encouraged, providing reinstatement can be properly carried out to conservation standards.</p> <p>The Development Guidelines that follow will assist in managing change so that the Brookman and Moir Streets area retains its integrity.</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
9.	4 Roofs	5	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.1 Roofs
10.	5. External Walls	5	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.2 External Walls
11.	6 Front Verandahs	6	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>The proposed deleted reference to the Heritage Assessment is covered in the 'Scope' section of the draft Local Planning Policy.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.3 Front Verandahs

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
12.	7 Windows	7	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.4 Windows
13.	8. Front Doors and Hopper Lights		8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.5 Front Doors and Hopper Lights

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
14.	9. Chimneys	8	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.6 Chimneys
15.	10. External decorative details	8	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.7 External decorative details
16.	11. Front Street Fences and Secondary Street Fence	8	12	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
				<p>Secondary street provisions have been deleted as the secondary street streetscape does not contribute to the heritage precinct and in these areas the walls are suitable to be 1.8m.</p> <p>This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence & the Front Garden</p>	
17.	12. Front Gardens	9	12	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence & the Front Garden</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4
18.	13. Car parking	9	13	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the ability to exercise discretion and should be removed.</p> <p>This provision is now included under Clause 5 Car Parking</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
19.	14. Rear garages	10	13	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording is not necessary in this policy as it is covered in other legislation and should be removed.</p> <p>This provision is now included under Clause 5 Car Parking</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5
20.	15. Rear Water Closets	10	7	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted essential and discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 1 Demolition</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 1
21.	16. Colours	10	14	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives.</p> <p>This provision is now included under Clause 6 Materials and Colours</p>	Amend the wording to become Deemed to Comply and Local Housing Objectives and moved to Clause 6
22.	17. Internal Planning	11	6	These provisions have been moved to the Explanatory Notes section	Amend the wording and move to Explanatory Notes

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
23.	18. Demolition	11	7	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 1 Demolition</p>	<p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria moved to Clause 1 Demolition</p> <p>The following wording is to be deleted:</p> <p>Partial demolition of dwelling will only be considered in exceptional circumstances.</p>
24.	19. Open space	11	-	<p>The proposed deleted wording is not necessary in this policy as it is covered in other legislation and should be removed.</p>	<p>The following wording is to be deleted:</p> <p>Development should meet the performance criteria of the Residential Design Codes in regard to Open Space. As most dwellings in the precinct would not achieve the required percentage of open space on these lots due to historical development, it is essential that an outdoor living area is required. Due regard will be given to the configuration of outdoor living areas and the availability of existing open space, with particular reference to those dwellings with rear and secondary street vehicular access.</p> <p>Outdoor Living Areas are to comply with the requirements of the Residential Design Codes.</p>
25.	20. Development considerations	12	-	<p>In considering an application for development approval the local government is to have due regard to the matters outline in Schedule 2, Part 9, Clause 67 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The items listed in the clause only capture a few considerations in development assessment and do not show all considerations which may be misleading and should be deleted.</p>	<p>The following wording is to be deleted:</p> <p>The City acknowledges the constraints of land development within the heritage precinct, and the following statements aim to achieve a balance between potential overdevelopment and heritage character.</p> <p>Where overdevelopment facilitates conservation of original fabric the proposal will be assessed by the degree of possible congestion on the built environment and the impact of development on heritage values including all relevant considerations such as zoning, residential amenity and or/ environmental issues specified by the Town Planning Scheme and outlined in the relevant Policies of the City of Vincent.</p> <p>This will be measured by discretionary control to allow new development and to allow a specific design response of each site (property), to demonstrate positive conservation outcome and contribution to the precinct.</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
					<p>To achieve the conservation goals and desires of the Council the following items will be given consideration within the heritage precinct. This is to achieve overall conservation objectives.</p> <ul style="list-style-type: none"> • Significant reduction in the open space provision • Availability of land to accommodate parking • Impact of the new development on the site as a whole • Protection and conservation of the existing site • The heritage significance of the site and context especially in terms of the streetscape and public domain • Compatibility to neighbouring properties in terms of scale, bulk, height, quality of design, materials and refinement of details and craftsmanship <p>Protection of valued residential amenity of the locality</p>
26.	21. Urban Infrastructure 21.1 Intent	12	-	The wording is proposed to be deleted as it has been captured in the objectives of the policy.	<p>The following wording is to be deleted:</p> <p>Future upgrade of infrastructure elements such as: road and verge treatment, lighting, paving and public seating are required to be compatible with the heritage significance of the area and should not detract from the character of the precinct.</p> <p>Ensure that the design of new street furniture and utility services are to be sympathetic to the streetscape character of the precinct.</p> <p>The design, scale and location of new or replacement street signs, street lighting or any other new street furniture should complement the streetscape character.</p> <p>Roads, kerbs and footpaths should retain their current alignment and surfacing treatment should be consistent throughout the precinct.</p> <p>Traffic control and traffic calming devices should be located outside of Brookman and Moir Streets. Traffic management issues should be referred to the City of Vincent for consideration.</p> <p>Consideration will be given to intrusive traffic signage being kept as an essential minimum where possible.</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
27.	22. FIGURE 1 - A TYPICAL ORIGINAL HOUSE PLAN 23. FIGURE 2 - TYPICAL ORIGINAL FRONT ELEVATION FEATURES 24. FIGURE 3 - PRINCIPLES OF EXTERNAL EXTENSIONS	13, 14 and 15	9, 10 and 11	All figures and notes to be maintained but graphically updated .	Graphics have been aesthetically modified.

Schedule of Modifications – Appendix No. 17 Design Guidelines Lacey Street

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
1.	Policy Title	All	All	The Design Guidelines relate to a collection of intact federation-style buildings in Lacey Street. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide provisions for Heritage Areas to have Local Planning Policies to guide development.	Amend the policy title as follows: Design Guidelines Lacey Street – <u>Character Area</u>
2.	DESCRIPTION	1	1	The proposed deleted wording is not accurate, the remaining wording provides suitable context.	<p>Modify the introduction wording as follows:</p> <p>Lacey Street is a unique street possessing qualities reminiscent of a time gone by with its narrow road reserve and collection of intact federation-style buildings. Lacey Street is one of few streets with an intact single storey streetscape and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.</p> <p>The area is distinctive due to the predominance of dwellings in the Federation Bungalow and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs and protruding bays surmounted in gables. The dwellings are constructed of brick with some render detailing and have hipped and pitched roof forms, with highly visible chimneys. Fenestration pattern includes simple window arrangements of single sash and casement windows with centrally located front doors.</p>
3.	ISSUES/ THREATS	3	2	The wording is covered in the objectives of the design guidelines and the provisions, this is a negative repetition of the objectives of the guidelines.	<p>The following wording is to be deleted:</p> <ul style="list-style-type: none"> • Loss of single storey streetscape. • Loss/demolition of intact housing stock. • Loss of consistent roof pattern. • Loss of open streetscape with high fencing and car storage structures. • Changes to the dominant setback pattern. • Inappropriate, out of scale development on gateway properties. <p>The retention of the original house and many features is essential, and entire demolition of dwellings will not be permitted.</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
4.	POLICY STATEMENT	3	2	The wording is to be updated to remove previous terms used and update reference as well as include policy objectives	<p>PURPOSE The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Heritage Area, This policy identifies those contributory buildings 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.</p> <p>OBJECTIVES The objectives of this Policy are to:</p> <ul style="list-style-type: none"> • Retain and conserve the existing contributory dwellings. • Provide design guidance to ensure new development and alterations and additions to existing buildings conserve and enhance the heritage significance of the heritage area whilst not adversely affecting the significance of neighbouring dwellings. • Retain the uniformity in lot sizes to ensure the rhythm of the traditional streetscape is not eroded. • Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback. • Ensure front fences, if required, are low height or open style which are consistent with the precinct in terms of materiality and colour; and • Encourage a high standard of architectural and sustainable building design for new development and alterations to contributory buildings.
5.	n/a	N/A	4	New section: Relationship to Planning Framework	New wording is included denoting the relationship of this planning policy to other planning legislation and policies.
6.	N/A	N/A	4 & 5	New section: Additional Requirements for Development Applications	Additional documentation is now required to be included with development applications to aid in assessing the application.
7.	N/A	N/A	5	New section: Definitions	Additional definitions now included into policy
8.	N.A	N/A	6	New Clause: 1. Demolition	Befitting of Lacey Street being classed as a heritage area, demolition clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included
9.	N.A	N/A	6	New Clause: 2. Conservation	Befitting of Lacey Street being classed as a heritage area, a conservation clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
10.	Existing Building Stock	4	7-9	<p>Change the title of the element for clarity.</p> <p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission. Retention of the dwelling is covered in the introduction</p>	<p>Modify the element heading as follows:</p> <p>Existing Building Stock Clause 3 New Development</p> <p>This clause is to have an intent statement and two subclauses, 3.1 Setbacks and 3.2 Form and Scale</p> <p>Amend the wording to become Local Housing Objectives and Deemed to Comply criteria</p>
11.	Landscape	4	10	<p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission. Retention of the dwelling is covered in the introduction</p>	<p>New clause number</p> <p>Amend the wording to become Local Housing Objectives and Deemed to Comply criteria</p>
12.	Lot Size	4	10	<p>Lot size is controlled through the Local Planning Scheme which applies a zone and coding to properties. The size of lots as per each code is determined by the Residential Design Codes. Nonetheless, clause is to be included to guide subdivision design</p>	<p>Modify the element heading as follows:</p> <p>Lot Size Clause 4 Subdivision</p> <p>Include an intent statement and amend the wording to become Local Housing Objectives and Deemed to Comply criteria</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
13.	Setbacks	5	7	<p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'design response' (with the exception of garages and carports) has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.2 and 5.1.3 of the R Codes. The garages and carports 'design response', 'behind the building line', is proposed to be deleted as this contradicts the objectives.</p> <p>The 'avoid' criteria is proposed to be deleted as it is a repetition of the 'objectives' and 'deemed to comply' criteria.</p>	<p>Move the clause into subclause 3.1 Setbacks</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p>
14.	Height and Building Form	5	7	<p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'design response' has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.6 of the R Codes.</p> <p>The 'avoid' criteria relating to a single storey streetscape is proposed to be reworded as a local housing objective.</p>	<p>Move the clause into Clause 3 New Development</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p> <p>Move the below to Definitions.</p> <p><u>Public domain view means sightlines from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement</u></p>
15.	Materials and design detail	5	11	<p>The 'Design Response' and 'Avoid' criteria is worded as deemed to comply criteria and cannot be included as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes, without the approval of the Western Australian Planning Commission.</p>	<p>Modify the element heading as follows:</p> <p>Materials and design detail <u>Clause 7 Materials and Colours</u></p> <p>Include an intent statement</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
				<p>In lieu of this, the 'objective' has been included as a local housing objective. And reference to required accompanying material has been included in the 'scope' of the proposed policy.</p> <p>The 'avoid' criteria is proposed to be deleted as it is does not provide clarity to meet the objectives.</p>	
16.	Front boundary treatment	5	10		<p>Amend the heading of the element: Front boundary treatment <u>Clause 5 Street Fences</u></p> <p>Include an intent statement</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p>
17.	Diagrams	4	8-10	The diagrams clearly articulate the provision relating to height and should be maintained.	Existing diagrams have been graphically updated with new diagrams being included.
18.	N/A	N/A	12 & 13	New Section Modifications to SPP 7.3 Residential Design Codes (Volume 1)	Relationship between proposed provisions and the existing R-Code are shown here

