

LOCAL PLANNING POLICY — CHARACTER AREA

CITY OF VINCENT

GUIDELINES

Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 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	<i>Planning and Development Act 2005</i> Residential Design Codes Volume 1 and Volume 2 Local Planning Policy 7.1.1 Built Form

PART 1 – PRELIMINARY

INTRODUCTION

The City of Vincent (City) is a diverse and character-rich inner-city area that has continued to evolve since the commencement of residential development occurring as early as the 1880s. Its urban form has been shaped by more than a century of development which has been retained to create streetscapes reflective of periods in Perth's architectural history.

While experiencing significant development pressure the City recognises the importance of protecting and enhancing the unique character of its established residential areas

PURPOSE

The purpose of this Policy is to support the establishment of community-driven Character Areas within the City of Vincent and to guide the design and assessment of development within these areas. This ensures that new development responds appropriately to the established built form, streetscape, and architectural character of identifies areas.

OBJECTIVE

The objectives of this Policy are to:

1. Identify areas within the City that contain characteristics valued by the community to be known as Character Areas.
2. Establish a planning and design framework to protect the streetscapes located within Character Areas.
3. Ensure that new buildings and additions to existing buildings will be sympathetic to the unique character of the streetscape.

SCOPE

This Policy applies to the identification, nomination and establishment of Character Areas. The development provisions apply to all development within each established Character Area identified within this Policy.

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This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the City's Local Planning Scheme No. 2 (LPS2), LPS2 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 amends the Deemed to Comply provisions of the Residential Design Codes Volume 1 or Volume 2 (R Codes), the provisions of this Policy shall prevail.

Development that meets the applicable Deemed to Comply provisions of this Policy and the R Codes is considered to meet the relevant local housing objectives, design principles and objectives of this Policy and the R Codes.

Where development does not meet the Deemed to Comply provisions, it is to be considered against the design principles of the R Codes, and local housing objectives and **Character Area** objectives of this Policy.

PART 2 – POLICY PROVISIONS

POLICY OPERATION

1. Character Area Nomination

1.1 A **Character Area** may include the following:

- 1.1.1 a collection of no less than five adjoining **buildings**;
- 1.1.2 a **street** block; or
- 1.1.3 a part of, or whole suburb.

1.2 A **Character Area** may be nominated in writing by a member of the public or by the City.

1.3 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.

2. Consultation and Preparation of Guidelines

2.1 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.

3. Approval of the Guidelines

3.1 Once the draft Guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's Community and Stakeholder Engagement Policy.

3.2 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.

4. Amendments to the Guidelines

4.1 The City may consider amending the Guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).

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- 4.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's Community and Stakeholder Engagement Policy.
- 4.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.

5. Rescission of a Character Area

- 5.1 The City will only consider initiating the removal of an existing **Character Area** where it can be demonstrated that owners of at least 70% of the affected properties support their removal.
- 5.2 If supported, Council must initiate formal consultation to amend the policy to remove the **Character Area** in accordance with the City's Community and Stakeholder Engagement Policy.
- 5.3 Following advertising, Council will be asked to determine the amendment on the basis of the submissions received.

CHARACTER AREAS

[The St Albans Avenue Character Area;](#)
[The Carr Street Character Area;](#)
[The Boulevarde and Matlock Street Character Area;](#)
[The Florence Street Character Area;](#)
[The Prospect Place Character Area;](#)
[The Hammond Street Character Area;](#)
[The Strathcona Street Character Area;](#)
[The Wilberforce Street Character Area;](#)
[The Orange Avenue and Hope Street Character Area;](#)
[The Lacey Street Character Area; and](#)
[The Auckland Street Character Area.](#)

OFFICE USE ONLY	
Responsible Officer	Manager Strategic Planning & Sustainability
Initial Council Adoption	22/09/2015
Previous Title	Local Planning Policy: Character Retention Areas and Heritage Areas
Reviewed / Amended	12/12/2017; 1/05/2018; 23/03/2021; 14/12/2021; 26/07/2022; 22/08/2023; 10/12/24; 9/12/2025
Next Review Date	12/2029

APPENDIX 1 THE ST ALBANS AVENUE CHARACTER AREA

INTRODUCTION

The St Albans Avenue **Character Area** (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

The St Albans Avenue 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** being **numbers 6 – 18 St Albans Avenue** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve the Federation style **dwelling**s;
- Retention of the visual dominance of late nineteenth to early twentieth century **residential development** within the **Character Area**;
- Encourage **passive surveillance** and neighbour and community interaction;
- Encourage a high standard of architectural and sustainable design approaches for new **development**;
- Encourage a high standard of architectural and sustainable design approaches for alterations and additions to existing **development**;
- Ensure the absence of visually intrusive car parking structures; and
- Ensure new **development** responds appropriately to the rhythm of the **streetscape** by maintaining:
 - Front setback patterns; and
 - Consistent scale and bulk in relation to the original **streetscape** pattern.

STATEMENT OF CHARACTER

St Albans Avenue is located in the suburb of Highgate, to the west of Beaufort **Street**. Residences within this Character Area were part of the 1890 Chatsworth Estate **development** and the **streetscape** remains a highly intact representation of a late

nineteenth to early twentieth century Federation architecture. The overall quality of the Character Area is enhanced by:

- 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 gable;
- Generally consistent **lot** widths (where semi-detached residences are considered as one); and
- A low number of **carports** or **garages** to **street** fronts; and
- Generally consistent setback of **dwellings** from the **street**.

