

5.3 CHARACTER AREAS AND HERITAGE AREAS: OUTCOMES OF ADVERTISING GUIDELINES FOR WILBERFORCE AND KALGOORLIE STREETS MOUNT HAWTHORN

- Attachments:**
1. **Community Consultation Survey - Anonymous responses**
 2. **Summary of Submissions - Wilberforce Street, Mount Hawthorn**
 3. **Summary of Submissions - Kalgoorlie Street, Mount Hawthorn**
 4. **Summary of Submissions - Comments from outside advertised character areas**
 5. **Amended Character Areas and Heritage Areas Policy**
 6. **Appendix 10 - Wilberforce Street Design Guidelines**

RECOMMENDATION:**That Council:**

1. **NOTES Administration's responses to community feedback, included in the Summary of Submissions and Schedule of Modifications included in Attachment 2, 3 and 4; and**
2. **PROCEEDS with the amendment to the Character Areas and Heritage Areas Policy with modifications, included in Attachment 5, including the Design Guidelines for Wilberforce Street, included as Attachment 6 pursuant to clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

PURPOSE OF REPORT:

To consider the outcomes of public consultation on the Character Areas and Heritage Areas Policy (the Policy) to determine whether to proceed with the proposed changes to the Policy, including the draft Design Guidelines (guidelines) for Wilberforce and Kalgoorlie Streets, Mount Hawthorn.

BACKGROUND:

A Character Area under the Policy is a collection of houses, streets or parts of a suburb that contains built form characteristics valued by the community. A Character Area is established with 'Deemed to Comply' provisions and 'Local Housing Objectives', in a similar way to the Residential Design Codes of WA and the City's Built Form Policy.

The existing Policy sets out the process to establish a Character Area. This process is community-led, meaning that the City will act on nominations as and when they are received. For a nomination to be valid, 40 percent of property owners included in the nominated area must have signed their support. Since 2015, seven Character Areas have been established over Carr Street, St Albans Avenue, The Boulevard and Matlock Street, Florence Street, Prospect Place, Hammond Street and Strathcona Street. [14 December 2021 Ordinary Meeting of Council](#) saw the most recent adopted Character Areas endorsed by Council.

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

At its 8 February 2022 Ordinary Meeting, Council endorsed the draft Policy amendment, including guidelines for Wilberforce Street and a portion of Kalgoorlie Street, Mount Hawthorn for the purpose of consultation.

On 7 April 2022, the City has received an additional Character Area nomination for Orange Avenue and Hope Street, Perth. This Character Area will be presented to Council at the next practical Council meeting for approval to advertise and represents the only other nomination pending.

DETAILS:**Summary of Consultation**

The draft guidelines for Wilberforce Street and a portion of Kalgoorlie Street, Mount Hawthorn were advertised for a total period of 42 days from 14 February to 28 March 2022.

Consultation activities included:

- Newspaper advertising for four consecutive weeks from 19 February until 19 March, including a front page article on 5 March;
- Hard copies of the draft guidelines available at the City's Administration Centre and Library;
- 73 letters sent to owners and occupiers of the two proposed Character Areas, inviting them to a community forum and directing them to the Imagine Vincent page for more information;
- A community forum held on 9 March at the Mount Hawthorn Lesser Hall;
- An on-street information session held on Wilberforce Street on 16 March; and
- An [Imagine Vincent](#) webpage with information and a survey;
 - The survey included questions around:
 - Overall support for the proposed inclusion of the street into a Character Area;
 - The nature of the draft provisions contained within the guidelines; and
 - Whether any additional information was required to better understand the Policy or guidelines.

Based on feedback from the community forum, there was a desire for a separate community meeting to be held for the residents of Wilberforce Street to discuss the guidelines. To facilitate this, Administration hand delivered notice that the consultation period for the Policy would be extended to 28 March to allow for additional community comments to both streets.

In the extra week of consultation, Administration also contacted by email or phone any landowner who had not yet engaged with the project.

Responses

There were a total of 48 individual submissions received as part of consultation. Of these 48 submissions, five were through both survey and email and two properties submitted responses from both landowners. 11 of the 48 submissions were received from people outside of the proposed Character Areas.

Survey responses are included in **Attachment 1**.

Approximately 14 people attended the community forum on 9 March and 25 people attended the community meeting on 16 March.

A summary of the original nominations and community consultation period is included below.

Character Area	Nomination/No. of Properties in Character Area	Formal consultation (Email and Survey Responses)	Community Forum	On-street Information session
Kalgoorlie Street	19/36 Signed Nomination 51%	3/13 Support 10/13 Object	11 landowners attended	N/A
Wilberforce Street	13/25 Signed Nomination 52%	11/23 Support 12/23 Object	3 landowners attended	25 (approximate) landowners attended

Summary of Submissions

A summary of submissions from each street and from those outside the character areas, including Administration's response to submissions is included in **Attachment 2, 3 and 4**.

1. Provisions are too strict

Respondents from Wilberforce Street who objected to the proposal raised concerns that the provisions within the guidelines were too strict, which would have implications on development potential. Specific concerns related to second storey setbacks, fencing requirements and building design and finishes.

While some deemed to comply provisions within the 'Building Design' section have been removed on the basis of community feedback, the remaining provisions which speak to development being sympathetic to its surroundings have remained as it speaks to the core requirements of a Character Area. While street facing development is required to be sympathetic, this will not significantly impact on development potential within the area as demolition and development behind the primary building line are unaffected by the guidelines.

The deemed-to-comply provisions relating to second storey setbacks and fencing have been removed from the guidelines.

2. Many people did not know what they were 'signing up for' to support the guidelines and have concern on the level of support required

Some submitters as part of their written submissions, and as discussed at the community forum and meeting were concerned regarding the initial 40 percent requirement for a nomination to proceed, the 70 percent requirement to be rescinded and the process of the Character Area consultation and how this may not be an accurate representation of the community.

The 40 percent nomination requirement is included in the Policy to ensure the process is led and driven by the community. Given the City's experience in the character areas process and land use planning more generally, achieving 40 percent support for a particular proposal is considered relatively high. Meeting these minimum amounts gives an indication to the City that there is some level of support for the concept of character recognition. This then leads into the development of a guideline for the community to actively shape and alter as part of the formal consultation process. Conversely, the 70 percent requirement to repeal the Character Area supports the outcomes of the current Strategic Community Plan 2018-2028 and acknowledges the amount of work involved to create the Character Area. It should not be an insignificant level of support required to undo this community-led initiative.

3. Loss in property value

Some respondents were concerned that additional planning requirements through the Policy and guidelines could have a negative effect on land value.

Planning policy can have a negative impact on land value where it unreasonably stifles or slows development for no tangible benefit. Conversely, there is evidence that the planning framework can improve land value where important character aspects are maintained and enhanced, leading to a cohesive and attractive street. The purpose of the proposed guidelines is to maintain and enhance the quality of the street. Without undertaking a specific valuation of each property, it is unclear if this would have an impact on property value. In Administration's opinion, the proposed guidelines do not present 'additional' planning requirements, they are simply unique to the relevant street rather than the more generic guidance in the Built Form Policy. Noting demolition and development behind the primary building line are unaffected by the Policy and guidelines.

No additional modifications regarding this comment have been made to the guidelines.

Kalgoorlie Street

While over half of the properties within the street supported the initial nomination of a character area guideline for the street, the recent consultation indicates a strong opposition to the proposed guidelines. Only 23 percent of submitters support the Character Area.

The purpose of a Character Area is to ensure Vincent's streets are an attractive and desirable place to live, not just for current residents but also future residents. With only 23 percent support of existing residents, Administration has not recommended to proceed with this Character Area.

Wilberforce Street

While support for the guidelines following the recent consultation has slightly reduced since the original nomination was submitted, the level of support and opposition is separated by one submission (12 submissions oppose to 11 submissions support). This indicates that unlike the Kalgoorlie Street nomination there is more of a desire for some level of character recognition.

Balancing both the community's feedback and the general opposition to the guidelines, as well as that for support, the guidelines have been modified to reflect less prescriptive deemed to comply criteria, with key concepts of sympathetic design where visible from the street.

Administration therefore recommends proceeding with this Character Area, on the basis of the modified guidelines.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (The Regulations);*
- *City of Vincent Local Planning Scheme No. 2; and*
- *State Planning Policy No. 7.3: Residential Design Codes (R-Codes).*

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to support the new Character Area design guidelines for Wilberforce Street, Mount Hawthorn. Endorsement of the Policy allows the City to deal with development issues that may potentially result in undesirable development outcomes and the loss of streetscape character.

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 Character Area guidelines for Wilberforce Street will help to enable sustainable development outcomes in the future by encouraging the retention and renovation of character.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

The cost of adoption of the Character Area Policy and guidelines for Wilberforce Street will be met through the City's existing operational budget.

Survey Responses
14 February 2022 - 28 March 2022

Character Areas and Heritage Areas
Survey- Mount Hawthorn

The City of Vincent

Project: Character Areas and Heritage Areas - Mount Hawthorn



VISITORS 54					
CONTRIBUTORS 31			RESPONSES 31		
31 Registered	0 Unverified	0 Anonymous	31 Registered	0 Unverified	0 Anonymous

**Respondent No:** 1**Login:** Registered**Responded At:** Feb 20, 2022 22:10:58 pm**Last Seen:** Feb 20, 2022 14:08:51 pm

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce Street

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? Yes

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? Yes

Q9. What would you like to see changed in the guidelines?

not answered

Q10. Do you require any further information on how the guidelines will work?

not answered



Respondent No: 2
Login: Registered

Responded At: Feb 21, 2022 11:01:10 am
Last Seen: May 17, 2022 05:29:55 am

- Q1. **Do you live in a nominated Character Area?** Yes
-
- Q2. **What proposed Character Area do you live in?**
Kalgoorlie St (between Ashby and Berryman)
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
not answered
-
- Q4. **Do you support the Character Area designation?** No
-
- Q5. **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?**
not answered
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
not answered
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
not answered
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** not answered
-
- Q9. **What would you like to see changed in the guidelines?**
I do not support the proposed guidelines
-
- Q10. **Do you require any further information on how the guidelines will work?**
No
-

**Respondent No:** 3**Login:** Registered**Responded At:** Feb 21, 2022 14:15:22 pm**Last Seen:** Feb 21, 2022 04:02:06 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Kalgoorlie (Between Ashby and Berryman Streets)

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

The houses in that part of Kalgoorlie St is already an eclectic mix of various styles and many of the properties have been developed without a lot of character restrictions. I believe the proposal is too restrictive on houses in the proposed area especially considering other houses in the area already have many of the things you want to stop. It appears that people in the zone have developed their houses anyway they feel like and now want to restrict anyone else from doing what they have already done because they like the look and feel of undeveloped houses. A few things stick out namely: 1. you want to "Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape and Such carports shall not be fitted with any style of roller or tilt up panel door" - Neighbouring houses near me already have carports to the property line and [REDACTED] has a completely enclosed carport with a non-Council approved roller door (which the Council has asked them to remove but this has not been done). I want to build a carport in front of my house line as it will not fit anywhere else on the property and I am now facing new restrictions/additional approval processes compared to the properties either side of me...none of which have any character anyway in their improvements [REDACTED] and proposed improvements for [REDACTED]. "The wall height of new dwellings, particularly the portions in view from the street" – The building at [REDACTED] Kalgoorlie st was approved exceeding height limits. I did not object to this as the impact on my property was minimal but again there are already houses exceeding the new requirements in the area and massive two-story structures already so the precedent has been set so why should myself or future owners of my property be penalised? The proposed new development for [REDACTED] will have a big black steel box added to the back of the property...hardly a good look from the street. Perhaps all the people that have developed these 2 story houses don't want others to build 2 story's in case it blocks their views over everyone else's property....or stops sunlight getting in the property?? 3 "General Building design" – Many of the houses have had significant second stories built which dominate the street scape. Council has approved a development at [REDACTED] with a 9 metre long 3 metre high parapet wall along my boundary (all deemed to comply)...I too now want to develop on the boundary line in future and I am concerned I will need to comply with the potential new regulations when others have not had to. 4 Front Fences – many of the properties already have fences that don't meet with the new requirements – so again it begs the question why bother restricting everyone else now? I believe the proposed small section being carved out of Kalgoorlie St is a complete waste of time and effort and will just cause ongoing planning issues and bottlenecks for years to come. However, I do agree large front fences and garage doors on street facing carports are an eye sore and you should consider a change the general rules for the whole suburb not just a few houses.