LOCAL PLANNING POLICY: BROOKMAN & MOIR

STREETS – HERITAGE AREA



Legislation / local law requirements	This policy has been prepared under the provisions of clause 9(2) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Relevant delegations	16.1.1 Determination of various applications for development approval under the City’s Local Planning Scheme
Related policies, procedures and supporting documentation	Planning and Development (Local Planning Schemes) Regulations 2015; Heritage Act 2018; State Planning Policy 7.3 – Residential Design Codes (Volume 1) Local Planning Policy 7.7.1 Built Form Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties

PRELIMINARY

STATUTORY BACKGROUND

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

This local planning policy is adopted consistent with Clause 9(2) of the deemed provisions, 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 affect the significance of the place.

STATEMENT OF SIGNIFICANCE

The following statement of significance relates to extent of the Heritage Area is identified in Map 1. Brookman and Moir Streets Heritage Area is made up of two streets comprising 58 semi-detached residences and one detached residence. The prevailing architectural style is 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 1897-98 in the wake of the rapid population expansion following the Western Australian gold boom;

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



- 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 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 19th and early 20th 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; and
- 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.

PURPOSE

The primary purpose of this policy is to conserve and enhance the heritage significance and cohesive streetscape character of the Brookman and Moir Streets Heritage Area. This policy identifies those contributory buildings 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.

OBJECTIVES

The Objectives of this policy are to:

- Retain, conserve, and protect the cultural heritage significance of the Brookman and Moir Streets Heritage Area as identified by its entry of 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 affect 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 which 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.

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

POLICY SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

This policy applies to all proposals for development within the Brookman and Moir Heritage Area in Perth, as listed and shown on the below map.



Map 1: Brookman and Moir Heritage Area.

Level of Significance	Description	Desired Outcome
Contributes	Contributes to the significance of the Heritage Area; recommended for entry in the Heritage List	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Does not contribute	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 accordance with the Design Guidelines.

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



RELATIONSHIP TO THE PLANNING FRAMEWORK

This policy is made pursuant to Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and Part 7 of State Planning Policy 7.3 Residential Design Codes Volume 1 (R Codes Volume 1).

This Local Planning Policy forms part of the City of Vincent's (the 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 this Policy is inconsistent with the City's local planning scheme, the local planning 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.

Where a development application does not satisfy the deemed to comply requirements, it will require a performance assessment against the relevant Local Housing Objectives and the Objectives of this policy, as well as the Local Housing Objectives of the Built Form Policy.

ADDITIONAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

Applications for development approval within the Brookman and Moir 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.

1.1 Heritage Impact Statement

- i. The Heritage Impact Statement 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. Alterations or additions.
 - iii. Seeking variations to any built form controls set out in this policy.

Note: Some alterations and additions may be exempt from requiring a Heritage Impact Statement, Contact the City's Development & Design directorate for further information.

The Heritage Impact Statement 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' 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?

1.2 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;

1.3 Detailed schedule of all finishes, including materials and colours of the proposed development and how

LOCAL PLANNING POLICY: BROOKMAN & MOIR

STREETS – HERITAGE AREA



these related to the adjoining developments.

1.4 Sightline drawings of any additions when viewed from the public realm. Diagrams/images from multiple viewpoints from the street will be required.

1.5 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.

In addition, it should be noted that 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 LPP 7.5.23 *Construction Management Plans*.

DEFINITIONS

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the *Planning and Development Act 2005*; Planning and Development (Local Planning Schemes) Regulations 2015, and the *Heritage Act 2018*.

Contributory Place means places and structures that make a positive contribution to the cultural heritage significance of the Brookman and Moir Heritage Area.

Non-Contributory Place means buildings and structures which do not contribute to the cultural heritage significance of Brookman and Moir.

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

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'

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.

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

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



rear right of way behind Moir Street and Wellman Street are not included in this requirement. Refer to **figure 4** for further guidance.

EXPLANATORY NOTES

Demolition of any building in the Heritage Area requires approval by Council with advice from the Heritage Council.

Contributory places are those identified on Map 1.

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

The plan of contributory buildings (refer to Figure 3) has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah.

Contributory external features within the 'additions zone' (refer to Figure 5), such as the rear skillion additions are not intended to be retained or conserved.

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.

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

POLICY PROVISIONS

1. Demolition

Intent: The loss of a contributory place negatively impacts on the cultural significance and character of the heritage area. Demolition of a contributory building is rarely appropriate, and demolition of a contributory buildings located within a state registered heritage place will have a negative impact.

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.

Local Housing Objectives

LO1.1 Demolition of the **Contributory Place** 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 **Heritage Impact Statement** prepared by a qualified heritage consultant.

LO1.2 Partial demolition of non-contributory or intrusive elements to accommodate conservation and enhancement of Brookman and Moir Heritage Area is encouraged.

Deemed to Comply

C1.1 All contributory buildings are retained and conserved in accordance with this policy.

C1.2 Demolition of the **Contributory Place** will not be permitted where there has been a demonstrable period of neglect leading to deterioration in the building's condition.