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; and
- Elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.



Local Housing Objectives	Deemed to Comply		
1. Building height			
O1.1 – O1.3 augment Clause 3.2 P3.2.1	Replaced: C1.1 and C1.2 replaces Clause 3.2 C3.2.1 Remaining: N/A		
	WAPC approval required? Yes		WAPC approval date: 20 July 2026
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .	C1.1 Building heights should not exceed 2 storeys, and should meet the following:		
O1.2 Upper floors are set back behind the ground floor dwelling alignment as to not dominate the appearance of the dwelling or the character of the streetscape .			
O1.3 Development complements the existing dwelling’s roof form, or where there is no existing dwelling , reflects to predominant roof form of the Character Area visible from the street .			
	C1.2 Loft additions are contained wholly within the existing roof space of the dwelling .		
2. Street setbacks			
O2.1 and O2.2 augment Clause 3.3 P3.3.3	Replaced: C2.1 and C2.2 replaces Clause 3.3 C3.3.1 C2.3 replaces C3.3.2 C2.4 replaces C3.3.4 and C3.3.5 Remaining: Clause 3.3 C3.3.3 and C3.3.6		
	WAPC approval required? No		WAPC approval date: N/A
O2.1 Carports or garages is to maintain clear sight lines along the street and should not detract from the streetscape or appearance of the dwelling , or dominant views of dwelling from the street and vice versa.	C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling’s that front the same primary street .		
O2.2 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling .	C2.2 Walls above the ground floor set back behind the apex of the dwelling’s roof.		
	C2.3 Notwithstanding C2.1, a porch, verandah or equivalent may have a reduced primary street setback area of 50%, up to the full building width.		
	C2.4 Carports and garages should be set back 0.5m behind the dwelling alignment to the primary street .		
3. Streetscape			
O3.1 augments Clause 3.6 P3.6.1	Replaced: C3.1 replaces Clause 3.6 C3.6.7 Remaining: Clause 3.6 C3.6.1 – C3.3.6, C3.6.8 and C3.6.9		
	WAPC approval required? No		WAPC approval date: N/A
O3.1 The materials and finishes reflect the character of the existing dwelling , or where there is no existing dwelling , is consistent with materials and finishes visible from the streetscape .	C3.1 Fences or walls within the primary street setback should be: i. A maximum height of 1.2m above the adjacent footpath level; and ii. Visually permeable 0.75m above the adjacent footpath level; and iii. Consistent with the types illustrated in Figure 1.		

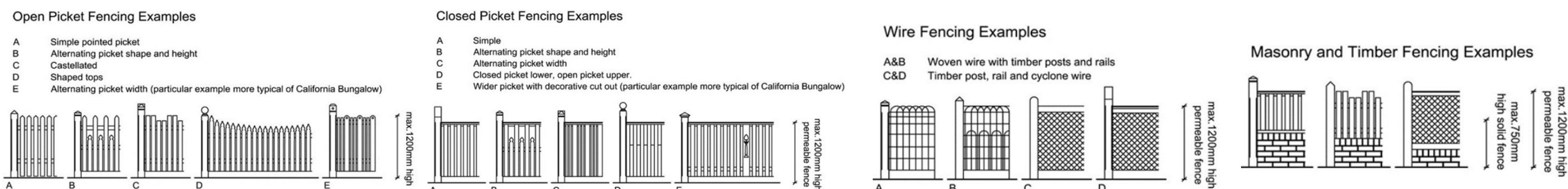


Figure 1: Fencing design

APPENDIX 2 THE CARR STREET CHARACTER AREA

INTRODUCTION

The Carr Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

The Carr 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 being **numbers 133 – 137 Charles Street, 48 – 67 Carr Street, 69 – 87 Carr Street (excluding even numbers), 86 – 102 Carr Street and 103 – 107 (excluding even numbers) Carr Street** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve the original Federation and Interwar Bungalow style **dwelling**s;
- Protect and enhance of existing **streetscape character**;
- Retain 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**;
- Ensure additions to existing **buildings** and new **dwelling**s are appropriately setback as to maintain the visual prominence of the single storey **streetscape** when viewed from Carr **Street**;
- Ensure new **development** is to respond appropriately to the surrounding **street** context through:
 - Achieve consistent scale and bulk in relation to the original **street** pattern, maintaining front and side setback patterns.
 - Seek built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original **character dwelling**s.
- Ensure the reinstatement and reconstruction of missing design elements to original **building facades** such 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**.



STATEMENT OF CHARACTER

The Carr Street Character Area is located in the suburb of West Perth, to the west of Charles **Street**. Residences within this **Character Area** were part of the Leederville estate. Carr **Street** contains fine examples of detached and semi-detached residences designed in the Federation and Inter War periods of architecture, as well the heritage listed Mayfair flat and the Greek Orthodox Church of the Annunciation of Our Lady.

Although high **walls** and plantings obscure many **frontages** from view, the repetitious language of the Queen Anne style and its level of intactness, in terms of scale, form and setbacks remains visible. Carr **Street** provides a representation of the domestic way of life during the federation era and reflects life prior to the acquisition of motorcars. **Verandah** areas are defined by floor levels being generally 300 – 500mm above the footpath level.

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.

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; and
- Elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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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.

