



CITY OF VINCENT

Frequently Asked Questions – Character Retention Areas

What is a Character Retention Area?

A Character Retention Area refer to a defined area, whether a suburb, street or groups of lots which has a particular characteristic and cohesiveness worthy of preservation.

Characteristics can encompass, but are not limited to, architectural style, built form, building materials, front fencing and vegetation and includes the non-physical elements including front setback distances, the spacing of dwellings (side setbacks), and how these elements relate to the area.

A Character Retention Area is not the same as a heritage listing in the City's Municipal Heritage Inventory. Although both aim to preserve buildings with heritage or character significance, both tools carry their own planning and building design provisions.

What are the Character Retention Area Guidelines?

The City has prepared a draft local planning policy called Character Retention Area. The policy also contains guidelines which help protect specific Character Retention Areas.

The Guidelines will ensure that in these areas new development and additions will be sympathetic to the character of the streetscape.

An objective of the policy is to provide additional guidance to landowners on how to adapt character homes to modern living within such a unique setting without negatively affecting the character of the area.

The Guidelines do not prevent additions to existing character homes, although they will impose limits on the extent to which street facades and front setback areas can be changed.

How are Character Retention Areas chosen?

Owners can nominate a street or portion of a street for consideration as a Character Retention Area. A nomination form is to be completed and submitted to the City to initiate a nomination including written endorsement from property owners within the designated area.

Nominations will only be accepted where it is demonstrated that 40 per cent of land owners in the nominated street or portion of street are happy to proceed.

What happens now?

Protection of the nominated street will be provided in the form of 'Guidelines' which will be developed by the City in consultation with the owners of the designated area.

Once an area has been nominated, the City will facilitate a community workshop where we will discuss what elements of the areas character are important to you. Together we will write some guidelines that will help to protect this character.

So before the workshop think about:

- Why is the street important/what is the character elements to be protected
- How can we best protect this character
- What are the tradeoffs to achieve the best outcome for the area

After the workshop and we have agreed on what will be included in the guidelines, they will be presented to the Council for consideration and for authorisation to commence formal advertising.

Further Info

If you require any further information about the Character Retention Area Project, please contact Strategic Planning Officer Amanda Fox on telephone number 9273 6501 or amanda.fox@vincent.wa.gov.au