

9.3	ADVERTISING OF DRAFT AUCKLAND STREET CHARACTER AREA GUIDELINES
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- Attachments:**
1. **Auckland Street Survey Summary of Comments**
 2. **Draft Auckland Street Character Area Guidelines**

RECOMMENDATION

That Council:

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

PURPOSE OF REPORT:

For Council to consider an amendment to the Local Planning Policy: Character Area Guidelines (Character Area Policy) for the purposes of public advertising. The amendment would include new draft Auckland Street Character Area Guidelines (Guidelines) included as **Attachment 1**.

DELEGATION:

In accordance with Clause 5 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, a local government may make an amendment to a local planning policy in respect of any matter related to the planning and development of the Scheme area.

Council has not provided any delegation to Administration for the amending of local planning policies.

BACKGROUND:Character Areas

Character areas are collections of houses, streets, or parts of a suburb with built form characteristics that are valued by the community.

The City's [Character Area Policy](#) provides a framework for the assessment of nominations for new character areas and guides development which is proposed within character areas.

Nomination of Character Areas

In considering nominations for new character areas, the Character Area Policy sets out the following process:

Nomination	<ul style="list-style-type: none"> • Character areas must include at least five adjoining buildings, a street block, or a part of or entire suburb. • A nomination needs 40 percent support from property owners in the nominated area to proceed.
Consultation	<ul style="list-style-type: none"> • After a successful nomination Administration assesses the built form within the area to develop character area guidelines, including preliminary consultation with the nominator and affected property owners.
Approval	<ul style="list-style-type: none"> • Council would consider draft guidelines for the purpose of community consultation to be undertaken as per the City's Community and Stakeholder Engagement Policy. • Following advertising, Council would consider the approval of the character area guidelines.

Construct of Character Areas Guidelines

Character Area Guidelines operate by augmenting the Residential Design Codes (R Codes) and the City's Policy No. 7.1.1 - Built Form (Built Form Policy). The R Codes provides two pathways to achieve development approval:

1. A prescriptive deemed-to-comply standard.
2. An outcome-based design principle assessment, allowing alternative design solutions that meet desired outcomes and enable site-responsive developments. The character area guidelines provide local housing objectives which augment a number of design principles.

Character Area Guidelines augment elements to reflect the specific local context and characteristics of character areas. This would ensure that future development in these areas is compatible with the streetscape and aligns with the community's expectation.

Auckland Street Character Area Nomination

On 12 July 2023 the City received a nomination for the portion of Auckland Street between Gill Street and Hobart Street. This is shown in **Figure 1** below.

This character area nomination was supported by 66 percent of landowners (26 landowners in total).



Figure 1: Proposed Auckland Street Character Area

DETAILS:

Following the nomination of the Auckland Street Character Area, Administration undertook a preliminary investigation and that identified this portion of Auckland Street positively contributes to the built character of Vincent. This is due to the streetscape predominantly comprising of single-store homes, substantial street setbacks bungalow-style homes on large lots.

Preparation of Auckland Street Character Guidelines

Administration has undertaken the following consultation activities to inform the preparation of the draft Character Guidelines:

- Undertook a street meeting with the nominator in August 2023 to outline the Character Areas Policy and discuss the key characteristics of the street.
- Undertook a follow-up street meeting with residents of the proposed character area in December 2023 to discuss the character area process.
- Facilitated a survey on Imagine Vincent asking the residents of the nominated area about the character features of Auckland Street, whether they supported the designation of a character area, and inviting nominations for a working group.
- Held two meetings with the character area working group in February and May 2024 to discuss different iterations of proposed Guidelines. The working group included eight residents of Auckland Street who had nominated for the group.

Resident Survey Outcome

14 residents participated in the survey with 50 percent supporting the proposed character area designation. The remaining 50 percent were opposed to the designation of Auckland Street as a character area.

The outcomes of the survey are summarised in **Attachment 2** and the key matters included as follows:

- Whilst Californian bungalows were the predominant building typology, homes on Auckland Street are not uniform. This means that any future guidelines should not restrict new development to maintaining the bungalow typology.
- There was support for generous street setbacks and front gardens.
- There was a desire to maintain the single storey streetscape with adequate separation between the ground floor and upper floor.
- Existing verandahs were supported but there was not a need to require new developments to provide a verandah.
- There were some concerns that there would be further restrictions placed on development.
- One resident sought for higher density applied to the area.

Working Group Meetings

Following the resident survey Administration met with the working group on two occasions. These meetings discussed the survey results, proposed character area boundaries, and proposed objectives and development standards.

The working group supported continuing the character area process but expressed concerns about making the provisions too prescriptive as this may reduce support during formal consultation.