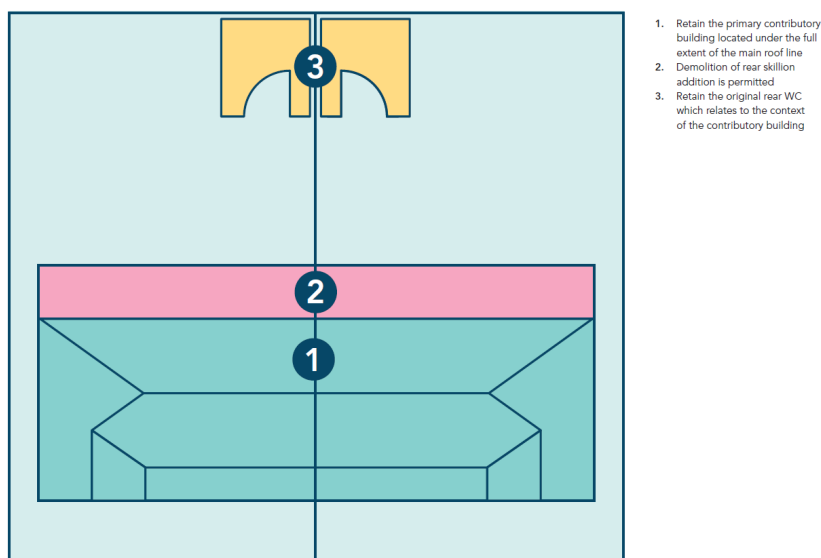


Figure 1: Retention of Contributory Buildings

LOCAL PLANNING POLICY: BROOKMAN & MOIR

STREETS – HERITAGE AREA



2. Conservation of Contributory Places	
<p>Intent: Conservation works are essential for protecting a contributory place and ensuring its long-term survival and contribution to the significance of the Brookman and Moir 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>	
2.1 Roofs	
Local Housing Objectives	Deemed to Comply
<p>LO 2.1.1 Roof forms that incorporate proportions, materials and design elements that respect and reference the character of the precinct</p>	<p>C2.1.1 Roof pitches visible from the street match the existing roof pitches.</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>
2.2 External Walls	
Local Housing Objectives	Deemed to Comply
<p>LO 2.2.1 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>
2.3 Front Verandahs	
Local Housing Objectives	Deemed to Comply
<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>
2.4 Windows	
Local Housing Objectives	Deemed to Comply
<p>LO2.4.1 Windows are retained and conserved to match the original appearance.</p>	<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>
2.5 Front Doors and Hopper Lights	
Local Housing Objectives	Deemed to Comply
<p>LO2.5.1 Front doors are retained and conserved to match the original appearance.</p>	<p>C2.5.1. All original four-panel timber doors are retained. Hopper lights must not be removed. With the exception of Nos. 2 and 4 Brookman Street retaining their five panel front doors.</p>
2.6 Chimneys	
Local Housing Objectives	Deemed to Comply
<p>LO2.6.1. Chimneys are retained and conserved to match the original appearance.</p>	<p>C2.6.1 All original brick chimneys are retained except those located within the addition zone (refer to Figure X)</p>
2.7 External Decorative Details	
Local Housing Objectives	Deemed to Comply

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

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.

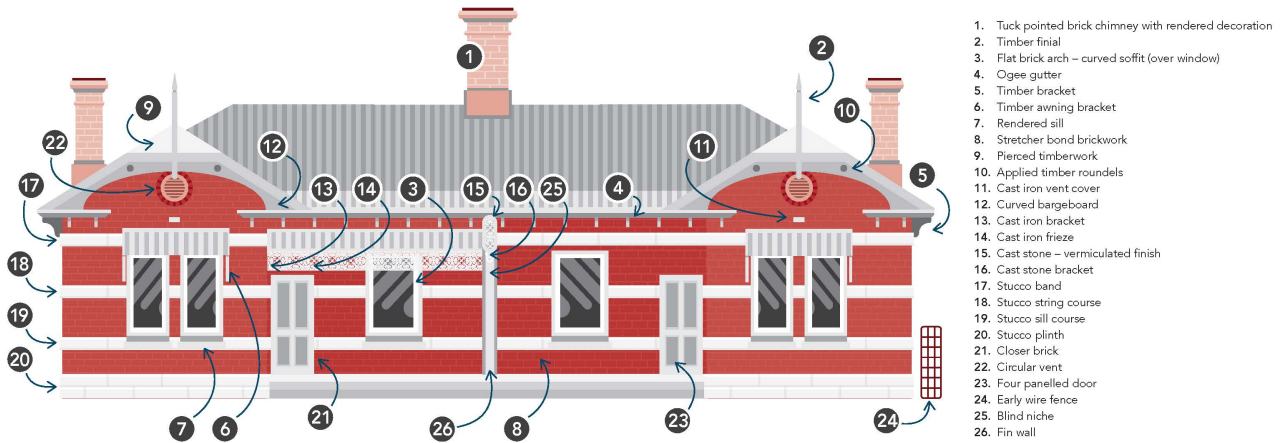


Figure 2: Front Elevation

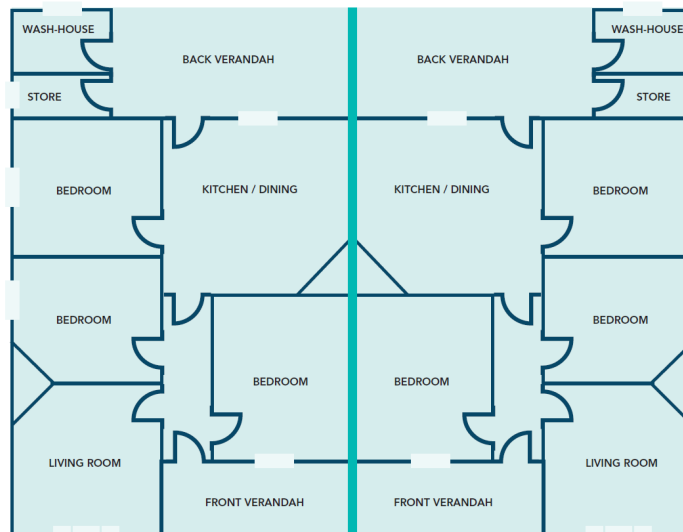


Figure 3 – Typical Mirrored House Plan

LOCAL PLANNING POLICY: BROOKMAN & MOIR

STREETS – HERITAGE AREA

3. Built form

Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of the Brookman and Moir Heritage Area. Acceptable new alterations and additions to the building envelope 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.

Local Housing Objectives

LO3.1 Additions respect the predominant scale (height, bulk, density and pattern of arrangement) of the existing building and do not have an adverse visual impact on it.

LO3.1 Additions are compatible to the predominant form and character of the existing building, its streetscape context and the urban character in the surrounding area.

LO3.1 Development preserves and enhances the visual character of existing streetscape by considering building bulk and scale

Deemed to Comply

C3.1 Above ground level extensions should be setback behind the main roofline of the building as so they are not visible from the **public domain view** of Brookman and Moir street. Refer to **Figure 4** for further information.

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.

C3.3 Side setbacks to corner lots shall not encroach into the setback established by the contributory building

1. Additions are located behind the primary building to areas not visible from the public realm
2. Retain contributory built form
3. Ground floor height to complement existing ceiling height
4. Additions to be sympathetic/complement the existing built form
5. Line of existing skillion roof addition allowed to be demolished
6. Retain any mature trees