Q10. Do you require any further information on how the guidelines will work?

not really...But why does the question not say "how the PROPOSED guidelines will work"? By asking this question above it appears these new guidelines are already locked in and the "consultation" process is just a step in the process that doesn't matter as you have made up your mind already. I would like you to review who is responding for and against this proposal as I suspect those with undeveloped/less developed properties like mine will be saying "no" and those that have developed already will be saying yes because it won't impact them at all.



Respondent No: 4
Login: Registered

Responded At: Feb 24, 2022 09:24:56 am
Last Seen: Feb 24, 2022 01:20:33 am

Q1. Do you live in a nominated Character Area? No

Q2. What proposed Character Area do you live in?

Coogee Street

Q3. Do you have any general comments to make on the policy or guidelines?

Should be extended to many more streets, if not the entire suburb. I don't understand why just a small handful of partial streets are being included leaving the rest of the suburb vulnerable to people building modern blocky houses, destroying the charm of the neighbourhood.

Q4. Do you support the Character Area designation? Yes

Q5. 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?

Colonial and federation frontages and tree lined streets.

Q6. What elements of buildings or buildings design would you like to see more of in your area?

Colonial and federation frontages and tree lined streets.

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

Modern blocky designs.

Q8. Having read the guidelines, do you support all of the provisions proposed? Yes

Q9. What would you like to see changed in the guidelines?

Include more streets!

Q10. Do you require any further information on how the guidelines will work?

no



Respondent No: 5
Login: Registered

Responded At: Feb 25, 2022 15:26:00 pm
Last Seen: Mar 17, 2022 01:12:21 am

- Q1. **Do you live in a nominated Character Area?** Yes
-
- Q2. **What proposed Character Area do you live in?**
Wilberforce
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
not answered
-
- Q4. **Do you support the Character Area designation?** Yes
-
- Q5. **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?**
Verranda's, fretwork, picket fencing, pointing
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
Verranda's, fretwork, picket fencing
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
Enclosed carports - The carport at [REDACTED] is a great example of what not to do. Diamond Grille security screens Old Aluminium window frames All features of Number 20 and 22 Wilberforce
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** Yes
-
- Q9. **What would you like to see changed in the guidelines?**
not answered
-
- Q10. **Do you require any further information on how the guidelines will work?**
not answered
-



Respondent No: 6
Login: Registered

Responded At: Feb 25, 2022 16:40:33 pm
Last Seen: Jun 11, 2022 23:36:19 pm

- Q1. **Do you live in a nominated Character Area?** No
-
- Q2. **What proposed Character Area do you live in?**
Neither
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
Support more areas to be listed
-
- Q4. **Do you support the Character Area designation?** Yes
-
- Q5. **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?**
House frontage. Windows, roof line and porches
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
Similar frontage
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
Out of character. Different colours
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** Yes
-
- Q9. **What would you like to see changed in the guidelines?**
not answered
-
- Q10. **Do you require any further information on how the guidelines will work?**
not answered
-

**Respondent No:** 7**Login:** Registered**Responded At:** Feb 26, 2022 06:38:55 am**Last Seen:** Feb 25, 2022 22:30:49 pm

Q1. Do you live in a nominated Character Area? No

Q2. What proposed Character Area do you live in?

N.a.

Q3. Do you have any general comments to make on the policy or guidelines?

I find it very sad that so many of the old houses in the area are being replaced with unsympathetic modern builds and the charm of the area is slowly being lost. So I would like to see more parts of CoV bought under this policy.

Q4. Do you support the Character Area designation? Yes

Q5. 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?

Whole building. Some of the extensions being built are awful.

Q6. What elements of buildings or buildings design would you like to see more of in your area?

Sympathy with the old materials used. You can never recreate the patina of the character.

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

Modern boxes, tin/glass modern extensions visible from the street, anything that clashes with the original character.

Q8. Having read the guidelines, do you support all of the provisions proposed? No

Q9. What would you like to see changed in the guidelines?

Allowing the spate of demolitions that continue across the suburb.

Q10. Do you require any further information on how the guidelines will work?

No.

**Respondent No:** 8**Login:** Registered**Responded At:** Feb 28, 2022 07:12:35 am**Last Seen:** Feb 27, 2022 23:11:24 pm

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Kalgoolrie St

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

I do not support character retention policy

Q10. Do you require any further information on how the guidelines will work?

no



Respondent No: 9
Login: Registered

Responded At: Feb 28, 2022 08:27:32 am
Last Seen: Feb 28, 2022 00:16:16 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce Street

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? Yes

Q5. 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?

Tuck pointing, picket fences.

Q6. What elements of buildings or buildings design would you like to see more of in your area?

Australian aesthetics, brick, wood and interesting textures. Not cheap grey render.

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

Fake Federation houses. Large two story houses that stand out. Mount Hawthorn was a working class suburb and has a modest house foot print.

Q8. Having read the guidelines, do you support all of the provisions proposed? Yes

Q9. What would you like to see changed in the guidelines?

The parking of commercial vehicles in our street. We have one neighbour that parks his industrial truck on the street and makes the street feel like we are in Malaga

Q10. Do you require any further information on how the guidelines will work?

No



Respondent No: 10
Login: Registered

Responded At: Mar 01, 2022 10:46:19 am
Last Seen: Mar 01, 2022 02:43:13 am

- Q1. Do you live in a nominated Character Area? Yes
-
- Q2. What proposed Character Area do you live in?
Wilberforce Street
-
- Q3. Do you have any general comments to make on the policy or guidelines?
not answered
-
- Q4. Do you support the Character Area designation? No
-
- Q5. 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?
not answered
-
- Q6. What elements of buildings or buildings design would you like to see more of in your area?
not answered
-
- Q7. What elements of buildings or building design do you think is 'out of character' with the area?
not answered
-
- Q8. Having read the guidelines, do you support all of the provisions proposed? not answered
-
- Q9. What would you like to see changed in the guidelines?
Nothing
-
- Q10. Do you require any further information on how the guidelines will work?
no
-

**Respondent No:** 11**Login:** Registered**Responded At:** Mar 04, 2022 17:28:28 pm**Last Seen:** Mar 04, 2022 09:22:18 am

Q1. Do you live in a nominated Character Area? No

Q2. What proposed Character Area do you live in?

West Perth

Q3. Do you have any general comments to make on the policy or guidelines?

I live in West Perth and rent an office in Mt Hawthorn. I am rebuilding my home in Bulwer Street West Perth to a modern style. I drive Fairfield Street in Mt Hawthorn every day and marvel at the stimulating, modern style of home being built there.

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

I would like to see the character proposal removed. Such a character limitation is imposed on your neighbouring shire, the City of Stirling. It stifles creativity, adventurism, imagination and vigour. I think a mix of old styles and new is precisely what the City needs. It and its residents should not fear modernisation. When the houses of the early 1920s were built, they were of the most modern style available and known. So that should continue.

Q10. Do you require any further information on how the guidelines will work?

No



Respondent No: 12
Login: Registered

Responded At: Mar 07, 2022 09:24:27 am
Last Seen: Mar 07, 2022 01:03:56 am

- Q1. Do you live in a nominated Character Area? Yes
-
- Q2. What proposed Character Area do you live in?
Kalgoorlie Street
-
- Q3. Do you have any general comments to make on the policy or guidelines?
not answered
-
- Q4. Do you support the Character Area designation? No
-
- Q5. 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?
not answered
-
- Q6. What elements of buildings or buildings design would you like to see more of in your area?
not answered
-
- Q7. What elements of buildings or building design do you think is 'out of character' with the area?
not answered
-
- Q8. Having read the guidelines, do you support all of the provisions proposed? not answered
-
- Q9. What would you like to see changed in the guidelines?
Nothing. Much of the character in this particular section of Kalgoorlie street has already been lost. I can't understand why this has been proposed...
-
- Q10. Do you require any further information on how the guidelines will work?
No
-



Respondent No: 13
Login: Registered

Responded At: Mar 08, 2022 07:09:37 am
Last Seen: Mar 07, 2022 23:05:25 pm

Q1. Do you live in a nominated Character Area? No

Q2. What proposed Character Area do you live in?

I don't

Q3. Do you have any general comments to make on the policy or guidelines?

16 of the 22 or so houses on Kalgoorlie street in the nominated area have already been rebuilt or had substantial front works (eg enclosed brick walls) to the point that there is no consistency to the 'heritage' area. All this policy does it prevent the other 18 properties from having the same opportunity as those that have redeveloped.

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

Don't apply it to street with substantial development already

Q10. Do you require any further information on how the guidelines will work?

not answered



Respondent No: 14
Login: Registered

Responded At: Mar 08, 2022 21:33:22 pm
Last Seen: Jun 20, 2022 04:33:54 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Kalgoorlie

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? Yes

Q5. 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?

open gardens , not blocked in fronts

Q6. What elements of buildings or buildings design would you like to see more of in your area?

Traditional , more in line with era of the street

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

housing such as number 58 Kalgoorlie - everything about it !

Q8. Having read the guidelines, do you support all of the provisions proposed? No

Q9. What would you like to see changed in the guidelines?

We live in a 1904 weatherboard , parking in particular in Kalgoorlie with school traffic and the park is getting more and more dangerous and difficult . We would like the idea of a usable driveway and carport , i have no problem with width of car ports in these guidelines but the 1.5 m set back for us would make it impossible as our house is only 2.5 metres from street . We have seen designs in Leederville on weatherboards that complement the bullnose verandah and would literally be the only way in could be done physically and aesthetically. This set back would make this totally impossible- there needs to be something that would allow some leeway with a house like ours given its the oldest in the whole street (even 12 years older than Anzac) and our set back is totally different from every other house due to the age , houses both sides are set back 2-3 metres more than ours !

Q10. Do you require any further information on how the guidelines will work?

happy to discuss my concerns and show you given we have the oldest house and the only weatherboard in the area. One of the oldest in Mount Hawthorn. This creates issues with the location of house on the block due to this



Respondent No: 15
Login: Registered

Responded At: Mar 13, 2022 18:16:37 pm
Last Seen: Jun 17, 2022 06:27:42 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce st

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

Whilst the guide lines are not unreasonable. We do not agree with the "labeling," of the street as a character retention Street. We feel this could affect future property values in a negative way. Each house and the improvements they wish to implement should be assessed on an individual merit not grouped as a whole.

Q10. Do you require any further information on how the guidelines will work?

not answered



Respondent No: 16
Login: Registered

Responded At: Mar 14, 2022 16:21:52 pm
Last Seen: Mar 14, 2022 07:12:48 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce St

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

I feel VERY VERY strongly that there SHOULDN'T BE any 'bespoke guidelines' applied to just one street (or parts of a street) in the neighborhood if there are landowners objecting to it. This comes down to morals and rights, as we do not need to be defined by a 'one size fits all' set of guidelines in a street. There are already planning and building guidelines which are government enacted, that we respect and I think this is enough. No one should need to be told they can or can't build a fence higher than 1.2m at the front of their property for example. Some of us value the privacy and security a higher fence gives. We have all saved and invested years of hard earned money into our property and we need the security that our property values will be maintained - which is NOT what will happen if you apply restrictions to what can/can't be built on our street. As with any property which has restrictions, people will think twice before investing, potentially not wanting to pay as much given there are additional, strict guidelines in place. I respect that the character housing in Vincent is lovely, but it is also lovely and worth preserving the fact that there are funky, modern homes that are interspersed between these older homes. It in fact, gives the area MORE character and interesting vibes which attract more investment into the City. Some of these older homes (mine in particular) have walls which I can't even drill/put shelves up on without the bricks crumbling underneath. Leave people to make their own decisions on what they can or can't not afford to do with their property and allow us to have our freedom of choice.

Q10. Do you require any further information on how the guidelines will work?

No



Respondent No: 17

Login: Registered

Responded At: Mar 14, 2022 18:05:48 pm

Last Seen: Mar 16, 2022 02:34:11 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce Street

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

We are strongly opposed to this proposal. We have moved from a character area (Guildford) and appreciate the flexibility and design and innovation options available under current arrangements. The street does not possess a uniform character look or appeal currently, and additional requirements would prevent people from adding value and improvements to their properties and may eventually lead to properties becoming blighted if renovations are not possible or able to be done in a way that is economically viable. We believe instituting character requirements would lead to less property value in the long term, as these restrictions eliminate the flexibility that was so appealing to us when we moved here and we expect other potential buyers would be dissuaded by these changes. Our house would not meet the character area design policy and under this policy we would be prevented from making further improvements to our house that matched its current style and our personal taste. Instituting a low fence requirement would also be unsafe, particularly given our property is so close to the busy Oxford Street - and again, with two dogs, the secure high fences on our property were part of the reason for buying into this location.

