

5.8 LATE REPORT: CHARACTER RETENTION AND AMENDMENT NO. 5 TO LOCAL PLANNING SCHEME NO. 2

TRIM Ref: D19/40529

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Attachments:

1. Attachment 1 - Review of Vincent Streetscapes Map
2. Attachment 2 - Mount Hawthorn Character Retention Area Demonstration Precinct
3. Attachment 3 - Amendment No. 5 to Local Planning Scheme No. 2
4. Attachment 4 - Draft Standard Character Provisions

RECOMMENDATION:

That Council:

1. **ENDORSES** the use of the draft Standard Character Provisions, included as Attachment 4, to support progressing the Character Retention Area nominations received from the community for The Boulevard, Kalgoorlie Street and Buxton Street, Mount Hawthorn, and inviting the community of the remainder of these streets and the surrounding streets of Matlock Street, Coogee Street and Seabrook Street, south of Scarborough Beach Road to be involved;
2. **PREPARES** Amendment No. 5 to Local Planning Scheme No. 2 included as Attachment 3, pursuant to Section 75 of the *Planning and Development Act 2005*;
3. **CONSIDERS** Amendment No. 5 to Local Planning Scheme No. 2 as a standard amendment under Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as:
 - 3.1 The amendment is consistent with the City's Local Planning Strategy which recommends promoting the retention of the existing built character and social fabric, whilst allowing for innovative and contemporary development;
 - 3.2 The amendment will have minimal impact on the surrounding area as development within the precinct is still required to adhere to the residential density code of R40 and the relevant documents guiding development standards for residential development;
 - 3.3 The amendment does not alter the Urban zoning under the Metropolitan Region Scheme;
 - 3.4 The amendment would not result in any significant environmental, social, economic or governance impacts; and
 - 3.5 The amendment is not considered to be a basic or complex amendment, as defined within the Regulations;
4. **NOTES:**
 - 4.1 Administration will provide a report to Council on the outcome of the draft Standard Character Provisions, the Mount Hawthorn Character Retention Area nominations, and any recommended next steps;
 - 4.2 Administration will forward Amendment No. 5 to Local Planning Scheme No. 2 to the Environmental Protection Authority pursuant to Section 81 of the *Planning and Development Act 2005*;

- 4.3 Subject to no objection being received from the Environmental Protection Authority, Administration will advertise Amendment No. 5 to Local Planning Scheme No. 2 for a period of 42 days, pursuant to section 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- 4.4 Administration will continue investigating a future amendment to Local Planning Scheme No. 2 to establish a consistent approach to character retention in the City of Vincent in consultation with the State Government, and the results of this investigation will be subject to a separate report to Council.

PURPOSE OF REPORT:

To consider:

- Preparing standard Amendment No. 5 to the City's Local Planning Scheme No. 2 (LPS2);
- Endorsing the use of draft Standard Character Provisions for the purpose of progressing a three character retention area nominations received from three streets in Mount Hawthorn; and
- The proposed approach to consistently providing guidance or regulation around the maintenance of character in Character Retention Areas.

BACKGROUND:

The City has previously protected the character and heritage of its residential areas through a number of mechanisms including Local Planning Scheme provisions, Heritage Listings, Local Planning Policy guidance, education programs and workshops for residents.

In 2015, the City introduced Local Planning Policy 7.5.15 – Character Retention and Heritage Areas. This Policy provides community members with the opportunity to nominate streets or areas worthy of retention and work collaboratively with the City to develop unique provisions for those areas that responds to the local character. In October 2015, the State Government introduced the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows demolition of single houses without development approval, unless they are recognised on a Heritage List or within a Heritage Area.

Since 2015, the City has introduced two Character Retention Areas and two Heritage Areas into the Policy, following nominations by the local community of that area. Given the large number of character dwellings and streets in the City of Vincent, and the extensive process required to include new Character Retention Areas and Heritage Areas in the Policy, it was identified that the City could take a more proactive role informing the community about the City's community lead character and heritage retention approach and streamlining the process for nominations.