Local Housing Objectives		Deemed to Comply										
1. Building height												
O1.1 and O1.2 augment Clause 3.2 P3.2.1		Replaced: C1.1, C1.2 and C1.3 replaces Clause 3.2 C3.2.1 Remaining: N/A										
		WAPC approval required? Yes	WAPC approval date: 20 July 2026									
O1.1 Development does not visually dominate the streetscape , contains similar features of adjoining properties and maintains a single storey appearance as viewed from the street .		C1.1 Ground floor walls visible from the street are a minimum of 3m in height.										
O1.2 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .		C1.2 Building heights should not exceed 2 storeys, and should meet the following:										
		<table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table>		Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof											
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
		C1.3 Loft additions are contained wholly within the existing roof space of the dwelling .										
2. Street setbacks												
O2.1 – O2.3 augment Clause 3.3 P3.3.1		Replaced: C2.1 and C2.2 replace Clause 3.3 C3.3.1 C2.3 replaces C3.3.2 C2.4 replace Clause 3.3.4 and Clause 3.3.5 Remaining: Clause 3.3.1 C3.3.3 and C3.3.6										
		WAPC approval required? No	WAPC approval date: N/A									
O2.1 Dwellings are set back to reflect to predominant streetscape pattern.		C2.1 Buildings have a ground floor setback from the primary street boundary based on the average setback of the two adjoining dwellings that front the same primary street .										
O2.2 Walls above the ground floor are to be adequately set back to maintain the predominant single storey appearance of the streetscape .		C2.2 Upper floor/s are located 4m behind the ground floor dwelling alignment .										
O2.3 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling .		C2.3 Notwithstanding C2.1, a porch, verandah or equivalent may have a reduced primary street setback area of 50%, up to the full building width.										
		C2.4 Carports and garages should be set back 0.5m behind the dwelling alignment to the primary street .										
3. Streetscape												
O3.1 augments P3.6.5 O4.2 – O4.4 augment P3.6.1		Replaced: C3.1 replaces Clause 3.6 C3.6.3 C3.2 replaces C3.6.7 C3.3 replaces C3.6.8 C3.4 replaces C3.6.1 Remaining: Clause 3.6 C3.6.2, C3.6.4 – C3.3.6 and C3.6.9										
		WAPC approval required? No	WAPC approval date: N/A									
O3.1 Street walls and fences enhance the streetscape by being designed in the predominant style of the street and retain views from the street to dwellings and front gardens.		C3.1 A front verandah should be incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8m.										
O3.2 Roof designs are designed to reflect the existing streetscape .		C3.2 Fences or walls within the primary street setback should be:										
O3.3 Windows facing the street are of a style that reflects the predominant character of the street and the architectural style of the proposed or existing dwelling .		i. A maximum height of 1.8m above the adjacent footpath level; and										
O3.4 Development visible from the street is compatible with and respectful of the predominant character of the original dwellings of the street .		ii. visually permeable 0.75m above the adjacent footpath level.										
		C3.3 Solid pillars that form part of front fences or walls have a maximum height of 1.8m, or 2m where a decorative capping is incorporated, above the adjacent footpath level, and have a maximum dimension of 0.4m by 0.4m. The pillars are separated by visually permeable fencing in line with C3.2, with the distance between pillars is not less than the height of the pier except where pedestrian gates are proposed.										

Local Housing Objectives	Deemed to Comply
	C3.4 Single houses and grouped dwellings to address the street (including a communal street or right of way where this is the primary frontage) in accordance with the following: i. the primary entrance to each dwelling must be readily identifiable from the street; ii. provide at least one major opening on the dwelling frontage with an outlook to the street; iii. the floor level matches or is the average of the floor levels of dwelling on either side; iv. the roof pitch of ground and upper floors is 30-40 degrees except for gables which are 35-45 degrees; and v. Windows have a height 1.6 times their width.

APPENDIX 3 THE BOULEVARDE AND MATLOCK STREET GUIDELINES

INTRODUCTION

The Boulevarde and Matlock Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built character of the City of Vincent (City).

The Boulevarde and Matlock 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** being **numbers 1 – 13 Matlock Street** and **16 – 88 The Boulevarde** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve original **dwelling**s;
- Protect and enhancement of the original **streetscape** character;
- Retention of the enhance 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**;
- Ensure new **development** that is visible from the **street** responds appropriately and complements 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 of the prevailing character without the requirement to mimic the style of the original character **dwelling**s.
- Ensure that **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**.

STATEMENT OF CHARACTER

Located in Mount Hawthorn, The Boulevarde and Matlock Street Character Area is a significantly intact representation of early twentieth century **residential development** constructed in the interwar period. **Development** here is largely single storey and comprised of original **dwelling** form and style with consistent height and selection of materials. The overall quality of the **Character Areas** is enhanced by:

- 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 **dwelling**s;
- 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 **dwelling**s.



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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; and
- elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.