Q10. Do you require any further information on how the guidelines will work?

If this continues to progress, we would like much greater consultation with our street (we were unable to attend the public meeting due to short notice) and more information on how this would work. We would also like the opportunity to engage with other residents on our street to discuss this.



Respondent No: 18
Login: Registered

Responded At: Mar 14, 2022 18:11:17 pm
Last Seen: Mar 14, 2022 10:10:17 am

- Q1. Do you live in a nominated Character Area? Yes
-
- Q2. What proposed Character Area do you live in?
Wilberforce Street
-
- Q3. Do you have any general comments to make on the policy or guidelines?
not answered
-
- Q4. Do you support the Character Area designation? No
-
- Q5. 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?
not answered
-
- Q6. What elements of buildings or buildings design would you like to see more of in your area?
not answered
-
- Q7. What elements of buildings or building design do you think is 'out of character' with the area?
not answered
-
- Q8. Having read the guidelines, do you support all of the provisions proposed? not answered
-
- Q9. What would you like to see changed in the guidelines?
Retain existing guidelines
-
- Q10. Do you require any further information on how the guidelines will work?
No
-



Respondent No: 19
Login: Registered

Responded At: Mar 15, 2022 13:36:07 pm
Last Seen: Mar 15, 2022 05:31:12 am

- Q1. **Do you live in a nominated Character Area?** Yes
-
- Q2. **What proposed Character Area do you live in?**
Kalgoorlie Street
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
not answered
-
- Q4. **Do you support the Character Area designation?** No
-
- Q5. **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?**
not answered
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
not answered
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
not answered
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** not answered
-
- Q9. **What would you like to see changed in the guidelines?**
Do not want Kalgoorlie Street to be part of a, so called, Character Area. Instead, I would like to see eclectic design residential dwellings that optimises property owner's individual tastes.
-
- Q10. **Do you require any further information on how the guidelines will work?**
No
-



Respondent No: 20
Login: Registered

Responded At: Mar 15, 2022 13:53:12 pm
Last Seen: Mar 15, 2022 05:51:57 am

- Q1. Do you live in a nominated Character Area? Yes
-
- Q2. What proposed Character Area do you live in?
Wilberforce St
-
- Q3. Do you have any general comments to make on the policy or guidelines?
not answered
-
- Q4. Do you support the Character Area designation? No
-
- Q5. 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?
not answered
-
- Q6. What elements of buildings or buildings design would you like to see more of in your area?
not answered
-
- Q7. What elements of buildings or building design do you think is 'out of character' with the area?
not answered
-
- Q8. Having read the guidelines, do you support all of the provisions proposed? not answered
-
- Q9. What would you like to see changed in the guidelines?
Stay with the current guidelines no need for this increase in restriction on our properties
-
- Q10. Do you require any further information on how the guidelines will work?
no
-



Respondent No: 21
Login: Registered

Responded At: Mar 15, 2022 15:50:46 pm
Last Seen: Mar 15, 2022 07:48:19 am

- Q1. **Do you live in a nominated Character Area?** No
-
- Q2. **What proposed Character Area do you live in?**
Looking at buying another home with intention to build so could be either
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
It can be costly and hard to let natural light in when sticking with character restrictions.
-
- Q4. **Do you support the Character Area designation?** No
-
- Q5. **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?**
not answered
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
not answered
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
not answered
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** not answered
-
- Q9. **What would you like to see changed in the guidelines?**
More a nod to keeping the character in your redesign
-
- Q10. **Do you require any further information on how the guidelines will work?**
No
-



Respondent No: 22
Login: Registered

Responded At: Mar 15, 2022 16:31:13 pm
Last Seen: Mar 15, 2022 08:28:53 am

- Q1. Do you live in a nominated Character Area? No
-
- Q2. What proposed Character Area do you live in?
None
-
- Q3. Do you have any general comments to make on the policy or guidelines?
I don't agree with it
-
- Q4. Do you support the Character Area designation? No
-
- Q5. 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?
not answered
-
- Q6. What elements of buildings or buildings design would you like to see more of in your area?
not answered
-
- Q7. What elements of buildings or building design do you think is 'out of character' with the area?
not answered
-
- Q8. Having read the guidelines, do you support all of the provisions proposed? not answered
-
- Q9. What would you like to see changed in the guidelines?
I don't want it going through
-
- Q10. Do you require any further information on how the guidelines will work?
No
-



Respondent No: 23
Login: Registered

Responded At: Mar 15, 2022 19:06:45 pm
Last Seen: Mar 15, 2022 10:23:46 am

- Q1. **Do you live in a nominated Character Area?** Yes
-
- Q2. **What proposed Character Area do you live in?**
Wilberforce Street
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
not answered
-
- Q4. **Do you support the Character Area designation?** No
-
- Q5. **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?**
not answered
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
not answered
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
not answered
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** not answered
-
- Q9. **What would you like to see changed in the guidelines?**
I don't think there should be guidelines specifically for Wilberforce street. The current guidelines are adequate.
-
- Q10. **Do you require any further information on how the guidelines will work?**
I do not support additional guidelines . I have read the information and I do not agree.
-



Respondent No: 24
Login: Registered

Responded At: Mar 15, 2022 20:55:23 pm
Last Seen: Mar 15, 2022 12:33:44 pm

- Q1. **Do you live in a nominated Character Area?** Yes
-
- Q2. **What proposed Character Area do you live in?**
Wilberforce Street
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
not answered
-
- Q4. **Do you support the Character Area designation?** Yes
-
- Q5. **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?**
The history as most homes are original. Verandas. No visible second story, no carports.
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
Original design or original homes. Architectural significance. Set backs.
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
Replicas of old designs. Mass builder designed houses. Flat roofs.
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** Yes
-
- Q9. **What would you like to see changed in the guidelines?**
No
-
- Q10. **Do you require any further information on how the guidelines will work?**
No
-

**Respondent No:** 25**Login:** Registered**Responded At:** Mar 16, 2022 18:05:20 pm**Last Seen:** Mar 16, 2022 10:04:23 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce street

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

No restrictions

Q10. Do you require any further information on how the guidelines will work?

No

**Respondent No:** 26**Login:** Registered**Responded At:** Mar 18, 2022 14:33:18 pm**Last Seen:** Mar 18, 2022 06:09:53 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce St

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? Yes

Q5. 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?

The uniformity of a classic style of architecture along the odd numbered side of the street, where the houses are all original. Even though the styles of the original houses on the other side vary, there is uniformity in setbacks from the street, and the scale of the houses fit the small blocks.

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

High brick walls, carports, rear garages that are accessed from the street front instead of the ROW, rendered fencing

Q8. Having read the guidelines, do you support all of the provisions proposed? No

Q9. What would you like to see changed in the guidelines?

First floor development setbacks should be about 2 metres to allow for greater internal floorspace so that the building's footprint doesn't subtract further from yard space on these small blocks. Fences: limestone/face brick fence piers with decorative capping and visually permeable infill should be allowed.

Q10. Do you require any further information on how the guidelines will work?

not answered



Respondent No: 27
Login: Registered

Responded At: Mar 19, 2022 09:41:00 am
Last Seen: Mar 19, 2022 01:38:17 am

Q1. **Do you live in a nominated Character Area?** No

Q2. **What proposed Character Area do you live in?**

I am a resident of Faraday Street, Mount Hawthorn. This is adjacent to Wilberforce Street, which is currently being reviewed to be included in the 'Character Areas and Heritage Areas policy'.

Q3. **Do you have any general comments to make on the policy or guidelines?**

I strongly oppose the addition of these streets to the Policy as: 1. the current development application process (which includes community consultation process) is sufficiently detailed and comprehensive; 2. I chose to live in Mount Hawthorn (purchased in 2010 and subsequently built a new home) as there were no Policy. I believe it is unjust to impose such policies on those who object to it. Each resident should have full discretion to select their own design (subject to already stringent planning standards). If a resident wants to retain their character / heritage style, then they can do so. However, a resident should not be dictating their style choice on another. 3. it is a waste of council resources. Unless 100% of those affected support the change, this may result in successfully challenges to SAT.

Q4. **Do you support the Character Area designation?** No

Q5. **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?**

not answered

Q6. **What elements of buildings or buildings design would you like to see more of in your area?**

not answered

Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**

not answered

Q8. **Having read the guidelines, do you support all of the provisions proposed?** not answered

Q9. **What would you like to see changed in the guidelines?**

not answered

Q10. **Do you require any further information on how the guidelines will work?**

not answered



Respondent No: 28
Login: Registered

Responded At: Mar 19, 2022 12:43:13 pm
Last Seen: Mar 19, 2022 04:23:53 am

- Q1. **Do you live in a nominated Character Area?** Yes
-
- Q2. **What proposed Character Area do you live in?**
Mount Hawthorn
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
not answered
-
- Q4. **Do you support the Character Area designation?** Yes
-
- Q5. **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?**
The innate character of the area - which is substantially denuded in most areas of the city - and Perth in general, is held by the veranda, frontal setback, height and federation to 1920's features of the existing house stock. The tree canopy is similarly a defining item. None of which prevent extensive and expected developments to the properties from the top of the gable/ roof ridge backwards.
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
sympathetic builds not replica's of existing stock. Interesting architect/ draftsman design
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
50's to current day build style. Out of a book standard builder design usually to price rather than a standard design of limited architectural value/interest
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** No
-
- Q9. **What would you like to see changed in the guidelines?**
I feel that the fencing guidelines are of limited value and higher limits and different build types are of value if of sufficient quality and design
-
- Q10. **Do you require any further information on how the guidelines will work?**
I witnessed an atmosphere of fear and distrust at what are in essence guidelines, and in a discussion phase only. As a result I feel greater clarity on the WHY, WHAT, HOW and WHAT of the proposal would assist residents in their own process.
-

**Respondent No:** 29**Login:** Registered**Responded At:** Mar 27, 2022 15:58:34 pm**Last Seen:** Mar 26, 2022 06:09:52 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Wilberforce St

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

1. Re the Guideline around BUILDING HEIGHT (local housing objective), I feel that the existing guidelines are clearer. The intent of the proposed guideline could be melded into an appropriate spot within the existing objective, e.g. Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale, including the wall height of new dwellings, particularly, the portions in view from the street, which should approximate the street's typical wall height to avoid an under scaled squat appearance. 2. GARAGES AND CARPORTS - In the statement "Carports may be considered in front setback areas but only where no alternative location exists", what are "alternative locations"? I am also concerned with the restriction inherent in "Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one third of the frontage of the lot, whichever is the lesser", especially regarding the 1/3 of the frontage lot. For my property at number [REDACTED] I already have an exceedingly narrow driveway. If this proposed objective would require me to only be able to use 1/3 of my property width to house a garage or carport at some future stage, then this would be totally impractical. I have no doubt that this would impact my property value. Again, the existing guidelines are more than sufficient. 3. Street Surveillance - existing guideline is sufficient. To 4, Street Walls and Fences - I do not agree with the proposed guideline around materials to be used for fencing, and as such I am strongly in favour of maintaining the existing guidelines. Why should we be restricted to the installing of picket fencing, brick or rendered masonry fencing, which are very much more expensive than Colourbond. This would severely impact my property at number [REDACTED] Wilberforce St, which partly shares side fencing with several commercial properties on Oxford St, and which the Council takes no responsibility for the cost of the remaining side boundary fencing or the back fencing bordering the right of way. My fencing bordering the right of way at the back of the property was continually damaged by the drivers of trucks delivering [REDACTED] on Oxford St, until it fell over. What guidelines is the council proposing for those of us who have properties adjoining such commercial properties? Colourbond allows for easy replacement of panel sheets. It is unreasonable to expect me to have to use other materials. 5. GENERAL BUILDING DESIGNS I do not agree with the proposed guideline : 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 dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials fo the prevailing streetscape. This is restrictive and does not allow current property owners any creative license in the outward facing design of an addition, which they will be paying for and using/living in. I strongly believe that modern and/or architecturally forward thinking designs (especially for rear additions) add visual interest to a streetscape, particularly where the existing streetscape is largely character based. Streetscapes should provoke interest and creativity.

Q10. Do you require any further information on how the guidelines will work?