To address this issue Item 5.5 was included in the City's Corporate Business Plan 2018/19 – 2021/22 (CBP) to implement a proactive approach to character retention within the City. Further to this, Council also adopted a Notice of Motion at the 24 July 2018 Council Meeting relating to the options available for the City to reinstate the requirement for a development approval to be obtained for the demolition of a single house.

As part of these investigations the City has completed:

1. A survey of all streets within the City to identify the high risk and high value character areas (updating a similar survey undertaken in 2007) as shown in **Attachment 1** with results below.

	2007 Survey	2019 Survey
Category 1 (Highly Intact)	43 streets	35 streets
Category 2 (Moderately Intact)	75 streets	65 streets

2. An investigation into the mechanisms that are currently in place in the City as well as those used previously by the City and other local governments with the intent of protecting character dwellings/streetscapes.

The City currently has the following mechanisms in place with the intent of protecting character:

- The City's existing Local Planning Policy 7.5.15 – Character Retention and Heritage Area;

- Clauses 26 and 32 of LPS2, which include provisions limiting the extent/type of development that can occur on lots within specific areas;
- The City’s Policy No. 7.1.1 - Built Form (Built Form Policy), which incorporates Design Principles and Deemed to Comply requirements with the aim of maintaining the existing character of the streetscape and providing further guidance on matters to be considered at the time of Development Approval; and
- The City’s Design Review Panel, which provides comment on the design of development applications and takes into account the context of the existing streetscape.

3. An investigation into the possible mechanisms available to further protect character streets within the City, including the potential to engage and assist residents.

Overall, the investigations have demonstrated that the planning framework has not adequately protected the character of the highly or moderately intact areas. Specifically, with regard to Clause 26(6) of LPS2, issues have been identified with the way the provision is functioning, and this not being in accordance with the original intent of the provision. One of these issues, which was addressed through Amendment 2 to LPS2, was that subdivision potential was not aligned with development potential.

In addition to Amendment 2, the City has been approached by the applicant of No. 6 Burt Street and No. 51F Monmouth Street, Mount Lawley. These lots fall within the precinct covered by Clause 26(6) and the applicant has requested the City investigate a mechanism to remove the subject lots from being within the scope of Clause 26(6). The site has currently been approved for nine Serviced Apartments, two Multiple Dwellings, a Caretaker’s Residence and a Restaurant/Café. An amendment of this nature would allow the City to consider an application to change the Serviced Apartments use to Multiple Dwellings.

DETAILS:

In order to further protect the City’s unique character, a consolidated and effective approach would provide guidance on both the protection of existing character and the sensitive design of new dwellings targeted toward the identified character streetscapes. The City proposes the following steps to achieve this goal:

	Proposals	Intended Result
1	Streamline the process for nominating Character Retention Areas using the areas nominated by the local community in Mount Hawthorn as a demonstration project;	New development that is in keeping with existing streetscape character.
2	Undertake Amendment No. 5 to LPS2;	Encourage more retention of existing character dwellings in the Norfolk Precinct of North Perth.
3	Further investigate Scheme amendment options and State Government advocacy to address character retention and provide a more consistent approach to character and heritage across the City.	Improved retention of character dwellings. New development that is in keeping with existing streetscape character.

1. Streamlining Character Nomination Process using Mount Hawthorn Demonstration Precinct

A review of the City’s Character Policy has identified that a major constraint to the City receiving nominations is the complicated and extensive process that must be followed, as well as the lack of communication from the City on the options available to residents to help retain the character of their street.

To help address the complexity of the process for residents and the administrative burden on staff, the City has prepared draft Standard Character Provisions (**Attachment 4**) that could replace the need for separate development provisions for each street or area, as is the current process in the Character Policy. Unique elements of each street or area would still be applied on top of these standard provisions following consultation with the local community. The City also proposes to provide further administrative support, such as helping residents gain signatures, attending community meetings, and updating process information on the City’s website.