Local Housing Objectives	Deemed to Comply											
1. Building height												
<u>Part B</u> O1.1 and O1.2 augment Clause 5.1.6 P6	<u>Part B</u> Replaced: C1.1 and C1.2 replace Clause 5.1.6 C6 Remaining: N/A											
<u>Part C</u> O1.1 and O1.2 augment Clause 3.2 P3.2.1	<u>Part C</u> Replaced: C1.1 and C1.2 replace Clause 3.2 C3.2.1 Remaining: N/A											
	WAPC approval required? Yes	WAPC approval date: 20 July 2026										
O1.1 Development does not visually dominate the streetscape , contains similar features of adjoining properties and maintains a single storey appearance as viewed from the street .	C1.1 Building heights should not exceed 2 storeys, and should meet the following:											
	<table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table>			Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof											
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
O1.2 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .	C1.2 Loft additions are contained wholly within the existing roof space of the dwelling .											
2. Street setbacks												
<u>Part B</u> O2.1 and O2.2 augment Clause 5.1.2 P2.1	<u>Part B</u> Replaced: C1.1 and C1.2 replaces Clause 5.1.2 C2.1 (i), (ii) and (iii) C2.3 replaces Clause 5.1.2 C2.1 (iv) and C2.4 C2.4 replaces Clause 5.2.1 C1.1; C2.5 replaces Clause 5.2.1 C1.2 Remaining: Clause 5.1.2 C2.3 Clause 5.2.1 C.3 and C1.4											
<u>Part C</u> O2.1 and O2.2 augment Clause 3.3 P3.3.1	<u>Part C</u> Replaced: C2.1 and C2.2 replace Clause 3.3 C3.3.1 C2.3 replaces C3.3.2 C2.4 replaces C3.3.4; C2.5 replaces and C3.3.5 Remaining: Clause 3.3 C3.3.3 and C3.3.6											
	WAPC approval required? No	WAPC approval date: N/A										
O2.1 The setbacks of dwellings reflect the predominant streetscape pattern and be consistent with adjacent properties to not adversely impact the streetscape character .	C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwellings that front the same primary street .											
O2.2 Walls above the ground floor are to be adequately set back to maintain the predominant single storey appearance of the streetscape .	C2.2 Upper floor/s are located 4m behind the ground floor dwelling alignment .											
	C2.3 Notwithstanding C2.1, a porch, verandah or equivalent may have a reduced primary street setback area of 50%, up to the full building width.											
	C2.4 Carports and garages should be set back 0.5m behind the dwelling alignment .											
	C2.5 Carports are not located within the primary street setback area , unless: i. No alternative location exists; and ii. A minimum primary street setback 1.5m is achieved; and iii. It does not obstruct views from a major opening of dwelling to the street .											

Local Housing Objectives		Deemed to Comply	
3. Streetscape			
<u>Part B</u> O3.1 and O3.2 augment Clause 5.2.1 P1.1 O3.3 augments Clause 5.2.4 P4 O3.4 augments Clause 5.1.2 P2.2 <u>Part C</u> O3.1 and O3.2 augment Clause 3.6 P3.6.4 O3.3 augments P3.6.5 O3.4 augments P3.6.1		<u>Part B</u> Replaced: C3.1 replaces Clause 5.2.1 C1.1 C3.2 replaces Clause 5.2.1 C1.2; C3.3 – C3.5 and C3.7 replace Clause 5.2.4 C4.1; C3.6 replaces Clause 5.2.4 C4.2 C3.8 replaces Clause 5.2.3 C3.1 and C3.2 Remaining: Clause 5.2.1 C1.3 and C1 and Clause 5.2.3 C3.3 <u>Part C</u> Replaced: C3.1 and C3.2 replaces Clause 3.6 C3.6.6 C3.3, C3.4, C3.5 and C3.7 replace C3.6.7 C3.6 replaces C3.6.8 C3.8 replaces C3.6.1 Remaining: Clause 3.6 C3.6.2 – C3.6.5 and C3.6.9 WAPC approval required? No	
O3.1 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling. O3.2 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour. O3.3 The design of fences or walls facing the primary street reflects the predominant style of the street. O3.4 Development visible from the street is sympathetic to, but not replicate, the style of an existing dwelling, or the predominant character of the streetscape where no dwelling exists. Sympathetic design should be achieved through: - Scale - Material and colours - Roof design - Detailing - Window size and design.		C3.1 Carports and garages should have a maximum wall height of 2.7m. C3.2 Carports located within front setback areas should have a maximum width of 5.5m (internal) or one-third the frontage of the lot, whichever is the lesser. C3.3 Fences or walls within the primary street setback should be: - A maximum height of 1.2m above the adjacent footpath level; and 40% visually permeable 0.5m above the adjacent footpath level. C3.4 Fences or walls within the primary street setback that do not meet C3.3 should meet C3.5. C3.5 Fences or walls within the primary street setback should be: - A maximum height of 1.8m above the adjacent footpath level; and 80% visually permeable 0.75m above the adjacent footpath level. C3.6 Solid pillars that form part of front fences or walls have a maximum height of 1.8m, or 2m where a decorative capping is incorporated, above the adjacent footpath level, and have a maximum dimension of 0.47m by 0.47m. The pillars are separated by visually permeable fencing in line with C3.3 or C3.5, with the distance between pillars is not less than the height of the pier except where pedestrian gates are proposed. C3.7 Fences or walls within the primary street setback should contain one or more of the following: - Timber pickets; or - Brick; or - Rendered masonry C3.8 Single houses and grouped dwellings to address the street (including a communal street or right of way where this is the primary frontage) in accordance with the following: - The primary entrance to each dwelling must be readily identifiable from the street; - Provide at least one major opening on the dwelling frontage with an outlook to the street; and - The floor level matches or is the average of the floor levels of dwelling on either side.	
		WAPC approval date: N/A	
4. Landscaping			
<u>Part B</u> O4.1 augments Clause 5.3.2 P2 <u>Part C</u> O4.1 augments Clause 1.2 P1.2.2		WAPC approval date: N/A	
O4.1 The primary street setback area consists of soft landscaping with low shrubbery tradition open garden styles.		No deemed to comply standard.	