In response to feedback provided by the working group Administration refined the proposed Guidelines as follows:

- Extent of Character Area - Three properties were removed from the proposed Auckland Street character area due to the lot configuration being inconsistent with the predominant streetscape. This is because these properties are located at the ends of the street block on the street corners.

The properties removed were No. 44 Hobart Street, No. 80 Auckland Street and No. 31 Gill Street.

- Objectives & Standards – The built form standards, the statement of character and objectives were refined to highlight the following key characteristics of Auckland Street, which include:
 - Generous street setbacks and front gardens;
 - Predominate single storey streetscape; and
 - Homes that are designed in a manner that promoted street interaction between residents.

The draft Guidelines are included as **Attachment 1**.

Auckland Street Character Guidelines Objectives & Standards

Administration's comments in respect to the standards and objectives of the proposed draft Guidelines is set out below.

Element	Proposed Standard/Objective	Administration Comment
Street Setbacks	Ground Floor Deemed-to-Comply Standard <i>Ground floor primary street setbacks to be an average of the five directly adjoining properties within the Auckland Street Character Area, on either side of the proposed development.</i>	This is similar to the existing clause of the Built Form Policy however it would only apply to adjoining properties that are within the character area. Properties that may be within five properties of a development and that are not within the character area would be excluded from the setback calculation. This would ensure new development has a setback that is consistent with the surrounding properties.
	Upper Floors Deemed-to-Comply Standard <i>Walls on upper floors are setback a minimum of 3 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.</i>	This has a greater setback than that of the Built Form Policy and would maintain the single storey appearance of the streetscape.
Street Surveillance	Local Housing Objectives: <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>New development promotes surveillance to the street and promotes neighbourly interaction.</i>	Objectives included to encourage passive surveillance and neighbourly interaction, through ensuring that homes are designed in a manner which allows for this to occur.
Landscaping	Local Housing Objectives: <i>The front setback of the development should be adequately sized and landscaped as to contribute to the established streetscape character and reduce the impact of the development on adjoining public spaces and residential dwellings.</i> <i>Existing landscaping within the primary street setback is retained and conserved and new trees are planted wherever possible.</i>	Objectives to promote a landscaped front setback area.

All other elements would continue to be assessed against the City's Built Form Policy the R Codes.

CONSULTATION/ADVERTISING:

In accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, public notice of an amended local planning policy must be published in local newspapers and published on the local government's website.

Public consultation would align with the City's [Community and Stakeholder Engagement Policy](#), which sets out that public consultation is to occur for a minimum period 21 days in the following ways:

- Letters distributed to owners and occupiers of homes in the character area;
- Notice published on the City's website;
- Notice posted to the City's social media;
- Notice published in the local newspapers; and
- Notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

LEGAL/POLICY:

Planning Legislation

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

The guidelines operate by augmenting the R Codes and establish local housing objectives to enable site responsive design.