I have already raised some questions in previous responses, but I would particularly raise that my property borders commercial properties on Oxford St and as such, there should be some discretion in building/development guidelines for my properties (and any others that border such properties). I would argue that my property is already negatively impacted by commercial properties and that further restrictive guidelines need to be avoided. For example, the current fencing guidelines allow for 2m side/boundary fencing. It is imperative for this to be maintained for both privacy and security issues fir my property in particular, especially given that at some stage development on these commercial properties may no longer be restricted to single storey. I would also question existing guidelines for these commercial properties. How will you amend the guidelines for properties that have borders/boundaries with properties on a character designated street, so that any future development on these properties does not detract from the 'character' of the street that they border'? The commercial property which borders my property is largely on Wilberforce St, with only a small meterage facing Oxford St. I think it is essential that these issues are captured in any new guidelines.



Respondent No: 30
Login: Registered

Responded At: Mar 27, 2022 21:05:58 pm
Last Seen: Mar 27, 2022 12:31:11 pm

- Q1. **Do you live in a nominated Character Area?** Yes
-
- Q2. **What proposed Character Area do you live in?**
Kalgoorlie Street
-
- Q3. **Do you have any general comments to make on the policy or guidelines?**
not answered
-
- Q4. **Do you support the Character Area designation?** Yes
-
- Q5. **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?**
Front facade with historical relevance, this includes open porch, offset back from Street, front garden.
-
- Q6. **What elements of buildings or buildings design would you like to see more of in your area?**
Extensions/renovations that preserve original front facade of house. Extensions that if visible from street compliment original dwelling
-
- Q7. **What elements of buildings or building design do you think is 'out of character' with the area?**
Modern contemporary architecture
-
- Q8. **Having read the guidelines, do you support all of the provisions proposed?** Yes
-
- Q9. **What would you like to see changed in the guidelines?**
not answered
-
- Q10. **Do you require any further information on how the guidelines will work?**
not answered
-

**Respondent No:** 31**Login:** Registered**Responded At:** Mar 28, 2022 11:45:31 am**Last Seen:** Mar 28, 2022 03:43:37 am

Q1. Do you live in a nominated Character Area? Yes

Q2. What proposed Character Area do you live in?

Kalgoorlie Street

Q3. Do you have any general comments to make on the policy or guidelines?

not answered

Q4. Do you support the Character Area designation? No

Q5. 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?

not answered

Q6. What elements of buildings or buildings design would you like to see more of in your area?

not answered

Q7. What elements of buildings or building design do you think is 'out of character' with the area?

not answered

Q8. Having read the guidelines, do you support all of the provisions proposed? not answered

Q9. What would you like to see changed in the guidelines?

The current guidelines do not need amending, there is nothing wrong with the current planning guidelines.

Q10. Do you require any further information on how the guidelines will work?

No

Summary of Submissions and Schedule of Modifications

Comment	Submitters	Administration Comment	Recommended Modification
General support			
General support for proposed character area	1, 5, 9, 24, 26, 28, 38, 41, 42, 43, 45	Noted.	No modification needed.
Contemporary, 'blocky' and mass built designed houses should be avoided.	24	Noted.	No modification needed.
Original Colonial/ federation frontages and designs are desirable	24, 38	Noted.	No modification needed.
Enclosed carports should be avoided	5	Noted.	No modification needed.
Security screening facing the street should be avoided	5	Noted. While the Draft Amended Guidelines (Guidelines) have removed specific deemed to comply provisions for front fencing, the existing planning framework will still ensure that solid front fencing will be avoided.	No modification needed.
Consistent street setback, verandahs, fretwork, tuck pointing and picket fencing are all parts of character building design which should be supported and enhanced.	5, 6, 9, 28	Noted. The Guidelines will still call for new development in the street to maintain existing street setbacks (based off the dwellings either side of a development) as well as sympathetic additions where visible from the street. While specific fencing requirements have been removed, this has been done to provide additional flexibility based on feedback from the community.	No modification needed.
Sympathetic materials and styles should be used on new or additions (but not replicas)	28	Noted. 'General Building Design' criteria provides deemed to comply guidance on building materials and styles for additions.	No modification needed.
Faux heritage design should be avoided, large dominating two storey should be avoided	9	Noted. While the provisions relating to second storey development has been removed, second storey development will still be required to meet objectives based around consistency with the streetscape, which would balance the design of any additions with compliance with the 2m minimum upper floor setback provisions of the City's existing Built Form Policy.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
Commercial on street parking is a problem	9	Noted. While the Guidelines are unable to directly influence commercial vehicle parking which may be occurring in the street, this comment will be forwarded onto the City's compliance team for actioning	No modification needed.
Uniformity of old styles along the street, including setbacks, should be encouraged	26	Noted.	No modification needed.
High brick walls, carports, and garages access from the primary street, rendered fencing should be avoided	26	Noted. The Guidelines and existing planning framework provides guidance for development such as carports, garages and fencing.	No modification needed.
The guidelines still permit people from developing on their block	28	Agreed and noted.	No modification needed.
Appreciate the level of intact buildings in the street and the character of the area.	45	Noted.	No modification needed.
Building designs should match and blend in with the character of the street.	45	Noted.	No modification needed.
Specific design guideline comments			
Upper floor setback should be modified to be either 2m or removed as it is too restrictive/specific	26, 38, 41, 42, 43	Noted. Based on feedback on the Guidelines, this element has been removed. Instead development within the street will be required to comply with existing Built Form Policy.	Delete C1.2 and O1.2 which states: <i>'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.'</i> And <i>'First floor development is to be adequately set back to maintain the predominant single storey appearance of the streetscape'</i>

Comment	Submitters	Administration Comment	Recommended Modification
Fencing guidelines are likely not needed, as people should be able to develop fencing to a greater height than 1.2m for privacy and security as well as having colourbond fencing adjoining commercial properties. Limestone or face brick piers with visually permeable fencing should be allowed.	16,17,26, 28, 29, 41, 44,	Noted. The Guidelines have removed deemed to comply provisions and local housing objectives which relate to fencing. The existing Built Form Policy will allow this type of fencing.	Deleted Deemed to comply provisions and local housing objectives on fencing within the Guidelines, relying instead on the City's Built Form Policy.
Dormer window provisions are too specific (loft additions) and not consistent with two storey developments in the street. Suggest this is removed	41	Noted. Based on this feedback on the Guidelines, this deemed to comply provision has been deleted.	Delete clause C3.2 which states: <i>'Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwellings appearance from the street'.</i>
No carports within the front setback needs to be matched with more flexibility off a rear lane may get more support from the community	41	Noted. The current state and local planning framework require carports to be located, in order of preference, from a ROW, Secondary Street then finally a Primary Street. Due to the Guidelines not proposing any greater provisions for development off a ROW not already provided by the existing framework, no further changes are recommended.	No modification needed.
Building height provisions are currently sufficient	29	Noted. The deemed to comply provision and local housing objective for lofts, has been deleted. Two storey development will now be required to comply with the Built Form Policy criteria.	No modification needed.
Unsure of where 'other locations' would be suitable for garages and carports	29	'Other locations' include a right of way or secondary street access, as per the City's Built Form Policy and Residential Design Codes of WA.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
Concern over the internal dimensions for carports and garages as it will occupy all of a property to accommodate a carport or garage and is impractical.	29	The intention of the provisions as they relate to carports are to ensure that any carports located within the primary street setback area are reduced in size as much as practicable. Noting that each of the lots within Wilberforce Street can have access from a ROW, the general absence of carports is a feature of the street which is consistent and should be maintained. This requirement balances some landowner's requirements for carports off a primary street and their design.	No modification needed.
Street surveillance provisions are not needed as the current provisions are sufficient	29	Noted. The Local Housing Objective which was included in the guideline has been deleted, as the requirements for street surveillance are sufficiently contained within the City's Built Form Policy and R-Codes.	Deleted O5.1 which states: <i>'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.</i> <i>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.'</i>
Does not support general building design for additions to match the prevailing streetscape or the original dwelling on the block as it is too restrictive to owners creative licence when developing their lot.	29, 41	Where a proposal does not meet the 'deemed to comply' provisions, there is still a pathway for approval under the Local Housing objectives, provided it is sympathetic to the community identified character within the street. 'General building design' provisions remain as an important component of maintaining sympathetic and consistent built form within the streetscape.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
Window provisions and roof pitch criteria are too specific and not what most people would want.	41	Noted. Based on this feedback provisions which relate to roof pitch and street facing windows has been removed.	Deleted clause 7.5 which states: <i>'The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.'</i> Deleted clause 7.6 which states: <i>'Street facing windows include inner sections with a height of at least 1.6 times their width.'</i>
General opposition			
General opposition for proposed character area	10, 15, 16,17, 18, 20, 23, 25, 29, 36, 37, 44	Noted	No modification needed.
Character designs stifle certain architectural styles and designs. Old and new more eclectic designs should be encouraged equally	16, 29, 44	The Guidelines only provide criteria in very targeted elements of building design. While they aim to support character design elements generally, it is not considered to significantly negatively impact on the building designs in an area.	No modification needed.
Does not support designation that may impact on property values.	15, 16, 17, 44	Planning policy, zoning and regulations can have a negative impact on land value where they stifle or slow development. Conversely, there is evidence that the planning framework can improve land value where important character aspects are maintained and enhanced. The Guidelines is proposed to be modified to reflect additional comments from the community, which will strike a balance between prescriptive provisions as well as objective based design.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
The existing guidelines and process are sufficient. People should have the choice to build to their own taste	16, 18, 20, 23, 44,	Noted. The Guidelines provides a flexible approach to development and design, with both a prescriptive deemed to comply pathway as well as a more nuanced assessment against the objectives of the provision. It is considered that the effect this policy will have is minimal, provided that a landowner designs their proposal to reflect the streetscape.	No modification needed.
The policy will mean a lack of flexibility in building design and should not be supported, potentially making renovations unviable economically	17	The Guidelines provide two pathways for an approval; a specific 'deemed to comply' criteria and a more objectives based 'local housing objective'. Should a design be unviable an applicant is able to pursue a proposal which is more reflective of the character area that it is located in.	No modification needed.
Our house would not meet the design guidelines and we would be preventing from making improvements based on our personal taste	17	In addition to changes proposed to the Guidelines, it is suggested that the only impacts are to elements forward of the existing dwelling (should the dwelling be retained). As the Guidelines provides a flexible approach to design, it is suggested that no changes are required to the Guidelines.	No modification needed.
Would like further consultation on the guidelines, as there appears to be community dissent due to a lack of notice of community forums/meetings and the perception that the process is being rushed.	17, 28, 40	The City undertook significant consultation as part of this process, including holding two separate community workshops/meetings on the guidelines, and attempts to directly contact those who had not had a chance to comment on the proposal via phone calls and emails (refer consultation section of report). The consultation has resulted in a good level of involvement with the community, and it is recommended that this is sufficient to make a determination on the guidelines.	No modification needed.
Discretion should be provided for lots who front onto or border the Oxford Street commercial area. What consideration is given to the commercial area having impacts on the character of the proposed area	29	The Guidelines only provide development provisions as they relate to the primary street aspect of a block. Commercially zoned land adjacent to the street is not considered to have a significant impact on the character of the streetscape.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
The City should not focus resources on character areas and should be an 'opt in' process rather than across and entire area	44	The City pursues changes to the local planning framework where there is an indicated desire from the local community. The City would not be supportive of an 'opt in' process, as it would unnecessarily fragment a character area and provide uncertainty for the community.	No modification needed.
The proposal is too restrictive and not fair to people in the street as they did not sign up for this	44	The Guidelines which have been based on community feedback incorporate changes which significantly reduce the already specifically targeted provisions that the guidelines can control. Should an applicant not wish to pursue development in line with the 'deemed to comply' criteria, the option for a more nuanced assessment against broader character objectives will apply, providing flexibility to development proposals.	No modification needed.
Being in a Character Area is difficult, being more time consuming and materials access is more challenging to be historically accurate. The technical side of building is difficult to plan for with this process adding another complicated layer to it.	36	The Guidelines do not insist on specific materials to be used, rather materials that are sympathetic and consistent with the area. It is not considered that a character area designation would overly complicate the development and build process, greater than existing guidelines.	No modification needed.
The Character Area process can and will divide the street. If it does proceed this will diminish the community feel of the street.	36, 37, 44	The Character Area process is designed to be community led and focused. Evident by the extensive consultation, and significant changes to the guidelines the draft proposed guidelines strike a balance between both positions for or against the character area.	No modification needed.
The City should explore new policies which encourage new work to be easily identifiable from original fabric, rather than faux heritage	37	The Guidelines are targeted and very specific in that they require street fronting development to maintain a higher quality, minimum standard. It does alter the ability to extend at the rear of a premises in any architectural method available.	No modification needed.
Contrasting the new and older designs is what is required for designs to highlight character rather than replicate older design styles.	37	The intention of the Guidelines is to promote existing dwellings, while still allowing development away from the original fabric, in architectural styles which are at the owners discretion.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
The City should encourage conservation of what is significant, rather than a policy which limits development which may have the opposite effect.	37	The intention of the guidelines are to recognise and promote streetscapes in the City that the community supports. The guidelines may impact development, but are not seen to limit any form of development.	No modification needed.
It is not right for some residents within the street to have their say on what other people can and cant do on their land	44	The guidelines still allow for flexible approaches to design and redevelopment.	No modification needed.
Does not support buildings being designed to encourage active use of the front yard and front rooms	44	The existing planning framework supports visual interaction between the street and the front area of dwellings to provide security to the street. The guidelines are consistent with the existing state planning framework.	No modification needed.
Concerns over the 40% level of support on a document which was not presented at the time of signing and the 70% level of support to rescind if adopted. Evident by the fact people may now wish to 'withdraw' their support.	44	The 40 percent nomination requirement is a means to ensure the process is led and driven by the community. The City's recent experience with the character process and more generally suggests that achieving 40 percent support is considered relatively high, given that planning consultation rarely achieves a 100 percent response rate. While some original supporters have changed their initial comments from support to oppose the guidelines, the modified guidelines are suggested to offer a 'middle ground' to both full support of the draft advertised guidelines and full opposition.	No modification needed.