APPENDIX 4 THE FLORENCE STREET GUIDELINES

INTRODUCTION

The Florence Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

The Florence 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** being **numbers 4 – 53 (excluding 42) Florence Street** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve of original **dwelling**s;
- Protect and enhance of existing **streetscape character**;
- Retain 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**;
- Ensure 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**.

STATEMENT OF CHARACTER

Located in West Perth, the Florence Street Character Area 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**.

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; and
- Elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.



LOCAL PLANNING POLICY — CHARACTER AREA GUIDELINES



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.

Local Housing Objectives		Deemed to Comply										
1. Building height												
O1.1 augments Clause 3.2 P3.2.1		Replaced: C1.1 and C1.2 replace Clause 3.2 C3.2.1 Remaining: N/A										
		WAPC approval required? Yes	WAPC approval date: 20 July 2026									
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .		C1.1 Building heights should not exceed 2 storeys, and should meet the following: <table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table>		Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof											
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
		C1.2 Loft additions are contained wholly within the existing roof space of the dwelling .										
2. Street setbacks												
O2.1 and O2.2 augment Clause 3.3 P3.3.1		Replaced: C2.1 and C2.2 replace Clause 3.3 C3.3.1 and C3.3.4 C2.3 replaces C3.3.2 C2.4 replaces C3.3.5 Remaining: Clause 3.3.1 C3.3.3										
		WAPC approval required? No	WAPC approval date: N/A									
O2.1 The setbacks of dwelling s should reflect the predominant streetscape pattern and be consistent with adjacent properties as to not adversely impact the streets character .		C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling s that front the same primary street .										
O2.2 Walls above the ground floor should be adequately set back to maintain the predominant single storey appearance of the streetscape .		C2.2 Upper floor/s are located 4m behind the ground floor dwelling alignment .										
		C2.3 Notwithstanding C2.1, a porch, verandah or equivalent may have a reduced primary street setback area of 50%, up to the full building width.										
		C2.4 Carports are not located within the primary street setback area , unless: i. No alternative location exists; and ii. A minimum primary street setback 1.5m is achieved; and iii. It does not obstruct views from a major opening of dwelling to the street.										
3. Streetscape												
O3.1 and O3.2 augment Clause 3.6 P3.6.4 O3.3 augments P3.6.5 O3.4 augments P3.6.1		Replaced: C3.1 and C3.2 replace Clause 3.6.6 C3.3 and C3.5 replaces Clause 3.6.7 C3.4 replaces Clause 3.6.8 C3.6 replaces Clause C3.6.1 Remaining: Clause 3.6 C3.6.2 – C3.6.5 and C3.6.9										
		WAPC approval required? No	WAPC approval date: N/A									

O3.1 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling. O3.2 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour. O3.3 The design of fences or walls facing the primary street reflects the predominant style of the street. O3.4 Development visible from the street is sympathetic to, but not replicate, the style of an existing dwelling, or the predominant character of the streetscape where no dwelling exists. Sympathetic design should be achieved through: - Scale - Material and colours - Roof design - Detailing - Window size and design.	C3.1 Carports and garages should have a maximum wall height of 2.7m. C3.2 Carports located within front setback areas should have a maximum width of 5.5m (internal) or one-third the frontage of the lot, whichever is the lesser. C3.3 Fences or walls within the primary street setback should be: - A maximum height of 1.8m above the adjacent footpath level; and - Visually permeable 0.75m above the adjacent footpath level. C3.4 Solid pillars that form part of front fences or walls have a maximum height of 1.8m, or 2m where a decorative capping is incorporated, above the adjacent footpath level, and have a maximum dimension of 0.47m by 0.47m. The pillars are separated by visually permeable fencing in line with C3.4, with the distance between pillars is not less than the height of the pier except where pedestrian gates are proposed. C3.5 Fences or walls within the primary street setback should contain one or more of the following: - Timber pickets; or - Brick; or - Rendered masonry. C3.6 Single houses and grouped dwellings to address the street (including a communal street or right of way where this is the primary frontage) in accordance with the following: - The primary entrance to each dwelling must be readily identifiable from the street; - Provide at least one major opening on the dwelling frontage with an outlook to the street; - The floor level matches or is the average of the floor levels of dwelling on either side; - The roof pitch of ground and upper floors is 30-40 degrees except for gables which are 35-45 degrees; and - Windows have a height 1.6 times their width.
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APPENDIX 5 THE PROSPECT PLACE GUIDELINES

INTRODUCTION

The Prospect Place **Character Area** (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

The Prospect Place 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** being **numbers 2 – 22 Prospect Place** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve of original **dwelling**s;
- Protect and enhance of existing **streetscape character**;
- Retain 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**;
- Ensure 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**.

STATEMENT OF CHARACTER

Located in West Perth, the Prospect Place **Character Area** is generally mixed in terms of built form, containing both original (pre 1950s) and more contemporary **dwelling**s. While only four original **dwelling**s are present within the **street**, they are good examples of mid-century **development** and **dwelling**s 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 **dwelling**s 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 dwelling**s.

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; and
- elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.



