

5.1 ADVERTISING OF AMENDED CHARACTER AREAS AND HERITAGE AREAS POLICY - WILBERFORCE AND KALGOORLIE STREETS

- Attachments:**
1. **Draft Amended Character Areas and Heritage Areas Policy**
 2. **Draft Kalgoorlie Street Character Area Guidelines - For Consultation**
 3. **Draft Wilberforce Street Character Area Guidelines - For Consultation**

RECOMMENDATION**That Council:**

1. **PREPARES** the amendments to the Character Areas and Heritage Areas Policy as included as Attachments 1, 2 and 3 in accordance with Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. **AUTHORISES** the Chief Executive Officer to advertise the proposed amendments in accordance with Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE OF REPORT:

For Council to consider amendments to the Character Areas and Heritage Areas Policy (Policy) for public advertising, including the draft Wilberforce and Kalgoorlie Streets Character Area Guidelines (Guidelines).

BACKGROUND:

A Character Area is a collection of houses, streets, or part of a suburb that contains built form characteristics valued by the community. Character Areas can be 'nominated' by members of the public with the support of at least 40% of owners in the subject area. A Character Area is set up with its own planning guidelines containing 'Deemed to Comply' provisions and a Local Housing Objective that augment State Planning Policy 7.3 Residential Design Codes, operating in a similar manner to the City's Built Form Policy.

Since 2015, seven Character Areas have been adopted under the Policy, with Council most recently adopting four new Character Areas (collectively known as the Cleaver Precinct) at its Meeting on 14 December 2021.

On 6 February 2020 and 22 March 2021, the City received additional nominations for Wilberforce Street and a portion of Kalgoorlie Street, Mount Hawthorn. The Wilberforce Street nomination was supported by 52 percent of the landowners and Kalgoorlie Street was supported by 51% of the landowners at the time of nomination.

The two proposed Character Areas represent the remaining character area nominations the City has received.

DETAILS:

A preliminary investigation of the nominated streets determined that both make a positive contribution towards the built character of Vincent, having retained character dwellings. No consultation or workshop has been undertaken to date, however there is sufficient landowner support through the nominations to warrant further consultation with all affected landowners through formal advertising.

Administration has prepared the Guidelines to enhance and promote design elements that are fundamental to maintaining the character of each the street. These guidelines focus on street setback, building height, carports and garages, street surveillance, fencing, and building design.

The Guidelines are similar to each other but are recommended to remain separate to allow future alterations to one or the other, following the feedback received through public consultation.

CONSULTATION/ADVERTISING:

In accordance with the City's Community and Stakeholder Engagement Policy, 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 all affected properties, relevant local businesses and community groups.

Consultation of the Policy would be undertaken from 14 February 2022.

In addition to this, the City would engage with affected landowners directly through individual workshops with each affected street, ensuring any modifications to the specific Guidelines are done so in a manner that enhances character design elements and is generally accepted by the community.

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 No.7.3 – Residential Design Codes of Western Australia (R-Codes). The guidelines operate by augmenting the R-Codes, which provides two pathways to achieve development approval, a prescriptive 'deemed to comply' standard (right hand column) and a more design based 'design principle' and 'local housing objective' (left hand column). This gives applicants for development approval the ability to vary certain provisions, if the design creates a better outcome for the development site.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to approve consultation of the Policy and associated Guidelines.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

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

Our built form character and heritage is protected and enhanced.

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

The adoption of the Guidelines for Wilberforce Street and Kalgoorlie Street aim 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 report has no impact on the priority health outcomes of the City's Public Health Plan 2020-2025.

FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and implementing the Policy and associated Guidelines will be met through the City's existing operational budget.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



CITY OF VINCENT

Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the <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	Nil

PART 1 – PRELIMINARY

PURPOSE

The purpose of this Policy is to:

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

OBJECTIVE

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

SCOPE

This Policy applies to:

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

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5. Appendix 3 of this Policy applies to applications for development in the Carr Street Character Area identified on Figure 1 in Appendix 3;
6. Appendix 4 of this Policy applies to applications for development in the Janet Street Character Retention Area identified on Figure 1 in Appendix 4; and
7. Appendix 5 of this Policy applies to applications for development in The Boulevarde and Matlock Street Character Area identified in Table 1 in Appendix 5.
8. Appendix 6 of this Policy applies to applications for development in the Florence Street Character Area.
9. Appendix 7 of this Policy applies to applications for development in the Prospect Place Character Area.
10. Appendix 8 of this Policy applies to applications for development in the Hammond Street Character Area.
11. Appendix 9 of this Policy applies to applications for development in the Strathcona Street Character Area.
12. Appendix 10 of this Policy applies to applications for development in the Wilberforce Street Character Area.
13. Appendix 11 of this Policy applies to applications for development in the Kalgoorlie Street Character Area.

RELATIONSHIP TO OTHER DOCUMENTS

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

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

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

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



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PART 2 – POLICY PROVISIONS

1. Development Standards

- 1.1. Applications for development that comply with the relevant 'Deemed to Comply' policy provisions and 'Local Housing Objectives' are considered to meet the Policy Objectives.
- 1.2. Applications for development that seek departure from the 'Deemed to Comply' policy provisions may be deemed to be acceptable where:
 - 1.2.1 The applicant applies for assessment, and provides adequate justification, against the relevant Design Principles of the R-Codes, Design Objectives, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme; and
 - 1.2.2 The application obtains the support of the City's Design Advisory Committee where the City determines it to be necessary.
- 1.3 The City will assess and determine at its discretion that the same or better outcome will be achieved than would have been provided by the 'Deemed to Comply' criteria.
- 1.4 Applications for development shall include a contextual elevation showing the elevation of the proposed development and the existing development on the adjoining properties either side pursuant to Schedule 2, Part 8, Clause 63(1)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Character Area Nomination

- 2.1 A Character Area may include the following:
 - 2.1.1 A collection of no less than five adjoining buildings;
 - 2.1.2 A street block; or
 - 2.1.3 A part of, or whole suburb.
- 2.2 A Character Area may be nominated in writing by a member of the public or by the City.
- 2.3 The City will only proceed with the nomination of the Character Area where it is demonstrated by the nominee that owners of at least 40% of affected properties support proceeding with the nomination.

3. Consultation and Preparation of Guidelines

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

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



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4. Approval of the Guidelines

- 4.1 Once the draft Guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's community consultation policy.
- 4.2 Following advertising, Council will be asked to approve, refuse or approve with modifications the Guidelines to be included as an appendix to this policy based on the results of assessment and consultation.

5. Amendments to the Guidelines

- 5.1 The City may consider amending the Character Area Guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).
- 5.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's community consultation policy.
- 5.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.

6. Rescission of a Character Area

- 6.1 The City will only consider initiating the removal or abandoning a nomination of a Character Area where it can be demonstrated that owners of at least 70% of the affected properties support their removal.
- 6.2 If supported, Council must initiate formal consultation to amend the policy to remove the Character Area in accordance with the City's community consultation policy.
- 6.3 Following advertising, Council will be asked to determine the amendment on the basis of the submissions received.

7. Heritage Areas

- 7.1 The City may consider designating a Heritage Area in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* in the following instances:
 - 7.1.1 Where a nomination has been received for a Character Area in accordance with (1) of this policy and the City is satisfied the area is suitably qualified to be designated as a Heritage Area following a Heritage Assessment;
 - 7.1.2 Where the City has undertaken a Heritage Assessment of any area and is satisfied it is suitably qualified to be designated as a Heritage Area following a Heritage Assessment.
- 7.2 If an area qualifies as a Heritage Area, the City will consult with affected landowners on the designation prior to making a recommendation to Council on whether to proceed in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CITY OF VINCENT CHARACTER STREET GUIDELINES - KALGOORLIE STREET, MOUNT HAWTHORN

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

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area:
Nos. 55 - 90 Kalgoorlie Street, Mount Hawthorn (Inclusive)

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

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - **KALGOORLIE STREET, MOUNT HAWTHORN**

Statement of Character

The **Kalgoorlie Character Street** is generally mixed in terms of built form, with development ranging from century old original character homes to more contemporary designed dwellings.