Summary of Submissions and Schedule of Modifications Kalgoorlie Street

Comment	Submitters	Administration Comment	Recommended Modification
General support			
General support for proposed character area	14, 30, 39, 48	Noted.	No modification needed.
Contemporary, 'blocky' and mass built designed houses should be avoided.	30	Noted.	No modification needed.
Original Colonial/ federation frontages and designs are desirable	14	Noted.	No modification needed.
Consistent street setback, verandahs, fretwork, tuck pointing and picket fencing are all parts of character building design which should be supported	30	Noted.	No modification needed.
Variation should be able to be sought to older houses that may not be able to meet strict primary street setbacks	14	The Guidelines provide flexibility by virtue of the 'two pathway' system for approvals, based around the core consideration of sympathetic development to older, character dwellings in the street. Should an application fail to meet a specific setback requirement, there is scope to apply some flexibility provided that the extent of the variation can be acceptable against the relevant local housing objective.	No modification needed.
Specific design guideline comments			
1.5m setback for carports is too narrow, given many older houses maintain a very shallow front boundary setback. It should be removed or reworded to take into consideration the existing house location on the block.	14, 39	Noted. Should Council adopt a Guideline for Kalgoorlie Street, it is recommended that deemed to comply provisions which relate to carport setbacks are removed based on the feedback from the community.	Deletion of deemed to comply 1.5m setback for carports, should Council choose to adopt a separate guideline for Kalgoorlie Street.
Upper floor setback should be modified to be either 2m or removed as it is too restrictive/specific	39	Noted. Should Council adopt a Guideline for Kalgoorlie Street, it is recommended that deemed to comply provisions which relate to second storeys be removed based on the feedback from the community.	Deletion of the deemed to comply upper floor setback requirements, should Council choose to adopt a separate guideline for Kalgoorlie Street.
'Any style of roller or tilt up panel door'. Please confirm if sliding gates or barred/grate tilt garage doors are permissible, to provide security	39	Clause 5.43 expressly prohibits with 'any style of roller or tilt up panel door'. Should an applicant propose a door of this design, it would be assessed against the relevant local housing objective.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
Minimum dimension of carports and garages are not supported as it may have implications with the existing original dwelling on the block. This may have implications with on street parking and congestion.	39	Noted. Should Council adopt a Guideline for Kalgoorlie Street, it is recommended that deemed to comply provisions which relate to internal dimensions of carports be removed based on the feedback from the community.	Deletion of the deemed to comply minimum dimension requirements proposed to apply to carports, should Council choose to adopt a separate guideline for Kalgoorlie Street.
Clarity provided to the guidelines regarding street walls and fences so as to ensure solid portions of walls can be to 1.2m but piers at 1.8m.	39	The intention is for a maximum solid portion of front fence to be 1.2m, with infill paneling to a maximum height of 1.8m and piers permitted to be 1.8m. Should council adopt a Guideline for Kalgoorlie Street, it is recommended that these provisions are deleted, as they would effectively replicate the provisions contained within the Built Form Policy .	Deletion of the deemed to comply front fencing requirements, should Council choose to adopt a separate guideline for Kalgoorlie Street.
Fencing material specifications should not be supported as home owners should be able to propose whichever material they wish, providing they meet other provisions. As long as it provides an active street frontage, the materials should be at their discretion.	48	Noted. Should Council adopt a Guideline for Kalgoorlie Street, it is recommended that deemed to comply fencing material provisions be deleted on the basis of this feedback from the community.	Deletion of materials for fencing, should Council choose to adopt a separate guideline for Kalgoorlie Street.
Buildings should not 'match' the existing dwelling, but should be a similar scale and form	48	Noted. The intention of this provision is to encourage development that matches historic dwellings within the street to maintain continuity with the streetscape. The 'General Building Design' provisions support this outcome.	No modification needed.
Materials should be discretionary for any additions	48	Noted. The Guidelines seek to provide flexibility for materials and finishes for all development within a Character Area and as such, the primary controls proposed in the Guidelines include materials and finishes which are consistent and complementary to existing character buildings.	No modification needed.
Roof pitch should not be specified and should be discretionary	48	Noted. Should Council adopt a Guideline for Kalgoorlie Street, it is recommended that deemed to comply provisions which relate to roof pitch are deleted.	Deletion of roof pitch provisions, should Council choose to adopt a separate guideline for Kalgoorlie Street.

Comment	Submitters	Administration Comment	Recommended Modification
General opposition			
General opposition for proposed character area	2, 3, 8, 12, 19, 31, 32, 46,47	Noted.	No modification needed.
There is an already eclectic mix of various styles of buildings in the street and character has already been eroded	3, 12, 46	The intention of the character guidelines is to support and encourage designs which may have been lost through redevelopment so that future development can include designs which better reflect the character of an area.	No modification needed.
Existing developments already comprise elements that are expressly mentioned to be avoided (i.e. solid carport doors, fences, large parapet walls)	3	While specific designs should be avoided, there is opportunity to have any design assessed on its merits as part of this policy under each Local Housing Objective. Should a proposal be able to be shown how it could be sympathetic to surrounding designs, it can be considered acceptable under this policy.	No modification needed.
The guidelines will impact me from adding onto my dwelling, like others have done within the street	3	The guidelines only apply to parts of the lot facing the street. Any additions at the rear of the site are not impacted by the guidelines. Those elements that may within the front setback or visible from the street have the ability to be considered under the relevant Local Housing Objective.	No modification needed.
Many second storey properties dominate the streetscape already	3	The intention of the guidelines is to ensure that large, first floor development in the future does not dominate the streetscape.	No modification needed.
Concern over a lack of the term 'proposed' when talking about the guidelines. This assumes consultation is just a formality.	3	The guidelines are referred to in draft throughout the consultation materials. While it is not state explicitly in some questions during the survey, it is presumed that submitters would know that the guidelines are currently in draft form, due to them being consulted with.	No modification needed.
Character designs stifle certain architectural styles and designs. Old and new more eclectic designs should be encouraged equally	32, 47	The guidelines only provide criteria in very targeted elements of building design. While they aim to support character design elements generally, it is not considered to significantly negatively impact on the building designs in an area.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
Does not support designation that may impact on property values.	19, 45, 46, 47	Planning policy, zoning and regulations can have a negative impact on land value where they stifle or slow development. Conversely, there is evidence that the planning framework can improve land value where important character aspects are maintained and enhanced. The proposed Policy does not restrict demolition of existing houses, nor does it restrict heights beyond existing requirements of the Built Form Policy.	No modification needed.
The existing guidelines and process are sufficient. People should have the choice to build to their own taste	31, 46	Noted. The policy provides a flexible approach to development and design, with both a prescriptive deemed to comply pathway as well as a more nuanced assessment against the objectives of the provision. It is considered that the effect this policy will have is minimal, provided that a landowner designs their proposal to reflect the streetscape.	No modification needed.
Would like further consultation on the guidelines, as there appears to be community dissent due to a lack of notice of community forums/meetings.	39	The City undertook significant consultation as part of this process, including holding two separate community workshops/meetings on the guidelines, and attempts to directly contact those who had not had a chance to comment on the proposal via phone calls and emails (refer consultation section of report). The consultation has resulted in a good level of involvement with the community, and it is recommended that this is sufficient to make a determination on the guidelines.	No modification needed.
It will be difficult to build to meet the character design requirements	21	The draft character guidelines for Kalgoorlie Street provide alternative pathways for design, if they are consistent with the overall character of the streetscape. It is not suggested that beyond the standard cost of development that the guidelines would be financially onerous.	No modification needed.
The guidelines should be more subtle and less prescriptive	21	The guidelines have been designed to provide a balance between prescriptive design features existing and desired within the street. A lack of specific controls through a deemed to comply pathway can reduce the effectiveness of the policy and resultant development.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
It is unfair to impose a policy for those who object to it	46, 47	Noted. However, in the City’s experience with urban planning more generally, as well as this policy specifically, rarely will 100% support be received for a project. Therefore, the City is required to make a qualitative assessment after consultation to understand what the level of support is for the proposal. As is the case for the Kalgoorlie Street guidelines, there has been a very low level of support for a character area guideline in this street.	No modification needed.
The City should not focus resources on character areas and should be an ‘opt in’ process rather than across and entire area	46, 47	The Community has identified that character and character areas are important to them, broadly as part of specific development applications and through the City’s Strategic Community Plan. The Character Area process has been set up to allow approaches to design to promote character design as identified by the community, while still allowing owners the ability to develop, subdivide or demolish on their land. While an ‘opt in’ process may allow greater discretion to landowners, it would be to the benefit of the wider community to ensure these are approached as streetscapes, rather than individual dwellings.	No modification needed.
The ‘blanket’ approach of a street being classified as a character area is not an example of ‘orderly and proper’ planning	46	As noted above, the City is guided by the nomination submitted by the community to pursue changes to the planning framework. The City does not consider this a ‘blanket’ approach, rather a consistent approach to streetscapes within the City.	No modification needed.
The proposed character area is unlikely to be adhered to, with many people applying to SAT for reconsideration. It is likely that SAT will not give this policy due regard as it has been subjectively applied.	46	A local planning policy holds weight in the powers afforded to it by the <i>Planning and Development Act (2005)</i> . It has as much weight afforded to it as any other local planning policy and therefore is enforceable by the City.	No modification needed.

Comment	Submitters	Administration Comment	Recommended Modification
It is unlikely that affected landowners are aware of the development implications of the policy if it was to be applied	46	The City undertook significant consultation as part of this process, including holding two separate community workshops/meetings on the guidelines, and attempts to directly contact those who had not had a chance to comment on the proposal via phone calls and emails (refer consultation section of report). The consultation has resulted in a good level of involvement with the community, with few landowners questioning what impact the guidelines will have on their property.	No modification needed.
100% of the residents do not support a character area	46,47	Noted. However, in the City’s experience with urban planning more generally, as well as this policy specifically, rarely will 100% support be received for a project. Therefore, the City is required to make a qualitative assessment after consultation to understand what the level of support is for the proposal. As is the case for the Kalgoorlie Street guidelines, there has been a very low level of support for a character area guideline in this street.	No modification needed.