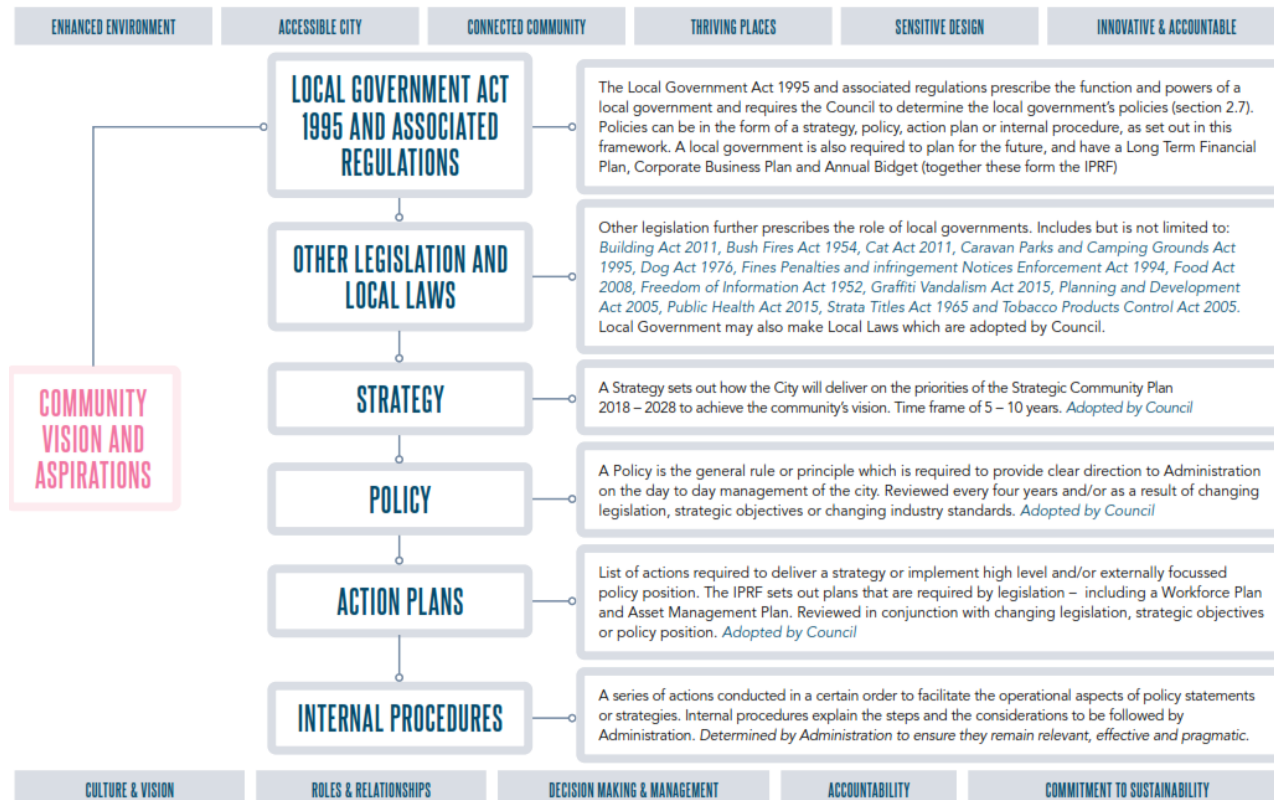
Policy Development and Review Policy

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

In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy;

LOCAL GOVERNMENT DECISION MAKING HIERARCHY



RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to undertake community consultation of the proposed character area guideline as they have been prepared in accordance with the [Policy Development and Review Policy](#) and drafted with detailed input from members of the community following the process set out in the Character Area Policy.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

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 engage with our community so they are involved in what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

The adoption of the character area guidelines will help to enable sustainable development outcomes in the future by encouraging the retention and renovation of character buildings.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the City's Public Health Plan 2020-2025.

FINANCIAL/BUDGET IMPLICATIONS:

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

COMMENT:

The draft Guidelines included in **Attachment 1** have been developed in consultation with residents through the established working group and aim to protect the key built form characteristics of Auckland Street.

In accordance with clause 4 Part 2 of the Deemed Provisions, Administration recommends Council resolves to prepares the amendments for the purposes public advertising.

The outcomes of community consultation would be presented to a future Council Meeting for consideration whether to approve the draft Guidelines and to consider any submissions that have been received.

Auckland Street Character Area Survey: Summary of Responses

The tables below present a summary of the comments received for the Auckland Street Character Area Survey.

Question 1: Do you support the Character Area designation?	
Yes: 7 (50%)	No: 7 (50%)
Question 2: 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?	
Character homes.	
Large setbacks from the property line as to enhance the street appeal and allow for greenspace.	
Front gardens, trees and low fencing.	
Homes with verandahs.	
Additions to homes that complement the existing dwelling.	
As a result of new developments in the last few decades, the built form character of the area is no longer consistent	
Question 3: What elements of buildings or buildings design would you like to see more of in your area?	
Maintain the verandah or porch element.	
Generous front yards.	
Character homes.	
High density apartments that capitalise on the location.	
Tasteful modern, additions.	
Happy with the mix of homes as they are.	
Homes which present as single storey to the street with any second storey being to the rear.	
Additions which complement the existing home.	
New builds which minimise overshadowing and loss of privacy.	
Question 4: What elements of buildings or building design do you think is 'out of character' with the area?	
Two storey homes without adequate separation between the ground and first floor.	
Large garages in the front setback area.	
Homes which contrast with the Californian bungalows.	
Happy with the existing mix.	
Developments which do not leave any room for greenery.	
Developments with minimal setbacks to the streets and side boundaries.	
Hardscaping of the front yard.	
Developments with little architectural merit.	
Question 5: Would you like to be a part of the community working group	
Yes: 8 (57%)	No: 6 (43%)

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

The [Auckland Street Character Area](#) (Character Area) has been recognised by the community and the Council as making a positive contribution towards built character of the City of Vincent (City)

The Auckland Street Character Area Guidelines (Guidelines) identify the unique characteristics of the Character Area and provide guidance for future development.

The 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 as follows: [Nos. 48 – 81 Auckland Street \(inclusive\), North Perth](#) (refer **Figure 1**).