While the above review was being conducted, the City received nominations for Character Retention Areas from residents in the following sections of streets, as shown in green on **Attachment 2**:

The Boulevard – Between Scarborough Beach Road and Anzac Road
Kalgoorlie St – Between Ashby Street and Anzac Road
Buxton St – Between Anzac Road and Britannia Road

Given the timing of these nominations and the close proximity of these streets, it is proposed that the City proceed with these nominations together as one precinct, using it as a demonstration project to test the draft Standard Character Provisions. This would help determine any necessary modifications, and would provide an opportunity to invite the remainder of these streets as well as the nearby streets that are still largely intact south of Scarborough Beach Road, specifically the adjoining streets of Matlock, Coogee and Seabrook, as shown by the red outline in **Attachment 2**, to join the precinct before proposing changes to Local Planning Policy 7.5.15 – Character Retention and Heritage Area itself.

Following this demonstration precinct, the City would consider incorporating both these areas and the Standard Character Provisions in Local Planning Policy 7.5.15 – Character Retention and Heritage Area for the purpose of public advertising. Following the final approval of these amendments, the City would determine an approach to encourage further nominations from the remaining areas of the City identified in **Attachment 1**.

2. Amendment No. 5 to LPS2

The intent of Amendment No. 5 to LPS2 is to better encourage the retention of dwellings constructed prior to 1940 within the area bounded by Beaufort Street, Fitzgerald Street, Vincent Street and Walcott Street, and to resolve issues identified with the approved development at No. 6 Burt Street, Mount Lawley (subject site).

The application that was originally submitted for the subject site proposed 12 Multiple Dwellings and a Restaurant/Café. This proposal was not able to be contemplated due to Clause 26(6) which only allowed a maximum of two dwellings per lot. A subsequent application for ten Serviced Apartments, two Multiple Dwellings and a Restaurant/Café was refused on this basis. Following this refusal the applicant modified their proposal to nine Serviced Apartment, two Multiple Dwellings, a Caretaker's Dwelling and a Restaurant/Café. A subsequent reconsideration by the Metro-West Joint Development Assessment Panel (JDAP) resulted in an approval of this revised application.

Serviced Apartments on the subject site are less desirable than multiple dwellings on the basis that they introduce a more intensive use into the Residential zone and may result in amenity impacts beyond what would be expected within a low to medium density residential area. This is reinforced by the submissions received from the community on both the initial and revised proposal.

The applicant is also seeking to amend their approval to remove the short stay component and replace this with Multiple Dwellings. The applicant did lodge a scheme amendment application in order to remove the property from the scope of Clause 26(6) and allow the possibility of more than two dwellings on the site, but has subsequently withdrawn this amendment pending the City's review of character retention.

The City has reviewed the effectiveness of the existing Clause 26(6) in LPS2 and noted that simply limiting development to a maximum of two dwelling per lot does not lead to the retention of existing character dwellings. This is demonstrated through the numerous redevelopments that have occurred in the Clause 26(6) area that have resulted in the demolition of the original character dwelling and the development of two new dwellings.

An additional provision could be added to Clause 26(6) that would encourage the retention of existing character dwellings by allowing development to the applicable R40 density where this occurs. This would both address the issues surrounding the short stay accommodation approval at 6 Burt Street, which actually retains the existing character corner store on the lot, which at the same time encouraging further character retention in the precinct. It is recommended that the following wording for Clause 26(6) would achieve this intent:

“Within the areas coded R40 bounded by Vincent Street, Beaufort Street, Walcott Street and Fitzgerald Street, a maximum of two dwellings are permitted per lot except where:

- *A lot has subdivision approval for more than two strata or survey-strata lots granted prior to the gazettal of the Local Planning Scheme No. 2; or*

- *Development on a lot proposes the retention of an entire building, or a portion of a building, constructed prior to 1940 and maintains the character elements of that building as viewed from the public realm.”*

This outcome of this provision is to greater encourage the retention of character dwellings within the precinct whilst still allowing lots to be developed to the applicable residential density code of R40. By retaining character dwellings at the front, with new development sleeved behind, the character of the streetscape as viewed from the street or public realm would be maintained. Based on the City's investigations into the review of character streets and comparing these streets to data obtained relating to the construction dates of dwellings within the City, it has been determined that the majority of dwellings within the identified character streets were constructed prior to 1940.