Summary of Submissions – Submissions made from outside of character areas

Comment	Submitters	Administration Comment	Recommended Modification
General support			
General support for proposed character area	4, 6, 7, 33, 35	Noted.	No modification
More streets and other areas of the City should be brought under this policy	4, 6, 7	Noted. The City in discussions with a number of other areas to be approached for future character areas.	No modification
Contemporary, 'blocky' and mass built designed houses should be avoided.	4, 7, 35	Noted.	No modification
Original Colonial/ federation frontages and designs are desirable	4, 35	Noted.	No modification
Consistent street setback, verandahs, fretwork, tuck pointing and picket fencing are all parts of character building design which should be supported	6, 9	Agreed. The intention of the guidelines are to address the key characteristics of older dwelling styles, while still allowing flexibility with design and development.	No modification
Sympathetic materials and styles should be used on new or additions (but not replicas)	7	Agreed. Under Part 6 of the Character Street Guidelines, a proposals material and built form is to complement the style of the existing streetscape, not replicate it.	No modification
Demolitions of buildings should not continue to occur	7	Noted. The Planning framework currently does not have the ability to protect houses from demolition where they are not expressly protected on a heritage list.	No modification
The retention of character houses which were built for the WA environment with designs such as verandahs and eaves is important	35	Noted.	No modification
New 'box like' builds are not appropriately designed and constructed for the WA Climate	35	Noted.	No modification
General opposition			
General opposition for proposed character area	11, 13, 21, 22, 27, 34	Noted.	No modification
There is an already eclectic mix of various styles of buildings in the street and character has already been eroded	13	The intention of the character guidelines is to support and encourage elements of designs which may have been lost through redevelopment so that future development can include designs which better reflect the character of an area.	No modification

Comment	Submitters	Administration Comment	Recommended Modification
Existing developments already comprise elements that are expressly mentioned to be avoided (i.e. solid carport doors, fences, large parapet walls)	13, 34	While specific designs should be avoided, there is opportunity to have any design assessed on its merits as part of this policy under each Local Housing Objective. Should a proposal be able to be shown how it could be sympathetic to surrounding designs, it can be considered acceptable under this policy.	No modification
Character designs stifle certain architectural styles and designs. Old and new more eclectic designs should be encouraged equally	11	The guidelines only provide criteria in very targeted elements of building design. While they aim to support character design elements generally, it is not considered to significantly negatively impact on the building designs in an area.	No modification
It will be difficult to build to meet the character design requirements	21	The guidelines only provide criteria in very targeted elements of building design. While they aim to support character design elements, it is not considered to add an unacceptable level of difficulty in design and construction.	No modification
The guidelines should be more subtle and less prescriptive	21	The guidelines only target 6 specific provisions within the residential design framework (Built Form Policy and R-Codes). While there are specific provisions on the 'deemed to comply' portion of the guidelines, an applicant is able to have their proposal considered against the objective of the provision, adding an additional pathway to development approval.	No modification
It is unfair to impose a policy for those who object to it. It should be 'opt in' rather than across and entire area and people should have a choice to build to their own tastes. The existing guidelines and process are sufficient.	27, 34	The Community has identified that character and character areas are important to them, broadly as part of specific development applications and through the City's Strategic Community Plan. The Character Area process has been set up to allow approaches to design to promote character design as identified by the community, while still allowing owners the ability to develop, subdivide or demolish on their land. While an 'opt in' process may allow greater discretion to landowners, it would be to the benefit of the wider community to ensure these are approached as streetscapes, rather than individual dwellings.	No modification

Comment	Submitters	Administration Comment	Recommended Modification
Adoption of this policy may result in challenges to the SAT	27	A local planning policy holds weight in the powers afforded to it by the <i>Planning and Development Act (2005)</i> . It has as much weight afforded to it as any other local planning policy and therefore is enforceable by the City.	No modification

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



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;

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



4. Appendix 2 of this Policy applies to applications for development in the Harley Street Heritage Area identified on Figure 1 in Appendix 2;
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 Boulevard 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



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



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.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



- 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*.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



APPENDIX 1: ST ALBANS AVENUE GUIDELINES

Table 1: Properties included in St Albans Avenue Character Retention Area

	Character Retention Areas Name	Street Number of Contributing Buildings	Street Number of Non-Contributing Buildings
1.	St Albans	6, 8, 10, 12, 14, 16, 18 7, 11, 15	9, 11A, 17

St Albans Avenue is located in the suburb of Highgate, to the west of Beaufort Street. Many of the residences located within the area were part of the 1890 Chatsworth Estate development, which was a residential development resulting from the Gold Boom. Buildings constructed during this time contribute to the highly intact and visually cohesive area.

KEY CHARACTERISTICS

- The area is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest, single storey dwellings constructed in the Federation period of architecture;
- The overall form, style, height, setback and selection of materials of the character dwellings contribute to the uniformity of the streetscape, providing a coherent character with a high level of retained original detail including street facing verandahs and decorative gables;
- Generally consistent lot widths (where semi-detached residences are considered as one);
- A low number of carports or garages to street fronts; and
- Generally consistent setback of dwellings from the street.

DESIRED DEVELOPMENT OUTCOMES

- Retention and conservation of the Federation style dwellings;
- Retention of the visual dominance of late nineteenth to early twentieth century residential development within the Area.

1. DEVELOPMENT GUIDELINES FOR CONTRIBUTING BUILDINGS

Design Objectives	
1.1 Demolition	
1.1.1	Applications for the full demolition of the façade of dwellings will not be supported.
1.1.2	The removal of original character features from a contributing dwelling which, are visible from the street will not be supported. Where original character features have been removed from dwellings, they should be reinstated where possible.
1.2 Building Setbacks	
1.2.1	Additions to the building, will only be supported where they are located behind the building.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Design Objectives	
1.2.2	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.
1.2.3	Side setbacks variations may be supported where they are in line with the existing dwelling and is in keeping with the rhythm of the existing streetscape.
1.3 Building Walls	
1.3.1	Variations to the building wall height may be supported if the proposed height is a continuation of the existing dwelling, and is in keeping with the rhythm of the existing streetscape.
1.4 Building Height	
1.4.1	Where an addition proposes an additional storey, it must not exceed 1 storey above the number of storeys of the original dwelling.
1.4.2	Any additional storey must be setback sufficiently to be in keeping with the rhythm of the streetscape.
1.5 Car Parking, Garages and Car Ports	
1.5.1	Carports or garages are not to be located within the front setback area. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.
1.5.2	Car ports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.
1.6 Street Walls and Fences	
1.6.1	Traditional fencing types as illustrated in Figure 1 (Appendix 1) are encouraged. Minor variations to the examples indicated in Figure 1 may be supported.
1.6.2	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Design Objectives	
1.7	External Features and Decorative Treatments
1.7.1	Original and intact unpainted surfaces are not permitted to be rendered or painted.
1.7.2	Removal of paint/render from originally unpainted/non-rendered masonry is supported.
1.7.3	Loft additions may be supported where the development is contained wholly within the roof space and where no visible change to the dwellings appearance from the street is made.
1.8	Roof Works
1.8.1	New roofing additions must be sympathetic to the existing roof form.

2. DEVELOPMENT GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

Design Objectives	
2.1	Demolition
2.1.1	Applications for full demolition of dwellings may be supported.
2.2	Building Setbacks
2.2.1	Setback variations may be supported where they are in line with existing dwellings on the street and is in keeping with the rhythm of the existing streetscape.
2.3	Appearance of Additions & New Dwellings
2.3.1	New dwellings must address the street and be consistent with the bulk and scale of adjacent dwellings.
2.4	Building Height
2.4.1	The height of any new development shall not exceed 2 storeys.
2.5	Street Walls and Fences
2.5.1	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Design Objectives
<p>2.5.2 The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.</p> <p>2.5.3 The use of contemporary style fences that complement the existing streetscape will be supported.</p>

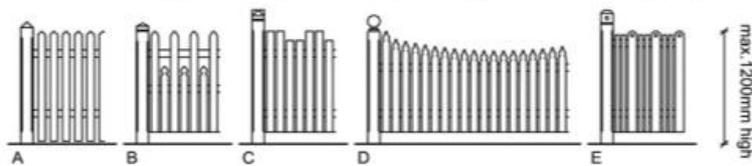
3. APPROPRIATE FENCING TYPES FOR CHARACTER RETENTION AREAS

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



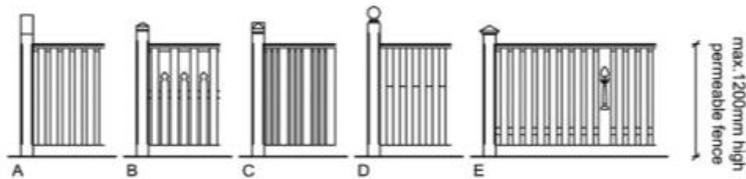
Open Picket Fencing Examples

- A Simple pointed picket
- B Alternating picket shape and height
- C Castellated
- D Shaped tops
- E Alternating picket width (particular example more typical of California Bungalow)



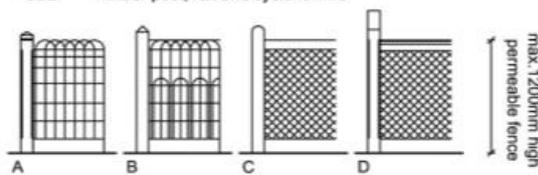
Closed Picket Fencing Examples

- A Simple
- B Alternating picket shape and height
- C Alternating picket width
- D Closed picket lower, open picket upper.
- E Wider picket with decorative cut out (particular example more typical of California Bungalow)

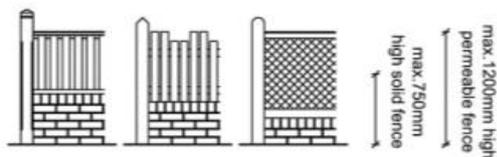


Wire Fencing Examples

- A&B Woven wire with timber posts and rails
- C&D Timber post, rail and cyclone wire



Masonry and Timber Fencing Examples



LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



APPENDIX 2: HARLEY STREET HERITAGE AREA GUIDELINES

These guidelines are to be read in conjunction with the City’s Policy 7.5.15 – Character Retention Areas and Heritage Areas.



Figure 1: Harley Street Heritage Area

1. PURPOSE

These guidelines have been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of Harley Street, while allowing for new development that meets the changing needs of the community.

The guidelines:

1. Provide a comprehensive basis for the control of all development within Harley Street including new development and additions/alterations to existing development;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



2. STATEMENT OF HERITAGE SIGNIFICANCE

Harley Street has moderate aesthetic value through its dominant display of single storey residences constructed in the Federation style of architecture.

Harley Street has moderate historic value as an almost complete example of a 19th century streetscape, with the residences that were predominantly built in the late 1890s -1910s. It provides a good and rare historic record of the accommodation of people in this period.

Harley Street demonstrates a unified and cohesive physical form in the public realm. The overall form, style, height, setback and selection of materials of the historic dwellings contribute to the uniformity of the streetscapes, providing a coherent character with varied levels of intactness.

Harley Street contains a good representation of the wide variety of building design applied to the inner city residential areas during the Gold Rush period of 1891 to 1919. This includes substantial single residential dwellings with individual architectural detail, modest single residential dwellings, semi-detached and terraced dwellings. All these styles are represented in Harley Street, and although alterations have been undertaken to some of the dwellings, and some new replacement development has occurred in the 1980s, the streetscape is largely consistent with the styles of the Gold Boom period and construction applied during this time.

Overall, Harley Street is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest single storey dwellings constructed in the Federation period of architecture.

3. RECORD OF PLACES OF HERITAGE SIGNIFICANCE

Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
1A-1C Harley	c.1988	Post-war Conventional Suburban Style	No contribution
2 Harley	c.2017	Contemporary	No contribution
3 Harley	c.1898	Federation Bungalow	Moderate contribution
4 Harley	c.1914	Federation Bungalow	Moderate contribution
6 Harley	c.1900	Federation Queen Anne	Moderate contribution
7, 9, 11 & 13 Harley	c.1898	Federation Italianate	Moderate contribution
10 Harley	c.1905	Federation Queen Anne	Moderate contribution
14 Harley	c.2017	Contemporary	No contribution
15A & 15B Harley	c.1982	Reproduction of Federation Terrace	No contribution
16 Harley	c.1908	Federation Queen Anne	Moderate contribution
17 Harley	c.1900	Federation Bungalow	Moderate contribution
19 Harley	c.1900	Federation Bungalow	Moderate contribution
20 Harley	c.1898	Federation Bungalow	Moderate contribution
21 Harley	c.1898	Federation Queen Anne	Moderate contribution
22 Harley	c.1899	Federation Bungalow	Moderate contribution
23 Harley	c.1910	Federation Queen Anne	Moderate contribution
24 Harley	c.1898	Federation Bungalow	Moderate contribution

¹ The architectural style applied to dwellings below are based on those outlined in *Identifying Australian Architecture* by Apperly, Irving and Reynolds and the City of Vincent Housing Style Guide.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
25 Harley	c.1903	Federation Queen Anne	Moderate contribution
27 Harley	c.1905	Federation Bungalow	Moderate contribution
28 Harley	c.1898	Federation Queen Anne	Moderate contribution
30 Harley	c.1988	Post-war Conventional Suburban Style	No contribution
31 Harley	c.1908	Federation Bungalow	Moderate contribution
32 Harley	c.1900	Federation Bungalow	Moderate contribution
33 Harley	c.1920	Federation Bungalow with Inter War California Bungalow elements	Moderate contribution
36 Harley	c.1905	Federation Bungalow	Moderate contribution
38 Harley	c.1905	Federation Bungalow	Moderate contribution
39 Harley	c.1898	Federation Bungalow	Moderate contribution

4. HARLEY STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style 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 additions to existing development and new development;
- Additions to existing development and new development is appropriately set back so as to maintain the visual prominence of the single storey streetscape when viewed from Harley Street;
- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such as a timber verandahs, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces 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.