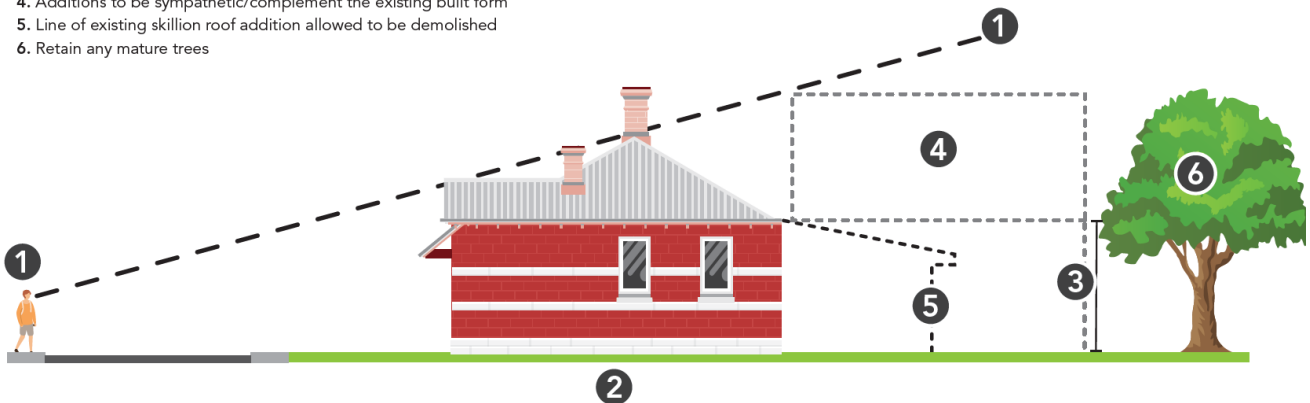


Figure 4: Line of Sight Diagram

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

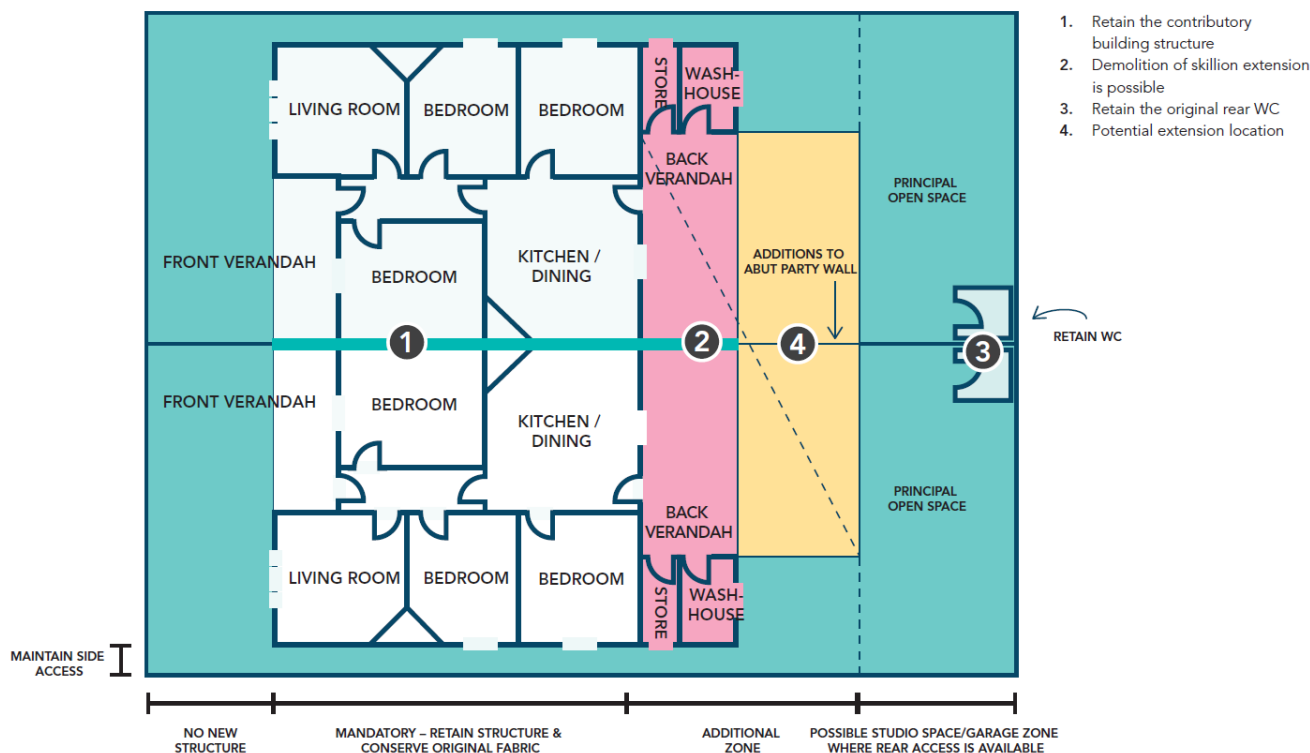


Figure 5 – Principles of external extensions

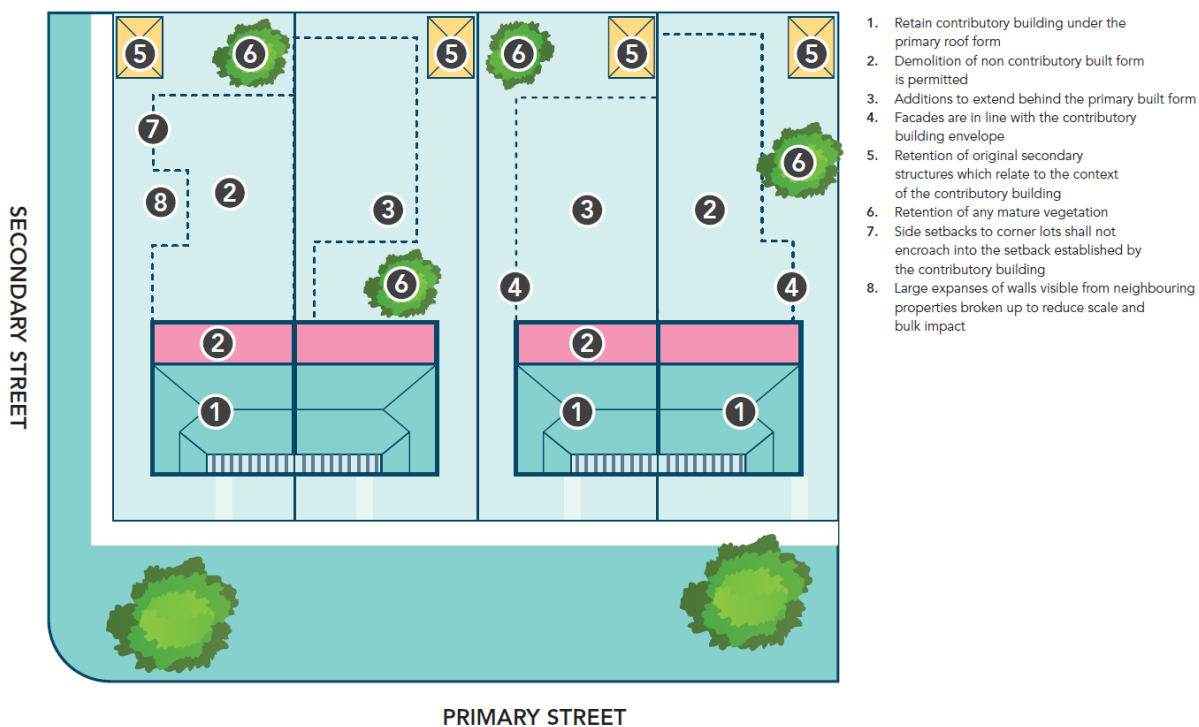


Figure 6: Potential Form and Scale of New Development

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

4. Front Street Fences, Secondary Street Fence & 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 Heritage Area.

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

Local Housing Objectives

LO4.1. Fences that incorporate proportions, materials and design elements that respect and reference the character of the precinct.

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

LO4.3 Any landscape is to be low in scale as to not obscure the heritage places

Deemed to Comply

C4.1. Front fences can be solid up to 0.75m and visually permeable above to maximum of 1.2m

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



Figure 7: Fencing

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

5. Car Parking

Intent: The precinct was developed prior to the cars coming into common usage. As a result, the homes within the Brookman and Moir Heritage Area have not been designed to accommodate the parking of vehicles. The introduction of garages and carports can become a dominant feature in the streetscape as such they must be carefully sited and designed to avoid negative impacts to the heritage character.

Local Housing Objectives

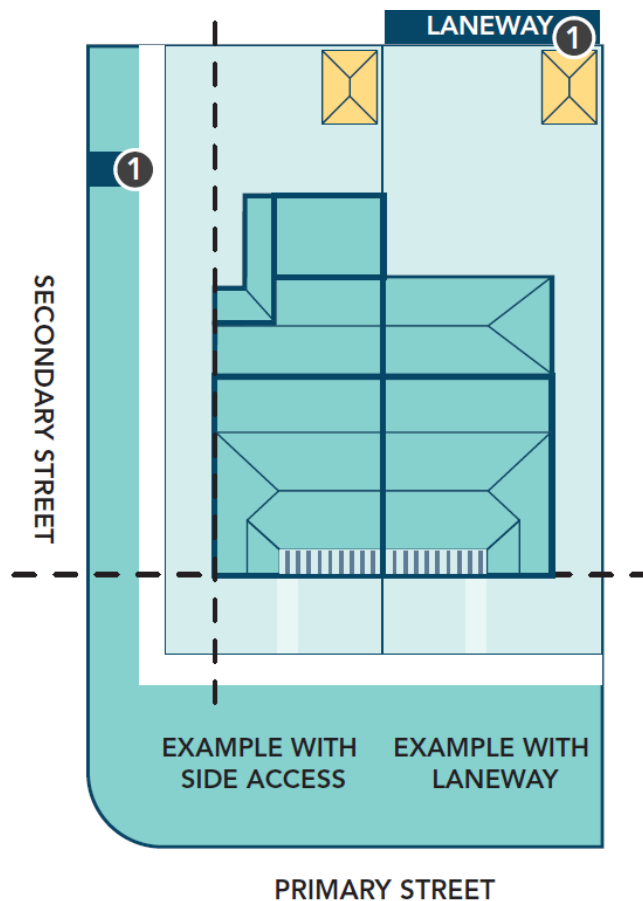
LO5.1 The introduction of car parking to minimise the impact of parking infrastructure on the heritage dwellings and streetscape.

Deemed to Comply

C5.1. Garages are to be located at the rear boundary and do not involve the demolition of the original rear water closet.

C5.2. There is no minimum number of on-site car parking spaces required to be provided.

C5.3 Carports are not located within the street setback.



1. Where side or rear access is available, access should occur from these points

Figure 8: Garage and Carports

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA

6. Materials and Colours

Intent: These materials, their textures, colours and decorative treatments are important elements of character and cultural significance of the heritage area to inform the palette used on new developments

Local Housing Objectives

LO6.1. The colours are to be in keeping with the historic character and aesthetic of the area. Colour choice may be varied, but consideration should be given to the impact of a colour choice on the Brookman and Moir Streets area, as a whole.