It is understood that the intent of Clause 26(6) was to retain the predominately low-density, single-storey residential development pattern in the area by permitting and encouraging infill development in the form of subdivision to the rear of the existing dwelling. This intent is not being achieved through the current wording of the provision and so Amendment 5 to LPS2 is proposed in order to align the provision closer to its original intent.

The proposed amendment document is included as **Attachment 3**.

3. Future Scheme Amendments and State Government Advocacy

There are a number of actions that are intended to be undertaken through this report and future projects to modify the City's planning framework. While the proposed Amendment No. 5 to LPS2 and the streamlined nominations may work in the interim to increase the protection of some character streets, the City also intends to undertake a further review of LPS2 to prepare a consistent approach to character retention within the entire City, rather than the numerous existing mechanisms in place. The City will continue to maintain discussions with the State Government in order to progress this amendment and any changes that may be required at a State level.

CONSULTATION/ADVERTISING:

Amendment No. 5 to LPS2

Subject to approval of the Environmental Protection Authority (EPA), the proposed amendment would be advertised for public comment for a period of 42 days. Advertising would occur in the following manner, consistent with the requirements of the City's Policy No. 4.1.5 – Community Consultation and the Regulations:

- Advertisement in a local newspaper;
- Display notice of the proposal in Council offices;
- Referral in writing to affected persons/agencies; and
- Display on the City's website.

Character Retention Demonstration Project

It is proposed that the City invite the communities in the remainder of Kalgoorlie Street and The Boulevard along with the communities of Coogee Street, Matlock Street and Seabrook Street, as shown on **Attachment 2**, to be involved in the character retention nominations, in order to promote the ability for residents to nominate their streets as Character Retention Areas. The parts of Kalgoorlie Street and The Boulevard outside of the nomination areas should be given an opportunity to participate and Coogee, Matlock and Seabrook streets are all considered moderately to highly intact. As they adjoin the three streets recently nominated it is appropriate to inform these communities of the proposed demonstration project in case they would also like to be involved. The final nomination area would form a single character retention demonstration project.

Community consultation is proposed to be undertaken through the following mechanisms:

- Targeted communication of these streets through door-knocking, mail outs and an information session(s);
- Followed by precinct group meetings with all community members in the final nomination areas to discuss key architectural elements in the area that should be included in development provisions.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Scheme) Regulations 2015;*
- *City of Vincent Local Planning Scheme No. 2;*
- *Policy No. 4.1.5 – Community Consultation; and*
- *Policy No. 7.5.15 – Character Retention and Heritage Areas.*

RISK MANAGEMENT IMPLICATIONS:

It considered low risk to propose an amendment to the City's LPS2 or to progress a Character Retention Area nomination for the purpose of advertising for public comment.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

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

SUSTAINABILITY IMPLICATIONS:

The retention of existing character buildings aligns with Action K of the City's Sustainable Environment Strategy 2011-2016:

"Encourage the incorporation of sustainable design principles and features in existing and new development within the City as standard practice."