Local Housing Objectives	Deemed to Comply										
1. Building height											
O1.1 augments Clause 3.2 P3.2.1	Replaced: C1.1 and C1.2 replace Clause 3.2 C3.2.1 Remaining: N/A										
	WAPC approval required? Yes	WAPC approval date: 20 July 2026									
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .	C1.1 Building heights should not exceed 2 storeys, and should meet the following: <table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table> C1.2 Loft additions are contained wholly within the existing roof space of the dwelling .		Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof										
Maximum building height	Maximum height of wall	Maximum total building height									
8m	7m	10m									
2. Street setbacks											
O2.1 and O2.2 augment Clause 3.3 P3.3.1	Replaced: C2.1 and C2.2 replace Clause 3.3 C3.3.1, C3.3.4 and 3.3.5 C2.3 replaces C3.3.2. Remaining: Clause 3.3 C3.3.3 and C3.3.6										
	WAPC approval required? No	WAPC approval date: N/A									
O2.1 The setbacks of dwelling s should reflect the predominant streetscape pattern and be consistent with adjacent properties as to not adversely impact the streets character .	C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling s that front the same primary street .										
O2.2 Walls above the ground floor should be adequately set back to maintain the predominant single storey appearance of the streetscape .	C2.2 Upper floor/s are located 4m behind the ground floor dwelling alignment .										
	C2.3 Notwithstanding C2.1, a porch, verandah or equivalent may have a reduced primary street setback area of 50%, up to the full building width.										
3. Streetscape											
O3.1 and O3.2 augment Clause 3.6 P3.6.4 O3.3 augments P3.6.5 O3.4 augments P3.6.1	Replaced: C3.1 – C3.3 replaces C3.6.6 C3.4 and C3.6 replaces C3.6.7 C3.5 replaces C3.6.8 C3.7 replaces C3.6.1 Remaining: Clause 3.6 C3.6.2 – C3.6.5 C3.6.9										
	WAPC approval required? No	WAPC approval date: N/A									
O3.1 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling .	C3.1 Carports located within the primary street setback area should be free of all walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less).										
O3.2 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.	C3.2 Carports and garages should have a maximum wall height of 2.7m.										
O3.3 The design of fences or walls facing the primary street reflects the predominant style of the street .	C3.3 Carports located within primary setback areas should have a maximum width of 5.5m (internal) or one-third the frontage of the lot , whichever is the lesser.										
O3.4 Development visible from the street is sympathetic to, but not replicate, the style of an existing dwelling , or the predominant character of the streetscape where no dwelling exists.	C3.4 Fences or walls within the primary street setback should be: i. A maximum height of 1.8m above the adjacent footpath level; and ii. Visually permeable 0.75m above the adjacent footpath level.										
Sympathetic design should be achieved through: i. Scale ii. Material and colours iii. Roof design iv. Detailing v. Window size and design.	C3.5 Solid pillars that form part of front fences or walls have a maximum height of 1.8m, or 2m where a decorative capping is incorporated, above the adjacent footpath level, and have a maximum dimension of 0.47m by 0.47m. The pillars are separated by visually permeable fencing in line with C3.4, with the distance between pillars is not less than the height of the pier except where pedestrian gates are proposed.										
	C3.6 Fences or walls within the primary street setback should contain one or more of the following: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.										

Local Housing Objectives	Deemed to Comply
	C3.7 Single houses and grouped dwellings to address the street (including a communal street or right of way where this is the primary frontage) in accordance with the following: i. The primary entrance to each dwelling must be readily identifiable from the street; ii. Provide at least one major opening on the dwelling frontage with an outlook to the street; iii. The floor level matches or is the average of the floor levels of dwelling on either side; iv. The roof pitch of ground and upper floor storeys are 30 – 40 degrees; and v. Windows facing the street have a height 1.6 times their width.