LO6.2 Materials for new built form and repairing original will reflect the original materials used in the heritage area.

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.



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

OFFICE USE ONLY

Responsible Officer	Manager Policy & Place
Initial Council Adoption	27 March 2001
Previous Title	Brookman and Moir Streets Development Guidelines
Reviewed / Amended	11 May 2004, 28 August 2012, 26 March 2023
Next Review Date	March 2026

LOCAL PLANNING POLICY: BROOKMAN & MOIR

STREETS – HERITAGE AREA



Modifications to SPP 7.3 Residential Design Codes (Volume 1)

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	BMHA LPP EQUIVALENT
<p>5.1.2 C2.1</p> <p>5.1.6 C6 BUILDING HEIGHT</p> <p>5.2.1 C1.1-1.5 SETBACK OF GARAGES AND CARPORTS</p> <p>5.2.4 C4 STREET WALLS AND FENCES</p> <p>5.2.6 C6 APPEARANCE OF RETAINED DWELLING</p> <p>5.4.3 OUTBUILDINGS</p>	<p>Primary street setback - Table 1: 6m Secondary street setback - Table 1: 1.5m</p> <p>Top of external wall (roof above): 7m Top of external wall (concealed roof): 8m Top of pitched roof: 10m</p> <p>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 Carports setback in accordance with the primary street setback under Cl.5.1.2</p> <p>50% visually-permeable above 1.2m height with pillars maximum height</p> <p>1.8m with maximum horizontal dimensions 400mm x 400mm 1.8m to secondary street</p> <p>Where existing dwelling retained as part of grouped dwelling development, the appearance of the retained dwelling is upgraded to match new development</p> <p>Large & Multiple Outbuildings (i) Does not exceed 60m² or 10% of site area, whichever is the lesser; (ii) set back as per Table 2a; (iii) wall height <2.4m; (iv) ridge height <4.2m; (v) not within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area as per Table 1.</p>	<p>3.0 Built Form C3.1-C3.3</p> <p>Note: as max roof height is not specified in Policy, max roof height in the Built Form Policy will be applied.</p> <p>5.0 Carparking C5.1 & C5.3</p> <p>Garages to be located at rear of the property</p> <p>Carports to be provided behind the street setback</p> <p>4.0 Front Street Fences, Secondary Street Fence & 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>2.0 – Conservation of Contributory Places</p> <p>3.0 Built Form C3.2 & C3.3</p>

LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



**5.4.4 C4.1,
C4.2, C4.3, C4.4
EXTERNAL
FIXTURES,
UTILITIES AND
FACILITIES**

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
Also note C4.5 lockable storage area

As per Built Form Policy requirements.

Also refer to HCWA Renewable Energy Systems in State Registered Places Guidelines

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

Legislation / local law requirements	This policy has been prepared under the provisions of clause 9(2) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Relevant delegations	16.1.1 Determination of various applications for development approval under the City’s Local Planning Scheme
Related policies, procedures and supporting documentation	<p>Planning and Development (Local Planning Schemes) Regulations 2015;</p> <p>Heritage Act 2018;</p> <p>State Planning Policy 7.3 – Residential Design Codes (Volume 1)</p> <p>Local Planning Policy 7.7.1 Built Form</p> <p>Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for heritage and Adjacent Properties</p>

INTRODUCTION

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

The area is distinctive due to the predominance of dwellings in the Federation Bungalow and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs and protruding bays surmounted in gables. The dwellings are constructed of brick with some render detailing and have hipped and pitched roof forms, with highly visible chimneys. Fenestration pattern includes simple window arrangements of single sash and casement windows with centrally located front doors.

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

STATEMENT OF CHARACTER

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

The key characteristics of Lacey Street are:

- narrow road reserve.
- Uniform front setbacks.
- Non-parallel side setbacks.
- Consistent architectural styles.
- Intact single storey streetscape.
- Infrequent driveway interruptions to frontages.
- Uniform lot sizes (average 302m², 24.6 metres deep with a 12.3 metre frontage).
- Majority of properties unfenced, existing fences are generally low level picket/brick or tubular steel and wire fencing.
- Generally, well kept front private gardens.
- Consistent roof forms many with street facing gables
- Lack of on-site parking creates a premium for on-street parking.
- On-street parking prohibits two-way traffic.
- Setbacks prohibit garages and carports.
- Gateway properties are inconsistent with the uniformity of Lacey Street properties (No. 25 Brisbane Street, No. 33 Brisbane Street, No. 72 Brewer Street, rear of No. 1/266 Stirling Street, No. 84 Brewer Street and No. 25 Lacey Street).

PURPOSE

The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Heritage Area, This policy identifies those contributory buildings 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.

OBJECTIVES

The objectives of this Policy are to:

- Retain and conserve the existing contributory dwellings.
- Provide design guidance to ensure new development and alterations and additions to existing buildings conserve and enhance the heritage significance of the heritage area whilst not adversely affecting the significance of neighbouring dwellings.
- Retain the uniformity in lot sizes to ensure the rhythm of the traditional streetscape is not eroded.
- Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback.
- Ensure front fences, if required, are low height or open style which are consistent with the precinct in terms of materiality and colour; and
- Encourage a high standard of architectural and sustainable building design for new development and alterations to contributory buildings.

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

POLICY SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

This policy applies to all the properties identified on the below map. The properties that contribute to the streetscape are also depicted.



Map 1: Character Area and Contributory Places

Level of Significance	Description	Desired Outcome
Contributes	Contributes to the significance of the Character Area	Conservation of the place is desirable. Any external alterations or extensions should reinforce the character of the area, in accordance with this Policy
Does not contribute	Does not contribute to the significance of the Character Area.	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the character of the area, in accordance with this Policy

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA



RELATIONSHIP TO THE PLANNING FRAMEWORK

This policy is made pursuant to Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), Part 1 of State Planning Policy 7.3 Residential Design Codes Volume 2 and Part 7 of State Planning Policy 7.3 Residential Design Codes Volume 1.

This policy is to be read in conjunction with Local Planning Scheme No. 2 (the Scheme) and all relevant local planning policies 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).

This Local Planning Policy forms part of the City of Vincent (the 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 this Policy is inconsistent with the City's local planning scheme, the local planning 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.

Where a development application does not satisfy the deemed to comply requirements, it will require a performance assessment against the relevant Local Housing Objectives and the Objectives of this policy, as well as the Local Housing Objectives of the Built Form Policy.

ADDITIONAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

The City may require an applicant to provide additional information which may include, but is not limited to, one or more of the following (at the applicant's expense):

- i. The Heritage Impact Statement 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:
 - a. Partial or full demolition of a **Contributory Place** including proposed new development.
 - b. Alterations or additions.
 - c. Seeking variations to any built form controls set out in this policy.

Note: Some alterations and additions may be exempt from requiring a Heritage Impact Statement, Contact the City's Development & Design directorate for further information.

- ii. 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;
- iii. Detailed schedule of all finishes, including materials and colours of the proposed development and how these related to the adjoining developments.
- iv. Sightline drawings of any additions when viewed from the public realm. Diagrams/images from multiple viewpoints from the street will be required.

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

- v. An application for development approval may be referred to a design review panel comprising of suitably experienced and qualified members as appointed by the City for advice regarding the proposal.

In addition, it should be noted that 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 LPP 7.5.23 *Construction Management Plans*.

DEFINITIONS

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the Planning and Development Act 2005; Planning and Development (Local Planning Schemes) Regulations 2015, and the Heritage Act 2018.

Contributory Place means buildings and structures that make a positive contribution to the cultural heritage significance of the Lacey Street Heritage Area.

Non-Contributory Place means buildings and structures which do not contribute to the cultural heritage significance of Lacey Street.

Character is the defining features of a place, including scale, materiality, style or repetition

Heritage Impact Statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and its setting. 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 'How to Prepare a Heritage Impact Statement'

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.

Public Domain View means sightline from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement.

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA



POLICY PROVISIONS

1. DEMOLITION

Intent: The loss of a contributory place negatively impacts on the cultural significance and character of the heritage area. Demolition of a contributory building is 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.

Local Housing Objectives

LO1.1 There is a presumption against demolition of **Contributory Place**. In circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification for it.

Deemed to Comply

C1.1 Front two rooms of a **Contributory Place** are to be retained.

2. CONSERVATION

Intent: Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the Lacey Street 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.

Local Housing Objectives

LO2.1 Contributory Places retain their original or most significant stage of appearance and any restoration work to match that appearance is based on photographic, archival and physical evidence.