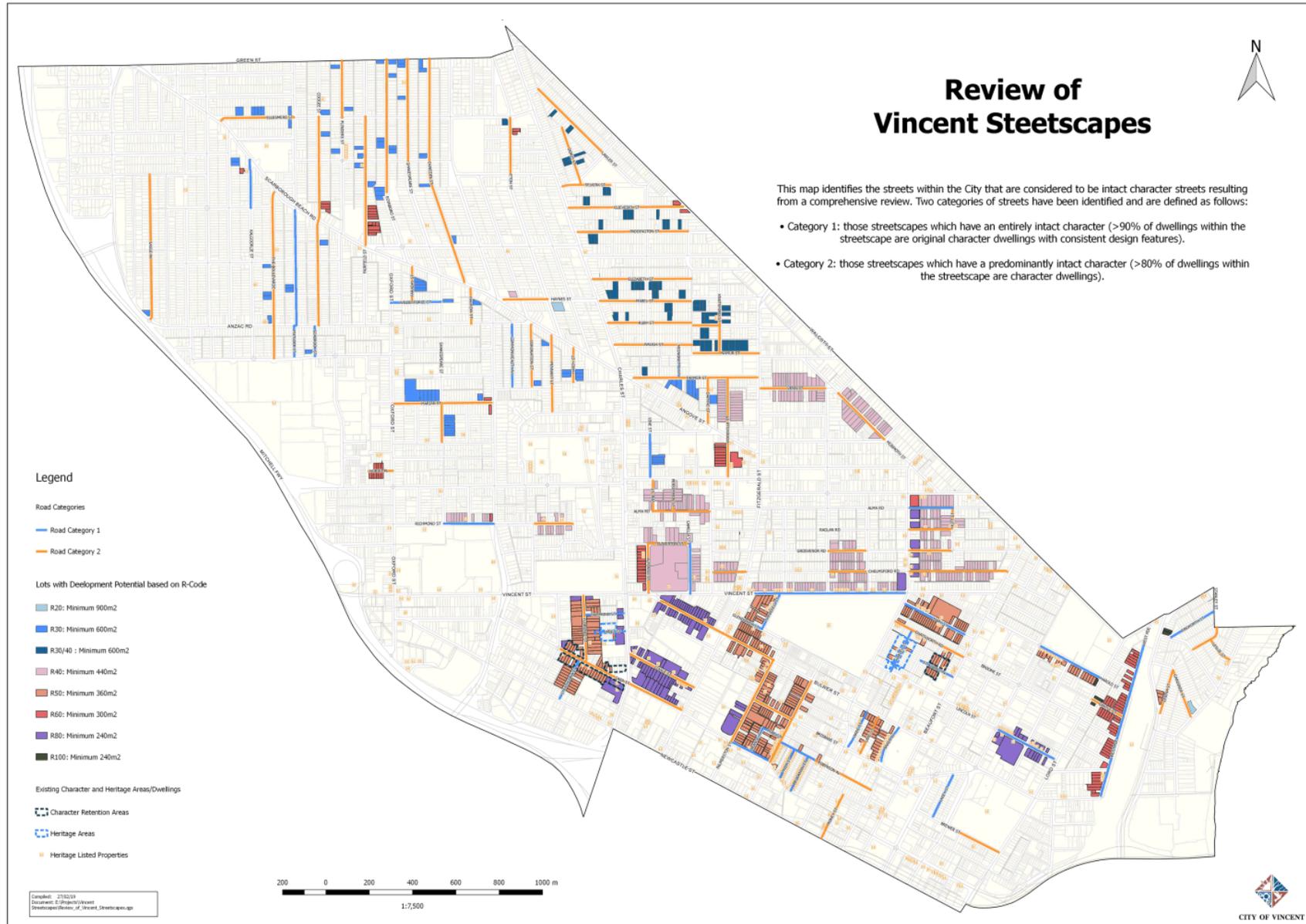
FINANCIAL/BUDGET IMPLICATIONS:

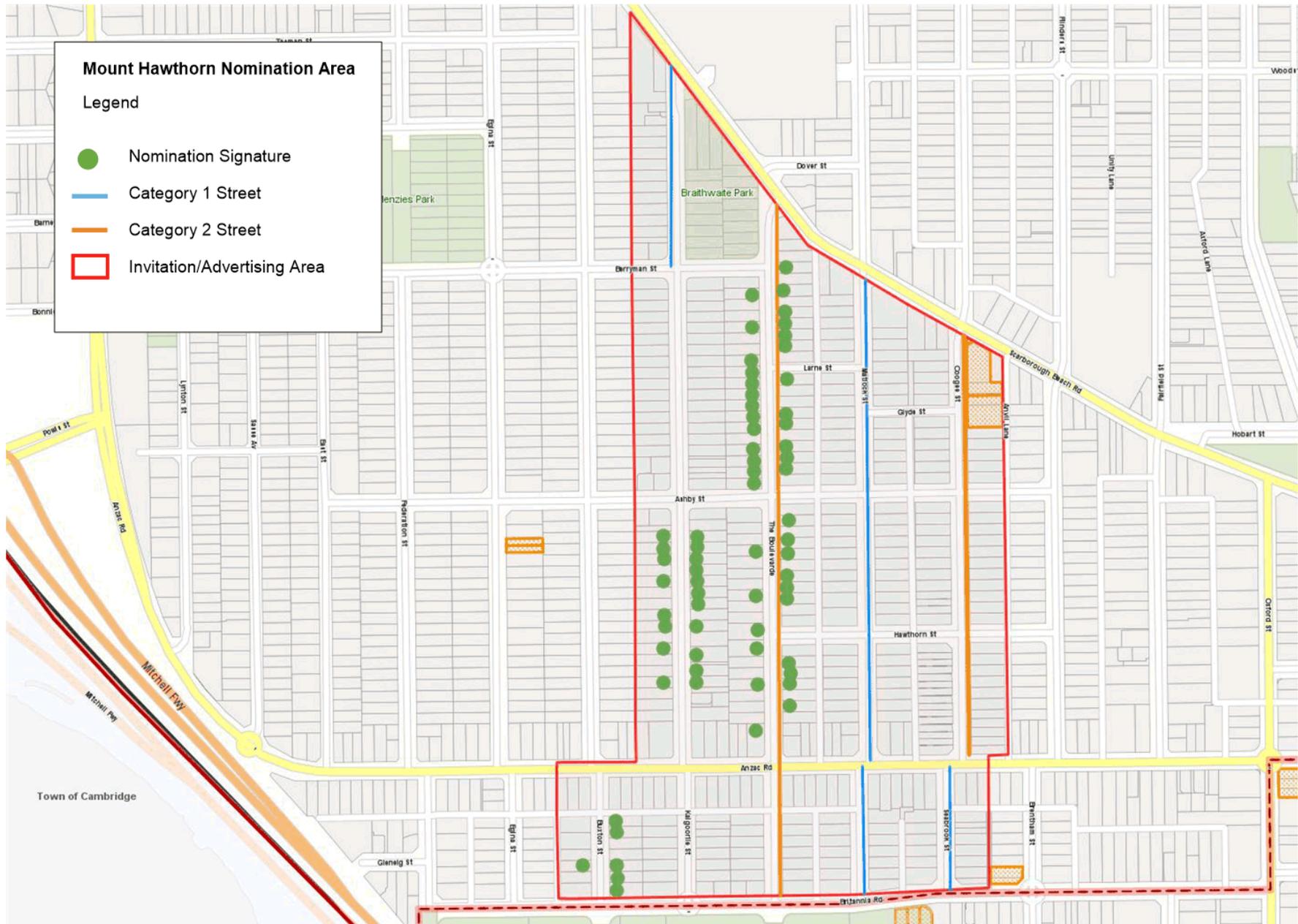
The cost of advertising will be met through the City's existing operational budget.

COMMENTS:

Amendment No. 5 to LPS2 and the draft Standard Character Provisions would provide sufficient controls in the interim to improve protection of character areas within the City while a broader review of the provisions within LPS2 is undertaken.

Undertaking a demonstration project will assist in communicating the benefits of a Character Retention Area to other high-value streets, and assist the City in understanding how the provisions would provide for a more proactive approach to character retention. The City will report back to Council the outcomes of this project with its proposed next steps.







CITY OF VINCENT

LOCAL PLANNING SCHEME NO. 2

Amendment No. 5

Standard amendment to modify the wording of Clause 26(6) to allow more than two dwellings where development on a lot proposes the retention of an entire building, or a portion of a building, constructed prior to 1940 and maintains the character elements of that building as viewed from the public realm.