APPENDIX 6 THE HAMMOND STREET GUIDELINES

INTRODUCTION

The Hammond Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

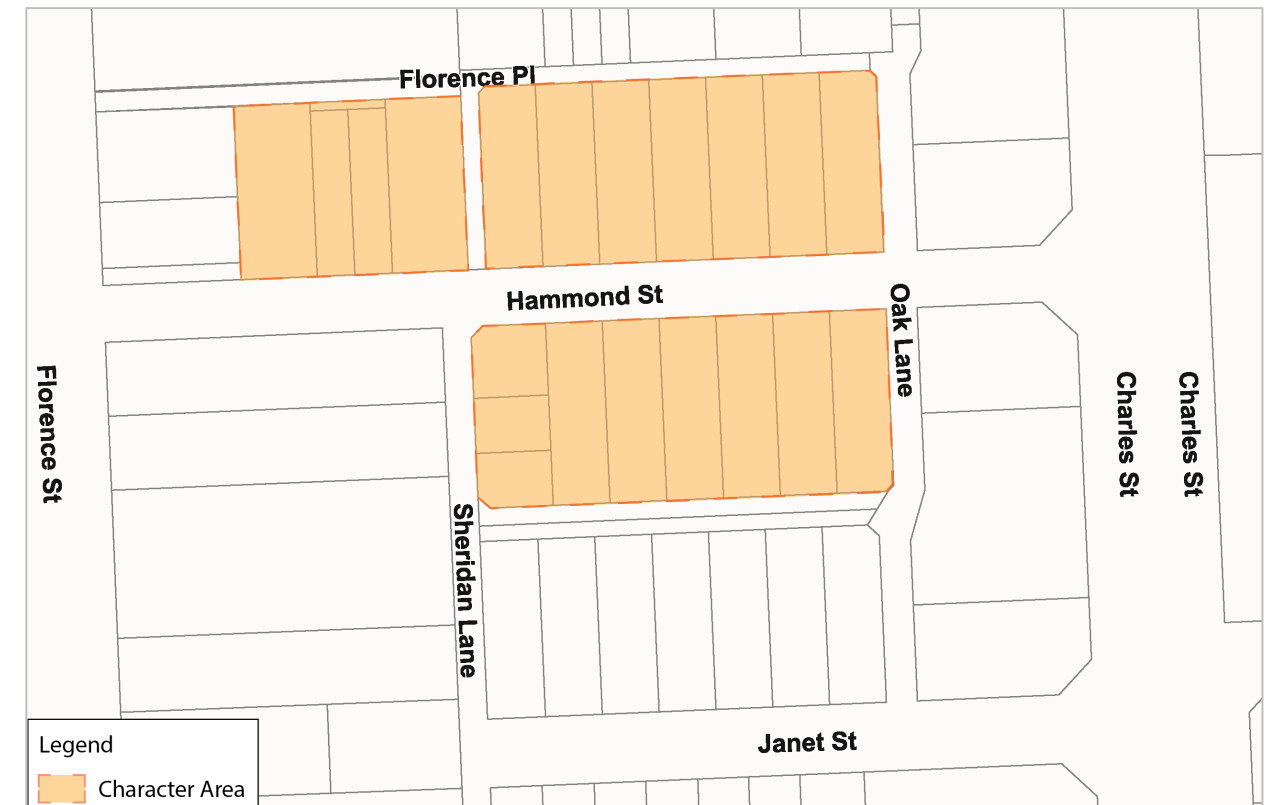
The Hammond Street Character Area Guidelines (Guidelines) identify the unique characteristics of the **Character Area** and provide guidance for future **development**.

The Guidelines are to be applied to **development** where the **dwelling** is fronting the **primary street** being [numbers 3 – 24 Hammon Street](#) (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve of original **dwelling**s;
- Protect and enhance of existing **streetscape character**;
- Retain 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**;
- Ensure 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**.



STATEMENT OF CHARACTER

Located in West Perth, the **Character Area**, 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 **dwelling**s 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 **dwelling**s 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**.

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; and
- Elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.

Local Housing Objectives		Deemed to Comply										
1. Building height												
O1.1 augments Clause 3.2 P3.2.1		Replaced: C1.1 and C1.2 replace Clause 3.2 C3.2.1 Remaining: N/A										
		WAPC approval required? Yes	WAPC approval date: 20 July 2026									
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .		C1.1 Building heights should not exceed 2 storeys, and should meet the following: <table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table>		Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof											
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
		C1.2 Loft additions are contained wholly within the existing roof space of the dwelling .										
2. Street setbacks												
O2.1 – O2.2 augments Clause 3.3 P3.3.1		Replaced: C2.1 and C2.2 replace Clause 3.3 C3.3.1, C3.3.2 and C3.3.4 C2.3 replaces C3.3.5 Remaining: Clause 3.3 C3.3.3 and C3.3.6										
		WAPC approval required? No	WAPC approval date: N/A									
O2.1 The setbacks of dwelling s should reflect the predominant streetscape pattern and be consistent with adjacent properties as to not adversely impact the streets character .		C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling s that front the same primary street .										
O2.2 Walls above the ground floor should be adequately set back to maintain the predominant single storey appearance of the streetscape .		C2.2 Upper floor/s are located 4m behind the ground floor dwelling alignment .										
		C2.3 Carports are not located within the primary street setback area , unless: i. No alternative location exists; and ii. A minimum primary street setback 1.5m is achieved; and iii. It does not obstruct views from a major opening of dwelling to the street.										
3. Streetscape												
O3.1 and O3.2 augment Clause 3.6 P3.6.4 O3.3 augments P3.6.5 O3.4 augments P3.6.1		Replaced: C3.1 and C3.2 replace Clause 3.6.6 C3.3 and C3.5 replaces Clause 3.6.7 C3.4 replaces Clause 3.6.8 C3.6 replaces Clause C3.6.1 Remaining: Clause 3.6 C3.6.2 – C3.6.5 and C3.6.9										
		WAPC approval required? No	WAPC approval date: N/A									
O3.1 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling .		C3.1 Carports and garages should have a maximum wall height of 2.7m.										
O3.2 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.		C3.2 Carports located within primary setback areas should have a maximum width of 5.5m (internal) or one-third the frontage of the lot , whichever is the lesser.										
O3.3 The design of fences or walls facing the primary street reflects the predominant style of the street .		C3.3 Fences or walls within the primary street setback should be: i. A maximum height of 1.8m above the adjacent footpath level; and ii. Visually permeable 0.75m above the adjacent footpath level.										
O3.4 Development visible from the street is sympathetic to, but not replicate, the style of an existing dwelling , or the predominant character of the streetscape where no dwelling exists.		C3.4 Solid pillars that form part of front fences or walls have a maximum height of 1.8m, or 2m where a decorative capping is incorporated, above the adjacent footpath level, and have a maximum dimension of 0.47m by 0.47m. The pillars are separated by visually permeable fencing in line with C3.5, with the distance between pillars is not less than the height of the pier except where pedestrian gates are proposed.										
Sympathetic design should be achieved through: i. Scale ii. Material and colours iii. Roof design iv. Detailing v. Window size and design.		C3.5 Fences or walls within the primary street setback should contain one or more of the following: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.										