Deemed to Comply

- C2.1.** Ensure that works retain, conserve and restore the following:
- i. Elements, features and finishes of any identified contributory places in their original, or most significant state.
 - ii. Contributory elements such as ancillary buildings and secondary structures including fences, gates, outbuildings and gardens.
 - iii. Facade elements including original openings, decorative elements and joinery to doors and windows.
- C2.2** Ensure that conservation works:
- i. Are based on historical documentation such as early drawings or photographs, physical evidence found on site or neighbouring buildings of a similar design and era.

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA



3. NEW DEVELOPMENT	
<p>Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of the Lacey Street Area. New development should not visually intrude on Contributory Places or the overall streetscape and are consistent and complement the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.</p>	
3.1 Setbacks	
Local Housing Objectives	Deemed to Comply
<p>LO3.1.1 Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape.</p> <p>LO3.1.2 Development maintains the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape.</p> <p>LO3.1.3 Those frontages to Lacey Street of gateway sites shall be treated in accordance with the intent and principles of these setback requirements to ensure continuity in the rhythm of setbacks in Lacey Street.</p>	<p>C3.1.1 The front setback is no less or more than the average setback of the adjoining two dwellings on both sides</p> <p>C3.1.2 Above ground level extensions should be setback behind the main roofline of the building as so they are not visible from public domain, with complimentary roof forms and building massing (see figure 1 and 2)</p> <p>C3.1.3. Corner sites shall site and mass an upper storey behind the main ridgeline of the existing dwelling as so that it is visually recessive from the sightline of the Lacey Street streetscape.</p> <p>C3.1.4 Garages and carports are located behind the existing setback.</p> <p>C3.1.5 Buildings, including outbuildings, garages and carports are setback from at least one side boundary.</p>
3.2 Form and Scale	
Local Housing Objectives	Deemed to Comply
<p>LO3.2.1 New development does not visually dominate the streetscape and maintains the single storey streetscape.</p> <p>LO3.2.2 New development reflects the dominant building forms in the street, including roof forms and building proportions, in the new building design.</p> <p>LO3.2.3 Replacement buildings on the gateway sites are sympathetic to the built form and character of Lacey Street.</p>	<p>C3.2.1 New development is to respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling is to match the street's typical single storey wall height.</p>

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

1. Additions are located behind the primary building to areas not visible from the public realm
2. Retain contributory built form
3. Ground floor height to complement existing ceiling height
4. Additions to be sympathetic/complement the existing built form
5. Line of existing skillion roof addition allowed to be demolished
6. Retain any mature trees

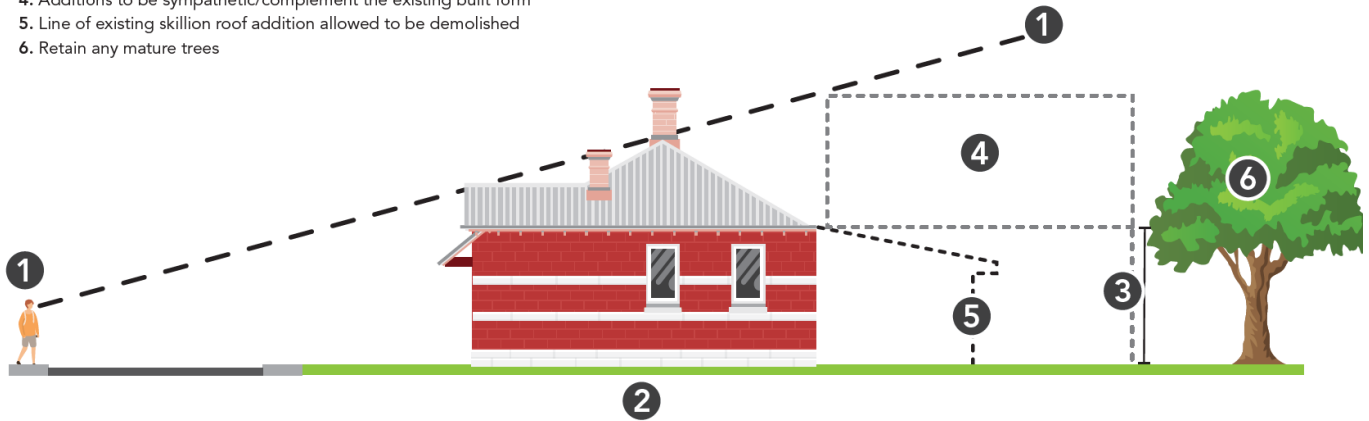


Figure 1: Line of Sight Diagram

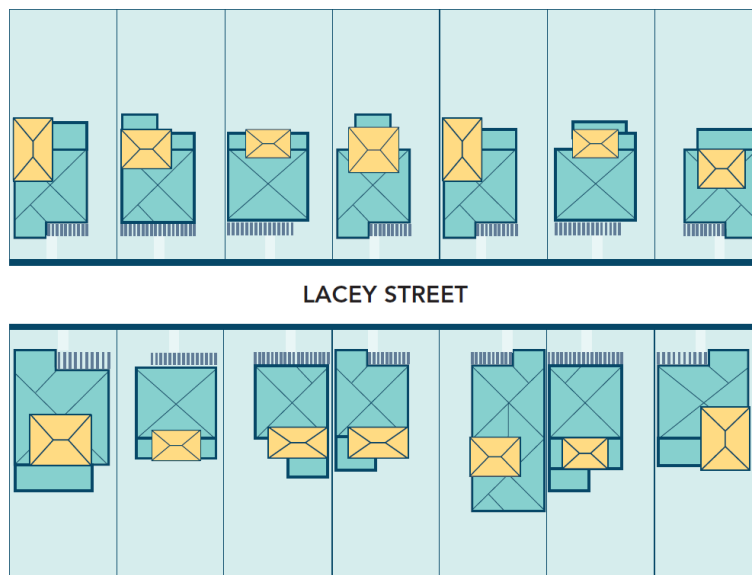
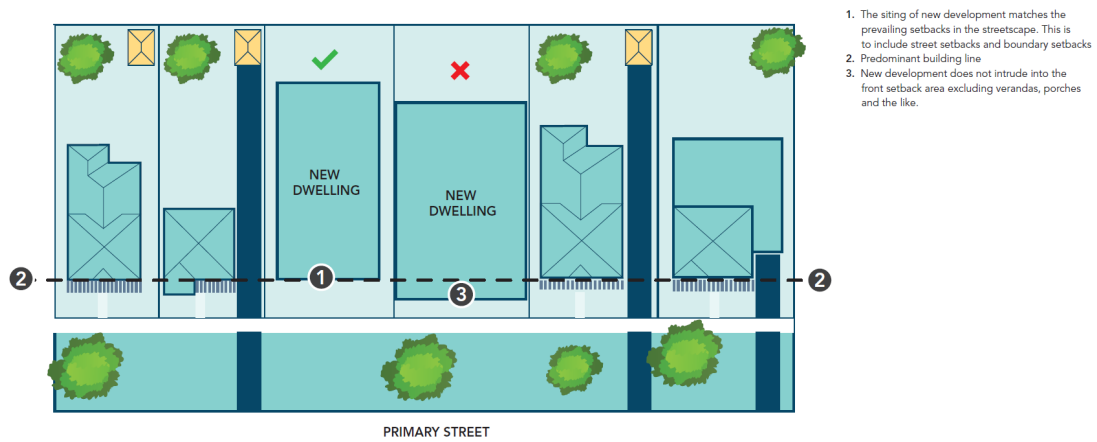


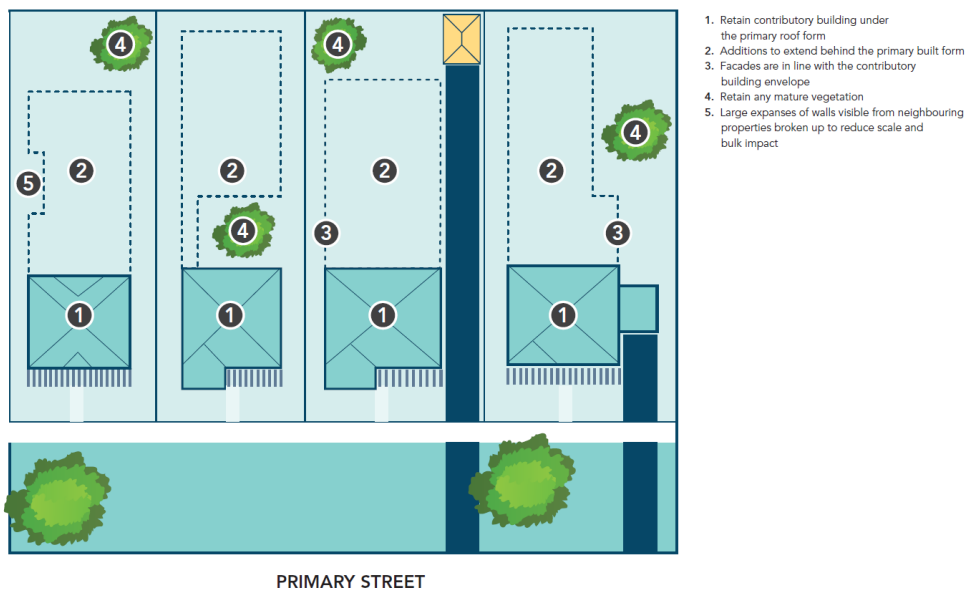
Figure 2: Nominal Second Storey Additions in Yellow

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA



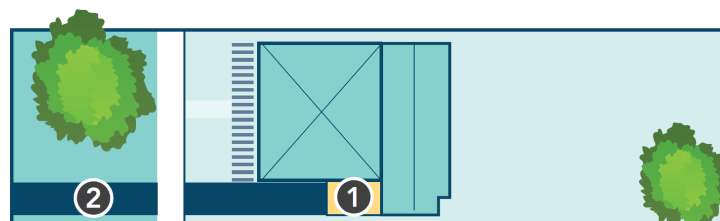
1. The siting of new development matches the prevailing setbacks in the streetscape. This is to include street setbacks and boundary setbacks
2. Predominant building line
3. New development does not intrude into the front setback area excluding verandas, porches and the like.