CITY OF VINCENT

FORM 2A

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2
AMENDMENT NO. 2

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005* (as amended), amend the above Local Planning Scheme to:

1. Modify the wording of Clause 26(6) to be as follows:

“Within the areas coded R40 bounded by Vincent Street, Beaufort Street, Walcott Street and Fitzgerald Street, a maximum of two dwellings are permitted per lot except where:

- *A lot has subdivision approval for more than two strata or survey-strata lots granted prior to the gazettal of the Local Planning Scheme No. 2; or*
- *Development on a lot proposes the retention of an entire building, or a portion of a building, constructed prior to 1940 and maintains the character elements of that building as viewed from the public realm.”*

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The amendment is consistent with the City’s Local Planning Strategy which recommends promoting the retention of the existing built character and social fabric, whilst allowing for innovative and contemporary development;
- The amendment will have minimal impact on the surrounding area as development within the precinct is still required to adhere to the residential density code of R40 and the relevant documents guiding development standards for residential development;
- The amendment does not alter the Urban zoning under the Metropolitan Region Scheme;
- The amendment would not result in any significant environmental, social, economic or governance impacts; and
- The amendment is not considered to be a basic or complex amendment, as defined within the Regulations.

Dated this day of **2019**

CHIEF EXECUTIVE OFFICER

DEVELOPMENT GUIDELINES FOR ALL DEVELOPMENT WITHIN A CHARACTER RETENTION OR HERITAGE AREA

These guidelines are to be applied to all development within any street/area listed as a Character Retention Area or Heritage Area. These guidelines are to be read in association with the City’s Local Planning Scheme No. 2, the Residential Design Codes and Policy 7.1.1 – Built Form.

Development Objectives:

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

Local Housing Objectives <i>Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	Deemed to Comply <i>Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
1. Street Setbacks	
<i>Augments Clause 5.1.2 P2.1 and P2.2</i>	<i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i>
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2 Two storey development is to be located in the middle or rear third of the lot.

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	C1.3 Where terrace style houses are the prevailing dwelling style within the streetscape, two storey development is permitted within the front third of the lot.
2. Lot Boundary Setbacks	
<i>Augments Clause 5.1.3 P3.1</i>	
O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.	
3. Building Height	
<i>Augments Clause 5.1.6 P6</i>	<i>Replaces Clause 5.1.6 C6</i>
O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.	C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights: <ul style="list-style-type: none"> • Top of external wall: 7 metres • Top of concealed wall: 8 metres • Top of pitched roof: 10 metres
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	
	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2 and C1.5</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.

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	<p>C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.</p> <p>C4.6 Carports and garages shall have a maximum wall height of 2.7 metres.</p> <p>C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.</p>
5. Street Surveillance	
<i>Augments Clause 5.2.3 P3</i>	<i>Replaces Clause 5.2.3 C3.2</i>
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.	<p>C5.1 There must be at least one habitable room incorporated into the front elevation of the dwelling.</p> <p>C5.2 Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.</p>
6. Street Walls and Fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4</i>
<p>O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.</p> <p>O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.</p>	<p>C6.1 The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level.</p> <p>C6.2 The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum 40% visually permeable.</p> <p>C6.3 The maximum height of fence piers with decorative capping is to be 1.8m above the adjacent footpath level.</p> <p>C6.4 The maximum width of piers is to be 470mm.</p> <p>OR</p> <p>C6.5 The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level.</p> <p>C6.6 The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.</p> <p>C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.</p>

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	C6.8	The maximum width of piers is to be 470mm.
7. General Building Design		
<i>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</i>	<i>Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5</i>	
O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.
O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
	C7.6	Street facing windows shall have a height of at least 1.6 times their width.
	C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

APPENDIX 1 – AREA SPECIFIC DEVELOPMENT GUIDELINES

The guidelines below are to be applied in addition to the Development Guidelines included within Part 3 of this Policy and are applicable to the Character Retention Areas or Heritage Areas as specified below.

1. STREET/AREA NAME

<p>Local Housing Objectives Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</p>	<p>Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</p>
<p>1. Augments Clause XX</p>	<p>Replaces Clause XX</p>