5. DEVELOPMENT GUIDELINES FOR ALL DEVELOPMENT

Local Housing Objectives	Deemed to Comply
<i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>	<i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>
Street Setbacks	

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>										
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties and the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 10 meters of the primary street boundary; or First floor development shall not be visible from Harley Street when measured in accordance with 'Figure 2 – Line of Sight'.								
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.											
Lot Boundary Setbacks													
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	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.											
Building Height													
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	The maximum height of a dwelling is to be 2 storeys and comply with the following measurements: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Element</th> <th>Max allowable Heights for Two Storey Dwellings</th> </tr> </thead> <tbody> <tr> <td>Top of external wall (roof above)</td> <td>7 metres</td> </tr> <tr> <td>Top of external wall (concealed roof)</td> <td>8 metres</td> </tr> <tr> <td>Top of pitched roof</td> <td>10 metres</td> </tr> </tbody> </table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 metres	Top of pitched roof	10 metres
Element	Max allowable Heights for Two Storey Dwellings												
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 metres												
Top of pitched roof	10 metres												

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
		<i>Note: The plate heights on Harley Street are typically around 40 courses, usually starting above limestone footings equal to the internal floor level.</i>	New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions will be contained wholly within the roof space and where no visible change is made to the dwelling's appearance from the street. The addition of front facing dormer windows and gables to lofts will cause lofts to be assessed as a storey for the purpose of this policy.
Vehicular Access					
Augment 5.3.5 P5.1	Augment 6.3.5 P5	No crossovers to Harley Street unless the property has no other vehicular access opportunities.			
Setback of Garages and Carports					
Augment 5.2.1	Augment 6.3.4	Maintain the absence of visually intrusive car storage facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available.
Street Surveillance					
Augment 5.2.3 P3	Augment 6.2.1 P1.1	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.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	Ensure a front verandah is incorporated into the façade of new dwellings (at a minimum of 50% of the width of the front facade) with a useable minimum depth of 1.8 metres.
			Replace 5.2.3 C3.2	Replace 6.2.1 C1.2	Incorporate habitable rooms to the front of the development with generous openings to provide street engagement and passive surveillance to the street.
Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street	Replace 5.2.4 C4	Replace 6.2.2 C2	a) The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level;

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
		and are low enough to retain views to dwellings and front gardens.			b) 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 of 40% visually permeable; c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and d) Maximum width of piers to be 470mm; or e) The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level; f) 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; and g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level; or h) Fencing types as illustrated in the diagrams below are permitted. Variations to the examples indicated below may be supported where it can be demonstrated that they are compatible with the existing fence styles in the street.
General Building Design					

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 to 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale, mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. <i>Floor levels of the original dwellings in Harley Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the existing dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original facade and set back so that the existing front building and roof form remains the dominant feature to the street.
Demolition					
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS

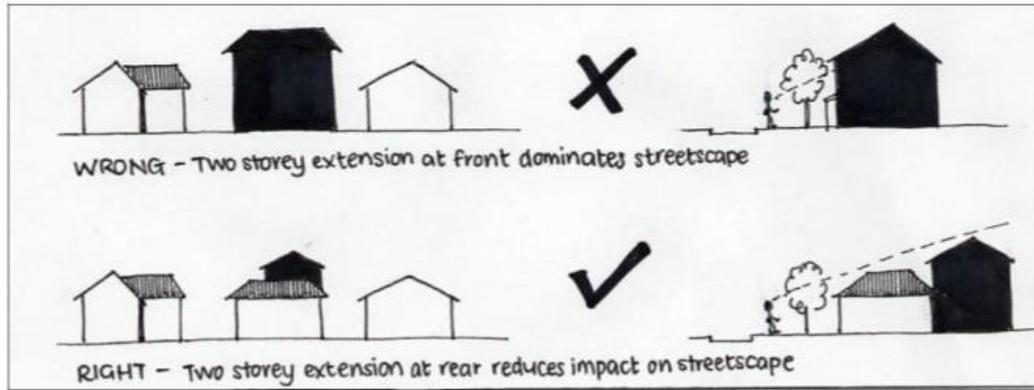


Figure 2 – Line of Sight

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



6. RECOMMENDED FENCING STYLES FOR HARLEY STREET



LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



APPENDIX 3: CARR STREET GUIDELINES

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas.



Figure 1 – Carr Street Character Retention Area

1. PURPOSE

These guidelines have been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of Carr Street, while allowing for new development that meets the changing needs of the community.

The guidelines:

1. Provide a basis for the control of all development within Carr Street including new dwellings and additions/alterations to existing buildings;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. CARR STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation the original Federation and Interwar Bungalow style 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 additions to existing buildings and the development of new buildings;

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



- Additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Carr Street;
- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such as a timber verandah, decorative timber gables and the removal of paint and render from original brickwork;
- Maintain the absence of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open street frontage by ensuring front boundary fences are low and/or visually permeable.

3. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 4 meters of the ground floor primary street setback; or First floor development shall not be visible from Carr Street when measured in accordance with 'Figure 2 – Line of Sight'.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			
Lot Boundary Setbacks					

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>										
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	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.											
Building Height													
Augment 5.1.6 P6	Augment 6.1.2 P2	<p>Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions.</p> <p>The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.</p>	Replace 5.1.6 C6	Replace 6.1.2 C2	<p>Minimum building height fronting primary street: 3m</p> <p>Maximum building height:</p> <table border="1"> <thead> <tr> <th>Element</th> <th>Max allowable Heights for Two Storey Dwellings</th> </tr> </thead> <tbody> <tr> <td>Top of external wall (roof above)</td> <td>7 metres</td> </tr> <tr> <td>Top of external wall (concealed roof)</td> <td>8 metres</td> </tr> <tr> <td>Top of pitched roof</td> <td>10 metres</td> </tr> </tbody> </table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 metres	Top of pitched roof	10 metres
Element	Max allowable Heights for Two Storey Dwellings												
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 metres												
Top of pitched roof	10 metres												
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.								
Setback of Garages and Carports													

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Augment 5.2.1 P5.1	Augment 6.3.4	Maintaining an absence of car parking facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street.
Street Surveillance					
Augment 5.2.3 P3	Augment 6.2.1 P1.1	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.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	A front verandah is incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8 metres.
Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	<ul style="list-style-type: none"> a) The maximum height of new fences facing the street is to be 1.8 metres above natural ground level; b) The maximum height of any solid portion of a new fence is to be 750mm above natural ground level. The remaining portion is to be a minimum of 80% visually permeable; and c) The maximum height of fence piers with decorative capping to be 2.0 metres above natural ground level.
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 - 45 degree pitches to gables where it can be viewed from the street.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. <i>Note: Floor levels of the original dwellings in Carr Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the original dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original façade and set back so that the original building and roof form remains the dominant feature to the street.
Demolition					
Application for development approval should maintain the front façade of the original dwelling.			Applications for development approval retain the original dwelling. ²		

² Schedule 2, Part 7, Clause 61(1)(e) in the *Planning and Development (Local Planning Schemes) Regulations 2015* does not require a development application for the demolition of a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool where the structure is not affected by heritage legislation. C7.4 has been included as the requirement in the Regulations may be removed and the provision could then be implemented.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS

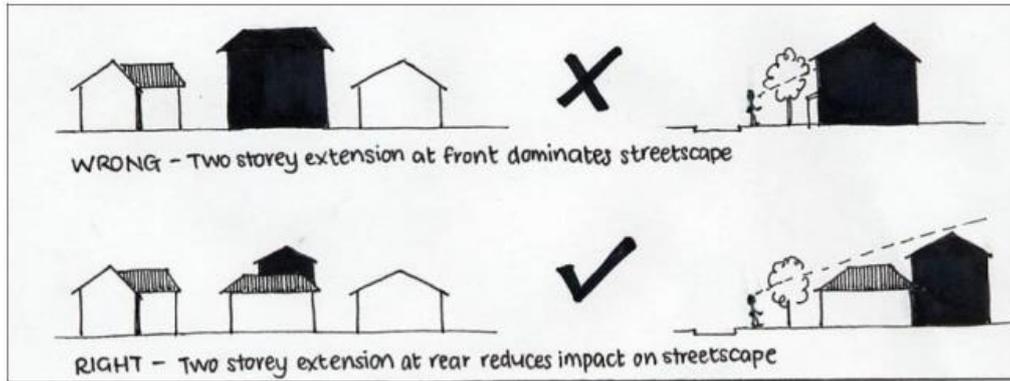


Figure 2 – Line of sight

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



APPENDIX 4: JANET STREET HERITAGE AREA GUIDELINES

These guidelines are to be read in conjunction with the City’s Policy 7.5.15 – Character Retention Areas and Heritage Areas.



Figure 1 – Janet Street Heritage Area

1. PURPOSE

These guidelines have been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of Janet Street, while allowing for new development that meets the changing needs of the community.

The guidelines:

1. Provide a basis for the control of all development within the Janet Street Character Retention Area including new buildings and additions/alterations to existing buildings;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. STATEMENT OF HERITAGE SIGNIFICANCE

Janet Street has moderate aesthetic value through its dominant display of single storey residences constructed in the Federation and Interwar style of architecture.

Janet Street has moderate historic value as an almost intact and cohesive example of a 20th century streetscape, with the residences that were predominantly built in the 1920’s. It provides a good and rare historic record of the accommodation of people in this period.

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Janet Street demonstrates a cohesive physical form in the public realm. The overall form, style, height, setback and selection of materials of the historic dwellings contribute to the uniformity of the streetscapes, providing a coherent character with varied levels of intactness.

3. RECORD OF PLACES

Property Address	Constructed (circa)	Architectural style	Level of Significance
1 Janet St	c1922	Interwar bungalow	Moderate Contribution
2 Janet St	c1924	Federation bungalow	Moderate Contribution
3 Janet St	c1922	Interwar bungalow	Moderate Contribution
4 Janet St	c1923	Federation bungalow	Moderate Contribution
5 Janet St	c1922	Interwar bungalow	Moderate Contribution
6 Janet St	c1923	Federation bungalow	Moderate Contribution
7 Janet St	c1922	Interwar bungalow	Moderate Contribution
8 Janet St	c1923	Interwar bungalow	Moderate Contribution
9 Janet St	c1921	Interwar bungalow	Moderate Contribution
10 Janet St	c1923	Federation bungalow	Moderate Contribution
11 Janet St	c1921	Interwar bungalow	Moderate Contribution
12 Janet St	c2009	Contemporary dwelling	No Contribution
13 Janet St	c1921	Interwar bungalow	Moderate Contribution
14 Janet St	c1923	Federation bungalow	Moderate Contribution
15 Janet St	c1923	Interwar bungalow	Moderate Contribution

4. JANET STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of the existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encouragement of a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;
- Ensuring additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Janet Street;
- New development is appropriate in scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
- The reinstatement and reconstruction of missing design elements to original building facades such as a timber verandah, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces, 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 PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



5. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives			Deemed to Comply		
<i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			<i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 4 meters of the ground floor primary street setback; or First floor development shall not be visible from Janet Street when measured in accordance with 'Figure 2 – Line of Sight'.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	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.			
Building Height					

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>										
Augment 5.1.6 P6.1	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building height fronting primary street: 3m Maximum building height: <table border="1"> <thead> <tr> <th>Element</th> <th>Max allowable Heights for Two Storey Dwellings</th> </tr> </thead> <tbody> <tr> <td>Top of external wall (roof above)</td> <td>7 metres</td> </tr> <tr> <td>Top of external wall (concealed roof)</td> <td>8 metres</td> </tr> <tr> <td>Top of pitched roof</td> <td>10 metres</td> </tr> </tbody> </table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 metres	Top of pitched roof	10 metres
Element	Max allowable Heights for Two Storey Dwellings												
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 metres												
Top of pitched roof	10 metres												
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.								
Setback of Garages and Carports													
Augment 5.2.1 P5.1		Maintaining an absence of car parking facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street.								
Street Surveillance													
Augment 5.2.3 P3	Augment 6.2.1 P1.1	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.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	A front verandah is incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8 metres.								