Figure 3: Street Setbacks



1. Retain contributory building under the primary roof form
2. Additions to extend behind the primary built form
3. Facades are in line with the contributory building envelope
4. Retain any mature vegetation
5. Large expanses of walls visible from neighbouring properties broken up to reduce scale and bulk impact

Figure 4: Notional form and scale of new development



EXAMPLE WITH SIDE GARAGE/CARPORT

1. Garages/carports are either incorporated into the existing built form or setback behind the primary building line so as to not be obtrusive to the streetscape
2. Driveways are a maximum 3m wide

Figure 5: Garages and Carports

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

4. SUBDIVISION	
<p>Intent: The Lacey Street layout and subdivision pattern are an important part of its character. Subdivision or amalgamation of lots has the potential to irreversibly alter the character of the Lacey Street Heritage Area, and as such is discouraged</p>	
Local Housing Objectives	Deemed to Comply
<p>LO4.1 Subdivision and Amalgamation is to maintain the consistency and regularity of lot sizes on the street and should affect the setting and visual prominence of contributory places in the area.</p>	<p>C4.1 Original lot sizes remain apparent in the Heritage Area.</p> <p>C4.2 Subdivision or amalgamation of lots shall not increase the number of crossovers for the original lot</p>

5. STREET FENCES	
<p>Intent: The treatment of fences within the 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 homes and the streetscape which is critical in maintain the character of Lacey Street.</p>	
Local Housing Objectives	Deemed to Comply
<p>LO5.1 Fences maintain and enhance the openness of the streetscape.</p>	<p>C5.1 Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to maximum of 1.2m</p>

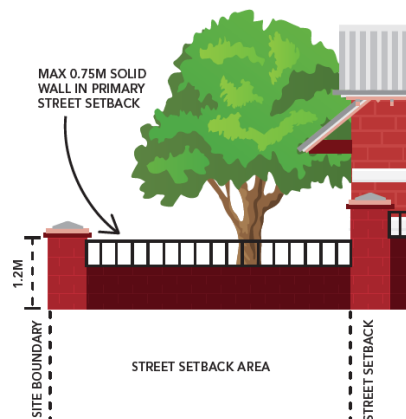


Figure 6: Fencing

6. LANDSCAPING	
<p>Intent: Lacey Street is characterised by homes with narrow frontages, where traditional lawn, flowerbed and simple cottage gardens were the norm. Maintaining these garden styles with minimal pavement will ensure for a pleasing outlook to and from the street.</p>	
Local Housing Objectives	Deemed to Comply
<p>LO6.1 Residential amenity is maintained by strengthening the visual connection to front gardens.</p> <p>LO6.2 Paved areas in front of dwellings are minimised.</p> <p>LO6.3 Significant landscaping is retained, and new trees are planted wherever possible</p>	<p>C6.1 No additional paving is proposed in front of dwellings.</p> <p>C6.2 Driveways are no more than 3 metres wide.</p>

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

<p>LO6.4 Private front gardens, significant landscaping and trees are retained.</p>	
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<p>7. MATERIALS AND COLOURS</p>	
<p>Intent: The materials, their textures, colours and decorative treatments are important elements of character and cultural significance of the heritage area. These should inform the palette used on new developments.</p>	
<p>Local Housing Objectives</p>	<p>Deemed to Comply</p>
<p>LO7.1 Building materials and finishes complement the dominant pattern within the streetscape. Styles and detailing are appropriate to the era and styles in the street.</p>	<p>C7.1 Materials and colours for new additions are to be selected with reference to the prevailing contributory character of the Lacey Street Heritage Area.</p> <p>C7.2 Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes.</p> <p>C7.3 Repairs and conservation of contributory places should retain the original materials and colours on a like-for like basis</p>

<p>OFFICE USE ONLY</p>	
<p>Responsible Officer</p>	<p>Manager Policy & Place</p>
<p>Initial Council Adoption</p>	<p>5 December 2006</p>
<p>Previous Title</p>	<p>Appendix 17 Design Guidelines for Lacey Street, Perth</p>
<p>Reviewed / Amended</p>	<p>12 February 2013, 28 March 2023</p>
<p>Next Review Date</p>	<p>March 2027</p>

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA



MODIFICATIONS TO STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES (VOLUME 1)

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	LHA LPP EQUIVALENT
5.1.2 C2.1 STREET SETBACKS	Primary street setback -Table 1: 6m Secondary street setback - Table 1: 1.5m	3.1 Setbacks C3.1.1-C3.1.3
5.1.3 LOT BOUNDARY SETBACKS	Table 2A & Table 2B Top of external wall (roof above): 7m Top of external wall (concealed roof): 8m Top of pitched roof: 10m	3.1 Setbacks C3.1.3 & C3.1.5 3.2 Form and Scale C3.2.1
5.1.6 C6 BUILDING HEIGHT		Note: as max roof height is not specified in Policy, max roof height in the Built Form Policy will be applied.
5.2.1 C1.1-1.5 SETBACK OF GARAGES AND CARPORTS	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 Carports setback in accordance with the primary street setback under Cl.5.1.2	3.1 Setbacks 3.1.4 Garages and carports are located behind the existing setback.
5.2.4 C4 STREET WALLS AND FENCES	50% visually-permeable above 1.2m height with pillars maximum height 1.8m with maximum horizontal dimensions 400mm x 400mm 1.8m to secondary street	5.0 Street Fences C5.1 Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to maximum of 1.2m
5.2.6 C6 APPEARANCE OF RETAINED DWELLING	Where existing dwelling retained as part of grouped dwelling development, the appearance of the retained dwelling is upgraded to match new development	2.0 – Conservation
5.4.3 OUTBUILDINGS	Large & Multiple Outbuildings (i) Does not exceed 60m ² or 10% of site area, whichever is the lesser; (ii) set back as per Table 2a; (iii) wall height <2.4m; (iv) ridge height <4.2m; (v) not within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area as per Table 1.	3.1 Setbacks C3.1.1-3.1.5

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA



**5.4.4 C4.1,
C4.2, C4.3, C4.4
EXTERNAL
FIXTURES,
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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
Also note C4.5 lockable storage area

As per Built Form Policy requirements.

Also refer to HCWA Renewable Energy Systems in State Registered Places Guidelines

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



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

PART 1 – PRELIMINARY

PURPOSE

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

OBJECTIVE

The objectives of this policy are to:

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

SCOPE

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

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



PART 2 – POLICY PROVISIONS

1. DEFINITIONS

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

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

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

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

2. GUIDING PRINCIPLES

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

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

3. PUBLIC ENGAGEMENT SPECTRUM

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

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

The levels of participation are:

- Inform:** The City will keep the community and stakeholders informed of decisions, actions or for educational purposes.
- Consult:** The City will consult with the community and its stakeholders for the purpose of obtaining opinions and feedback and provide opportunity for the community to share their knowledge before a decision is made.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Involve: The City will work with the community to ensure concerns and aspirations are reflected in alternatives developed and provide feedback on how public input influenced the decision.

Collaborate: The City will collaborate with the community to develop and build solutions. Input will be reflected in the decisions to the maximum extent possible.

4. WHEN THE CITY WILL ENGAGE

The City will engage with the community:

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

5. WHEN THE CITY MAY NOT ENGAGE

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

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

6. EXCLUDED ADVERTISING PERIODS

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

Holiday	Comment
Public Holiday	Where consultation falls on a public holiday, the consultation period shall be extended by the number of public holiday days.
Easter Holiday (a period of seven (7) days commencing on Good Friday)	Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.
Christmas and New Year (18 December to 8 January)	Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.