Objectives

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

1. ensure that new buildings and alterations and additions to existing buildings, which are in view of the street, are in keeping with the character of the area, respects the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;
2. maintain the existing built form character with its openness to the street.
3. retain appropriate mature trees wherever possible;
4. encourage passive surveillance and neighbour and community interaction; and
5. encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development.



APPENDIX 11: Auckland Street Character Area Guidelines

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

Statement of Character

The **Auckland Street Character Area** is generally mixed in terms of built form, ranging from Californian bungalows to more recent two storey additions to the streetscape.

The existing housing stock within the Character Area, are established on 545sqm to 1010sqm lots. However, over time a number of the lots within this Character Area, have been subdivided into battle-axe configurations. These subdivisions have not impacted the overall streetscape or character of Auckland Street. The large setback averages of between 5m to 10m from the primary street of the existing dwellings provide distinctive entry points, positive street surveillance as well as a sense of openness.

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 dwellings.

The overall quality of the Character Area is enhanced by the:

- consistent street setbacks;
- consistent scale and bulk in relation to the original streetscape pattern;
- bungalow dwellings with verandahs; and
- prevalence of large front gardens.



Figure 1: Auckland Street Character Area

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by an Urban Design Study for any development within the public domain view.

An application for development approval within the public domain view may be referred to the City's Design Review Panel for advice regarding the proposal. The City may also elect to obtain independent advice to assist in the development application process.

In accordance with the City's [Community and Stakeholder Engagement Policy](#), where deemed-to-comply standards are not met for the following design elements, an application will be advertised to the wider character area:

- street setbacks; and
- height.

Definitions and Explanatory Notes

Predominant building line is the predominant setback of the front face of the building from the street boundary. This excludes any porch, verandahs, carports or garages

For the purpose of averaging, the **primary street setback** is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.



APPENDIX 11: Auckland Street Character Area Guidelines

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

Local Housing Objectives <i>Pursuant to Clause 3.2.3(c), Part 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 3.2.3(a), Part B of the Residential Design Codes, the following provisions replace the Deemed to Comply standards 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 C2.1</i>
<p>O1.1 The setbacks of dwellings should reflect the predominant open streetscape pattern and be consistent with adjacent properties.</p> <p>O1.2 Walls above the ground floor are 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 five directly adjoining properties within the Auckland Street Character Area, on either side of the proposed development (refer Figure 2).</p> <p>C1.2 Walls on upper floors are setback a minimum of 3 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City (refer Figure 3).</p>

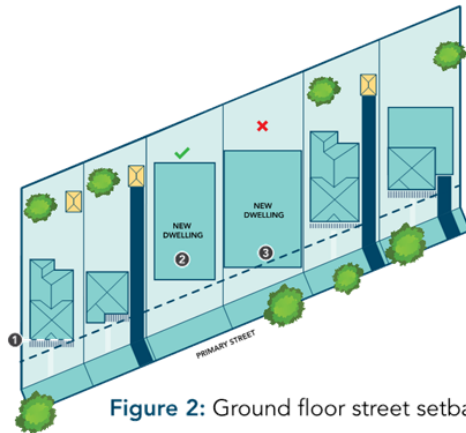


Figure 2: Ground floor street setbacks

1. Predominant building line.
2. The siting of the new development matches the prevailing setbacks in the streetscape.
3. New development does not intrude into the front setback area. This excludes verandahs, porches and the like.

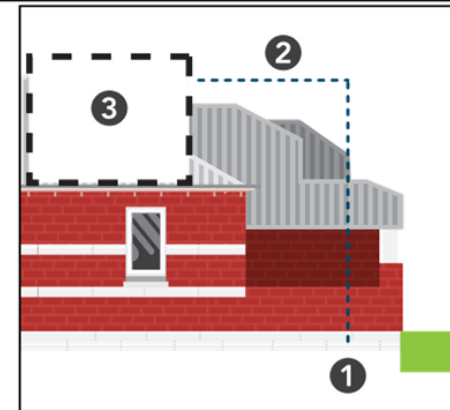


Figure 3: Upper floor street setbacks

1. Ground floor Predominant building line.
2. Upper floors are setback 3 metres behind the ground floor predominant building line.
3. Indicative second storey building envelope.

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

2. Street Surveillance

Augments Clause 5.2.3 P3

O2.1 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.

O2.2 New development promotes surveillance to the street and promotes neighbourly interaction.



APPENDIX 11: Auckland Street Character Area Guidelines

CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

3. Landscaping

Local Housing Objectives

Augments Clause 5.3.2 P2

O3.1 The front setback of the development should be adequately sized and landscaped as to contribute to the established streetscape character and reduce the impact of the development on adjoining public spaces and residential dwellings.

O3.2 Existing landscaping within the primary street setback is retained and conserved and new trees are planted wherever possible.