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	a) The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level; b) 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 of 40% visually permeable; c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and d) Maximum width of piers to be 470mm or e) The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level; f) 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; and g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level.
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch between 30 and 40 degrees, with 35 - 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. <i>Note: Floor levels of the original dwellings in Janet Street are raised</i>

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
		in scale mass and materials are avoided.			approximately 300mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the original dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original façade and set back so that the original building and roof form remains the dominant feature to the street.
Demolition					
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

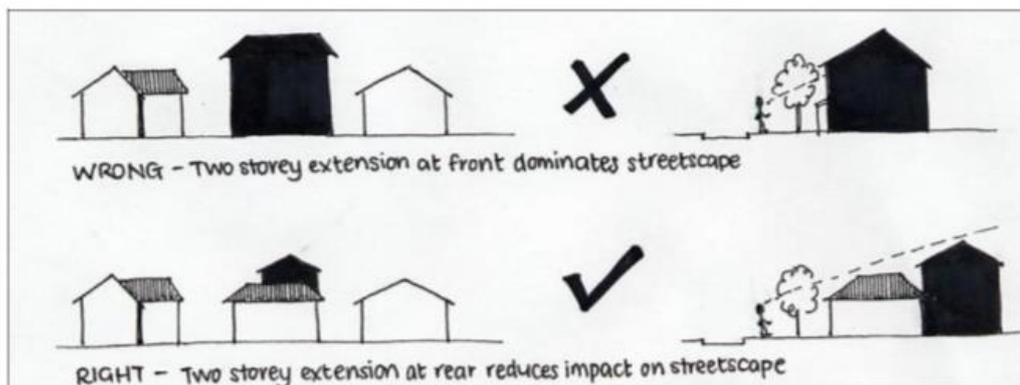


Figure 2 – Line of sight

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



APPENDIX 5 –THE BOULEVARDE AND MATLOCK STREET CHARACTER RETENTION GUIDELINES

These guidelines are to be applied to all development within the following areas:

Guideline Area	
1.	The Boulevarde – between Scarborough Beach Road and Anzac Road
2.	Matlock Street – between Anzac Road and Britannia Road

Table 1: Properties included in The Boulevarde and Matlock Street Character Retention Area

Application of the Guidelines

The Guidelines apply to development:

1. Where the dwelling is fronting the primary street within the guideline area; and
2. Is within the area that is visible from the primary street.

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas, the City's Local Planning Scheme No. 2, the Residential Design Codes and Policy 7.1.1 – Built Form.

Statement of Character

The Guideline Area's prevailing character is summarised as follows:

- Significantly intact examples of early twentieth century residential development comprising modest, single storey dwellings constructed during the Interwar period;
- Development comprising predominately original dwelling form and style with consistent height and selection of materials;
- A high level of retained traditional details including street facing verandas, traditional pitched roof form, chimneys, vertical window articulation and traditional building materials;
- Front setbacks that are generally consistent, reinforcing the building edge and maintaining a consistent pattern of development, allowing view lines along the fronts of dwellings;
- Front gardens are generally low and open and would traditionally have been planted with shrubs and roses, with flowerbeds or low ground cover;
- Front fences are low and or visually permeable, generally with an absence of solid, obtrusive front fences; and
- New development is generally sympathetic to the form, bulk and scale of the original dwellings.

Development Objectives:

- Retention and conservation of original dwellings;
- Protection and enhancement of the original streetscape character;
- Retention of the visual character of the early twentieth century Interwar styles of architecture;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that is visible from the street responds appropriately and complements and complements the surrounding streetscape through:

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



- 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 of the prevailing character without the requirement to mimic the style of the original character dwellings.
- Development to the rear of a dwelling where not visible from the street may be contemporary in style, respecting the scale and bulk of the prevailing character;
- 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>	
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 setback a minimum of 4m behind the predominant ground floor building line.
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>	
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 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. 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>	

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



<p>O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.</p> <p>O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.</p> <p>O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.</p>	<p>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.</p> <p>C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.</p> <p>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.</p> <p>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.</p> <p>C4.5 Garages and carports must respect 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 2.7m.</p> <p>C4.7 Carports 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>5. 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>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>
<p>6. Street Walls and Fences</p>	
<p><i>Augments Clause 5.2.4 P4</i></p>	
<p>O6.1 New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street.</p>	<p>C6.1 The maximum height of new fences within the front setback area is to be 1.2m above the adjacent footpath level;</p>

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



<p>O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.</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; and</p> <p>C6.4 The maximum width of piers is to be 470mm.</p> <p>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: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.</p> <p>OR</p> <p>C6.6 The maximum height of new fences within the front setback area is to be 1.8 metres above the adjacent footpath level;</p> <p>C6.7 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>C6.8 The maximum height of fence piers with decorative capping is to be 2m above the adjacent footpath level; and</p> <p>C6.9 The maximum width of piers is to be 470mm.</p> <p>C6.10 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.</p>
<p>7. General Building Design</p>	
<p><i>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</i></p>	
<p>O7.1</p>	

LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS



New development is sympathetic to and complements the prevailing character, avoiding unsympathetic scale, mass and materials.

O7.2
Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.

O7.3
Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.

O7.4
The materials of any new dwellings as viewed from the street shall be consistent with the prevailing character.

O7.5
The floor levels of new dwellings shall match or average the floor levels of dwellings on either side of the proposed dwelling.

O7.6
The roof pitch for new carports and additions visible from the street is to be consistent and respectful of the existing dwelling's roof pitch and, for new buildings, consistent and respectful of the prevailing character.

O7.7
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.

8. Landscaping

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

O8.1
Existing trees on a site, especially mature trees, to be preserved wherever possible.

O8.2
The front setback area should be developed as a predominantly soft landscaped garden. The planting of low shrubbery and traditional open garden styles is encouraged.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

The [Florence 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. 4 - 53 Florence Street \(excluding No. 42\)](#)

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.



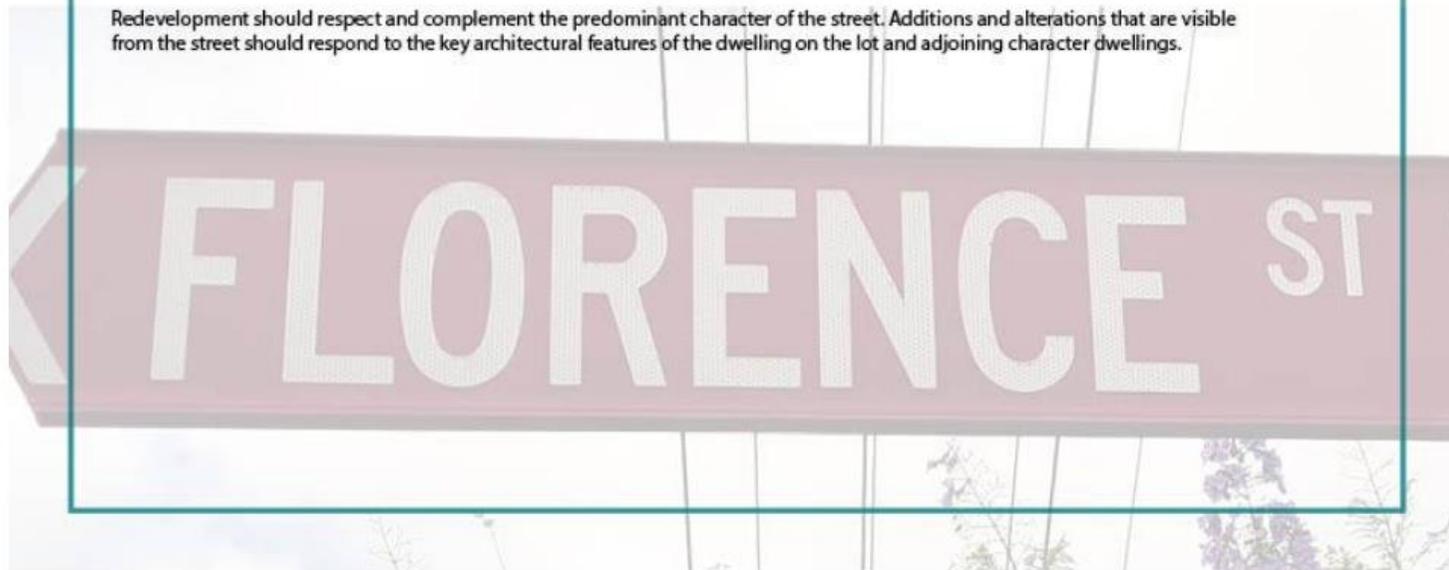
CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

Statement of Character

The Florence Character Street is generally mixed in terms of built form, with excellent examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

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 streetscape is somewhat damaged by inconsistent building typologies within the street, the area to the south of Florence street maintains strong built historic character.

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 dwelling on the lot and adjoining character dwellings.



CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

<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>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>O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.</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 - FLORENCE STREET, WEST PERTH

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

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

	<p>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.</p> <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 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>5. 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>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 - FLORENCE STREET, WEST PERTH

6. 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.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 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.	C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
	C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
	C6.8 The maximum width of piers is to be 470mm.
	C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

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 07.1-07.5</i>
07.1 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.
07.2 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.
07.3 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.
07.4 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.
07.5 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 - PROSPECT PLACE, WEST PERTH

The **Prospect 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. 2 - 22 Prospect Place (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 - PROSPECT PLACE, WEST PERTH

Statement of Character

The *Prospect Character Street* is generally mixed in terms of built form, containing both original (pre 1950s) and more contemporary dwellings. While only four original dwellings are present within the street, they are good examples of mid century development and dwellings which include many character elements which are important to the cultural history of the area.

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 as a whole.

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 dwelling on the lot and adjoining character dwellings.



CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

<i>Local Housing Objectives</i> <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>	<i>Deemed to Comply</i> <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 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.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

3. 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.
4. 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 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.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.4 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.5 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
	C4.6 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.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

5. Street surveillance	
<i>Augments Clause 5.2.3 P3</i>	
05.1	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.
	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.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

6. 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 New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 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.	C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
	C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
	C6.8 The maximum width of piers is to be 470mm.
	C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

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 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 - HAMMOND STREET, WEST PERTH

The Hammond 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. 3- 24 Hammond 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 - HAMMOND STREET, WEST PERTH

Statement of Character

The **Hammond Character Street**, while generally mixed in terms of built form, contains some good examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

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 streetscape is somewhat impacted by inconsistent building typologies within the street, original dwellings such as those at 17 and 4 Hammond Street are key to reflecting the historic character of the area.

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 dwelling on the lot and adjoining character dwellings.



CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

<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>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>O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.</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 - HAMMOND STREET, WEST PERTH

3. 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.
4. 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.	
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

	<p>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.</p> <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 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>5. 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>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 - HAMMOND STREET, WEST PERTH

6. 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.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 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.	C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
	C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
	C6.8 The maximum width of piers is to be 470mm.
	C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

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>
<p>O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.</p> <p>O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.</p> <p>C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.</p> <p>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.</p> <p>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.</p> <p>C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.</p> <p>C7.6 Street facing windows include inner sections with a height of at least 1.6 times their width.</p> <p>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.</p>

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

The *Strathcona 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 - 15 Strathcona 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 - STRATHCONA STREET, WEST PERTH

Statement of Character

The *Strathcona 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 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 dwelling on the lot and adjoining character dwellings.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

<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>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>O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.</p>	

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

3. 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.
4. 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 - STRATHCONA STREET, WEST PERTH

	<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>5. 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>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 - STRATHCONA STREET, WEST PERTH

6. 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 - STRATHCONA STREET, WEST PERTH

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 O7.1-07.5</i>
<p>O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.</p> <p>O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.</p> <p>C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.</p> <p>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.</p> <p>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.</p> <p>C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.</p> <p>C7.6 Street facing windows include inner sections with a height of at least 1.6 times their width.</p> <p>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.</p>

OFFICE USE ONLY	
Responsible Officer	Manager Policy & Place
Initial Council Adoption	22/09/2015
Previous Title	Local Planning Policy 7.5.15 – Character Retention Areas and Heritage Areas
Reviewed / Amended	12/12/2017, 1/05/2018, 23/03/2021, 14/12/2021
Next Review Date	March 2022

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 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 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.
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 - 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>Augments Clause 5.2.3 P3</p>	
<p>Ø5.1 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

<i>5. Street walls and fences</i>	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4.1, C4.2</i>
<p>Ø6.1—Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.</p> <p>Ø6.2—Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.</p>	<p>€6.1—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.</p> <p>€6.2—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.</p> <p>€6.3—The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level.</p> <p>€6.4—The maximum width of piers is to be 470mm.</p> <p>€6.5—The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area:</p> <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>
<p>O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.</p> <p>O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.</p> <p>C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.</p> <p>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.</p> <p>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.</p> <p>C7.5—The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.</p> <p>C7.6—Street facing windows include inner sections with a height of at least 1.6 times their width.</p> <p>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.</p>