The engagement period may also need to be amended when a specific stakeholder group needs to be reached and/or the engagement activities planned conflict with a holiday period that is specific to that stakeholder group (e.g. school holidays, Chinese New Year, etc.).

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



7. AUTHORITY TO VARY THE EXTENT OF CONSULTATION

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

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

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

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

Appendix 1 – How the City Engages

1. How the City Engages

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

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

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



Appendix 1 – How the City Engages

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



Appendix 1 – How the City Engages

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

1.1 Principles for responding to submissions

The following principles should be considered when responding to submissions:

- Respond to all questions within the submission prior to the decision being made.
- When required, contact submitters to clarify comments within the submission before the decision is made.
- The summary of submissions report should provide sufficient context and detail to enable responses to be understood. Submission can be included verbatim if deemed necessary and the submitter has provided consent to do so.
- Responses should be supported with evidence.
- Provide justification for not supporting suggestions, such as those that are beyond the project’s scope.
- Provide reasons if a suggested change to the project has not been adopted.
- Provide a direct update to participants and publish information on the City’s website if the project process is required to change.
- Responses are to be provided as soon as reasonably possible.
- Consider whether marketing/media communication is required.

Appendix 1 – How the City Engages

1.2 Guide to establish level of participation

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

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



Appendix 1 – How the City Engages

2. Minimum Advertising Periods

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

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

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

3. Consultation Methods

3.1 Mandatory requirements

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

3.2 Other consultation methods

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

- Advisory group
- Citizens’ jury
- Community education program
- Community panel
- Conversation cafe
- Door knocking
- E-newsletter
- Flyer
- Information sheets / FAQ’s
- Interactive mobile app/ online tool
- Letter
- Local newspaper advertisement
- Location based engagement
- Online discussion forum
- Open house
- Phone calls
- Public display
- Social media post
- Sign on site
- Specific and targeted site visits (e.g. schools, aged care, etc)
- Survey
- Voting
- Webinar
- Website
- Workshop

Appendix 1 – How the City Engages

4. Extent of Engagement

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

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



Appendix 2 – Statutory & Strategic Planning

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

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

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

1. Definitions

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

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

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

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

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

2. Minimum Advertising Requirements

2.1. Statutory Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ ^{(9) (10)}	Sign on site	Newspaper
Uses and/or associated works ⁽⁴⁾					
"P" and "D" uses that require the exercise of discretion	14 days	Yes	All adjoining and adjacent properties	No	No
"A" uses which have not previously been approved by the City	14 days	Yes	All adjoining and adjacent properties	Yes	No
Unlisted uses	28 days	Yes	200 metres radius	Yes	Yes
Non-conforming uses	14 days	Yes	All adjoining and adjacent properties	Yes	Yes



Appendix 2 – Statutory & Strategic Planning

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



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ _{(9) (10)}	Sign on site	Newspaper
Alterations and additions of any structure/ building on a state heritage protected place, unless: <ul style="list-style-type: none"> the works are for external fixtures (as defined by the Residential Design Codes) or restoration and/ or remediation works. 	14 days	Yes	All adjoining and adjacent properties	Yes	No
Any development application within a design guideline area, or character retention-area or heritage-area adopted by Council through a local planning policy that does not meet all deemed-to-comply criteria. <u>With the exception of minor variations to the following deemed-to-comply criteria:</u> <ul style="list-style-type: none"> <u>lot boundary setback;</u> <u>Open Space;</u> <u>Outdoor living areas;</u> <u>Visual Privacy;</u> <u>Solar access for adjoining sites;</u> <u>Outbuildings;</u> and <u>External Fixtures, utilities and facilities.</u> (6)	14 days	Yes	All owners and occupiers located within that design guideline area, or character retention area heritage-area	No	No



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)}	Website	Extent of consultation ⁽³⁾ ^{(9) (10)}	Sign on site	Newspaper
Any development application within a heritage area that does not meet all deemed-to-comply criteria	14 days	Yes	All owners and occupiers within the heritage area	No	No
Complex development applications					
Mandatory or Optional Form 1 DAP applications					
Telecommunications infrastructure	28 days	Yes	200 metres radius	Yes	Yes
Development on City owned and managed land					
Form 2 DAP Application ⁽⁷⁾					
Amendment to a DAP application where: discretion is required; and works may have an impact on the amenity of nearby properties	14 days OR 28 days	Yes	All adjoining and adjacent properties OR 200 metres radius	No OR Yes	No OR Yes
Public Works or Applications of State Significance or when the City is not the decision maker					
All applications where the City is not the decision maker	Owners and occupiers are to be notified of the proposal as though it was a development application being determined by the City. Submitters are to provide their comments directly to the determining authority as per the information provided on the notification letter.				

2.2. Strategic Planning

Description	Minimum comment period (Calendar days) ^{(1) (2)} ⁽⁸⁾	Website	Extent of consultation ⁽³⁾ ^{(9) (10)}	Sign on site	Newspaper
Local Planning Strategy (Strategy)					



Appendix 2 – Statutory & Strategic Planning

Description	Minimum comment period (Calendar days) ⁽¹⁾ ⁽²⁾ ₍₈₎	Website	Extent of consultation ⁽³⁾ ⁽⁹⁾ ⁽¹⁰⁾	Sign on site	Newspaper
Local Planning Strategy	21 days	Yes	Stakeholder analysis	N/A	Yes
Amendment to Strategy	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Local Planning Scheme (Scheme)					
New Scheme	90 days	Yes	Stakeholder analysis	N/A	Yes
Modification to new Scheme	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Amendments to a Local Planning Scheme (LPS)					
Complex amendment	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Modifications to complex amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Standard amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Modification to standard amendment	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Local Planning Framework					
Structure Plan (new or amendment)	42 days	Yes	Stakeholder analysis	Yes	Yes
Local Planning Policy (new and amendment)	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Local Development Plans (new or amendment)	14 days	Yes	Stakeholder analysis	Yes	Yes

Notes:

- (1) With exception of those time periods as outlined in Section 7 of this Policy in relation to advertising over weekends and holiday periods.
- (2) The advertising period commences on the date the notification letters are sent by the City and where applicable, the sign on site is erected.
- (3) The extent or radius of advertising may be extended at the discretion of the City.
- (4) Land use classifications are in accordance with Clause 18 of the City’s Local Planning Scheme No. 2.

Appendix 2 – Statutory & Strategic Planning

- (5) Where a departure may have an adverse impact on a specific property/ies, the City may reduce the extent of advertising to only those who may be affected.
- (6) Does not include the William Street Design Guideline Area and structures above or adjacent to the Graham Farmer Freeway Tunnel Northbridge Design Guideline Area.
- (7) Advertising requirement options specified is dependent on the extent of discretion sought and the extent of potential impact on the amenity of nearby properties, in the opinion of the City.
- (8) In accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015* the local government may decide not to advertise an amendment if, in the opinion of the local government and the Commission, the amendment is of a minor nature.
- (9) Includes owners and occupiers of a property.
- (10) The Policy process detailed under Appendix 1 ‘How the City engages’ shall be followed to determine interested and affected stakeholders, and the most appropriate way to engage with them.
- (11) A sign on site and notification in the local newspaper is only required for full demolition of a structure/building on a heritage protected place.



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

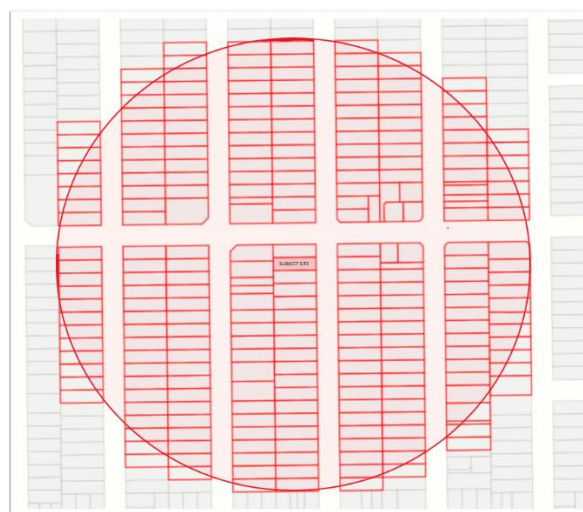


Figure 2 – Example of extent of consultation based on a radius from the boundary of a subject site.

COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

Appendix 2 – Statutory & Strategic Planning



Appendix 2 – Statutory & Strategic Planning

3. Readvertising

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

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

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

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

4. Variations to advertising

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

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

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

5. Other requirements

- Development plans, other supporting documentation and a summary of the proposal are to be available on the City's website and at the Administration and Civic Centre, and Library and Local History Centre during the comment period.
- Where provided by the applicant perspective drawings of development proposals should be included as a document being advertised.



Appendix 2 – Statutory & Strategic Planning

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