While there are many different examples of dwelling design a significant proportion of the street reflects the character building design predominant in the Mount Hawthorn area.

Development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, solid front fencing and car parking structures within the street, redevelopment should encourage a more open front facade, with greater interaction to the street.

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



CITY OF VINCENT CHARACTER STREET GUIDELINES - **KALGOORLIE STREET, MOUNT HAWTHORN**

<p><i>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.</p>	<p><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.</p>
<p>1. Street setbacks</p>	
<p><i>Augments Clause 5.1.2 P2.1 and P2.2</i></p>	<p><i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i></p>
<p>O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.</p> <p>O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.</p>	<p>C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.</p> <p>C1.2 Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.</p>

CITY OF VINCENT CHARACTER STREET GUIDELINES - **KALGOORLIE STREET, MOUNT HAWTHORN**

2. Building height	
<i>Augments Clause 5.1.6 P6</i>	<i>Augments Clause 5.1.6 by adding the following</i>
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.
3. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within 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.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.4 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.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.

CITY OF VINCENT CHARACTER STREET GUIDELINES - **KALGOORLIE STREET, MOUNT HAWTHORN**

	<p>C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.</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>
<p>4. Street surveillance</p>	
<p><i>Augments Clause 5.2.3 P3</i></p>	
<p>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> <p>As defined in the Residential Design Codes of Western Australia (R-Codes) a habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.</p>	

CITY OF VINCENT CHARACTER STREET GUIDELINES - **KALGOORLIE STREET, MOUNT HAWTHORN**

5. Street walls and fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4.1, C4.2</i>
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.	C6.1 The maximum height of new street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level.
O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.2 The maximum height of any solid portion of a new street wall, street fence and gate is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable.
	C6.3 The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level.
	C6.4 The maximum width of piers is to be 470mm.
	C6.5 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: <ul style="list-style-type: none"> i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - **KALGOORLIE STREET, MOUNT HAWTHORN**

6. 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 include inner sections with a height of at least 1.6 times their width.
	C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

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

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area:
[Nos. 1 - 25 Wilberforce Street \(Inclusive\)](#)

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

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

Statement of Character

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

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

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



CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

<p><i>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.</p>	<p><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.</p>
<p>1. Street setbacks</p>	
<p><i>Augments Clause 5.1.2 P2.1 and P2.2</i></p>	<p><i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i></p>
<p>O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.</p> <p>O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.</p>	<p>C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.</p> <p>C1.2 Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.</p>

CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

2. Building height	
<i>Augments Clause 5.1.6 P6</i>	<i>Augments Clause 5.1.6 by adding the following</i>
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.
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<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within 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.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.4 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.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.5 Garages and carports must match the existing dwellings’ predominant colour, scale and materials and must be complementary and subservient to the dwelling.

CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

	<p>C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.</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>
<p>4. Street surveillance</p>	
<p><i>Augments Clause 5.2.3 P3</i></p>	
<p>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> <p>As defined in the Residential Design Codes of Western Australia (R-Codes) a habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.</p>	

CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

5. Street walls and fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4.1, C4.2</i>
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.	C6.1 The maximum height of new street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level.
O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.2 The maximum height of any solid portion of a new street wall, street fence and gate is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable.
	C6.3 The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level.
	C6.4 The maximum width of piers is to be 470mm.
	C6.5 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: <ul style="list-style-type: none"> i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

6. 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 include inner sections with 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.