Local Housing Objectives	Deemed to Comply
	C3.6 Single houses and grouped dwellings to address the street (including a communal street or right of way where this is the primary frontage) in accordance with the following: ii. The primary entrance to each dwelling must be readily identifiable from the street; provide at least one major opening on the dwelling frontage with an outlook to the street; iii. The floor level matches or is the average of the floor levels of dwelling on either side; iv. The roof pitch of ground and upper floors is 30-40 degrees except for gables which are 35-45 degrees; and v. Windows have a height 1.6 times their width.

APPENDIX 7 THE STRATHCONA STREET GUIDELINES

INTRODUCTION

The Strathcona Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

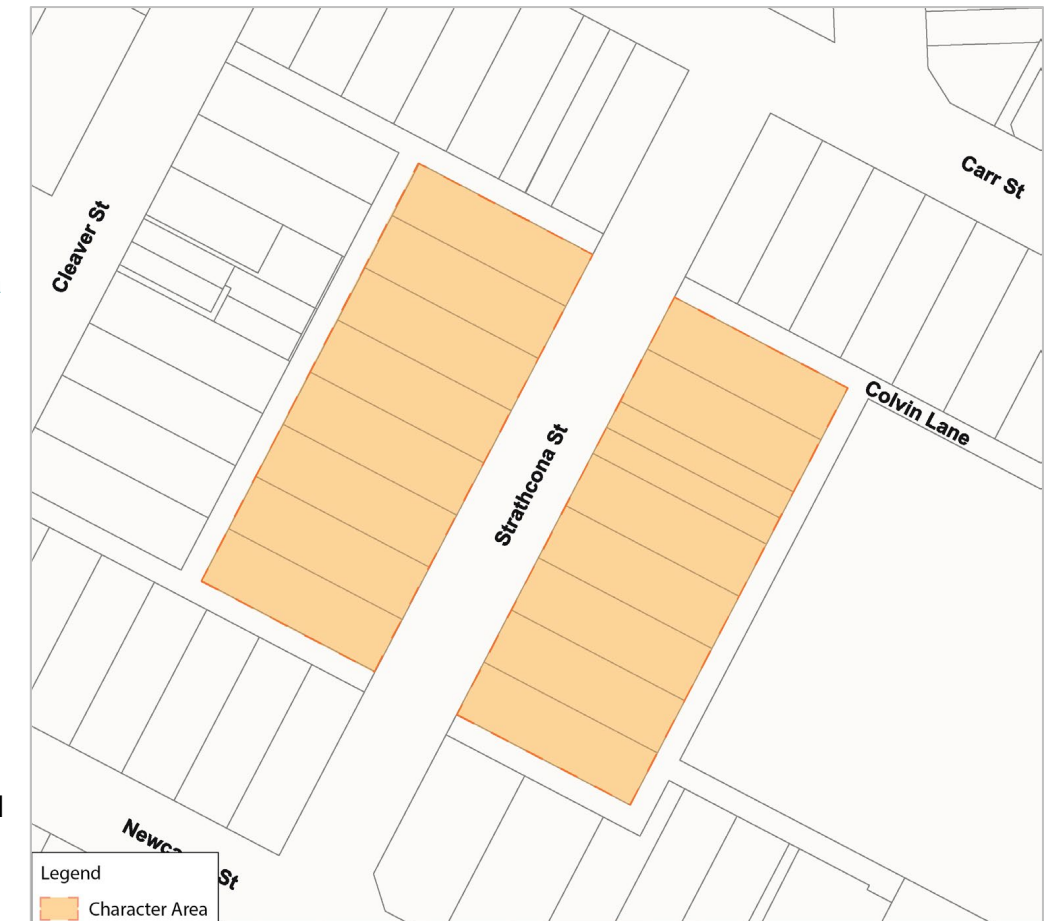
The Strathcona Street Character Area Guidelines (Guidelines) identify the unique characteristics of the **Character Area** and provide guidance for future **development**.

The Guidelines are to be applied to **development** where the **dwelling** is fronting the **primary street** being **numbers 1 – 15 Strathcona Street** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve of original **dwelling**s;
- Protect and enhance of existing **streetscape character**;
- Retain 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**;
- Ensure 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**.



STATEMENT OF CHARACTER

Located in West Perth, the **Character Area** is generally consistent in terms of built form, with the majority of the **dwelling**s 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 **dwelling**s 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**.

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; and
- elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.

Local Housing Objectives		Deemed to Comply										
1. Building height												
O1.1 <i>augments Clause 3.2 P3.2.1</i>		Replaced: C1.1 and C1.2 replace Clause 3.2 C3.2.1 Remaining: N/A										
		WAPC approval required? Yes	WAPC approval date: 20 July 2026									
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .	C1.1 Building heights should not exceed 2 storeys, and should meet the following:											
	<table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table>			Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
	Concealed or skillion roof	Pitched, hipped or gabled roof										
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
C1.2 Loft additions are contained wholly within the existing roof space of the dwelling .												
2. Street setbacks												
O2.1 and O2.2 <i>augment Clause 3.3 P3.3.1</i>		Replaced: C2.1 replaces Clause 3.3 C3.3.1 and C3.3.4 C2.2 replaces C3.3.2 C2.3 replaces C3.3.5 Remaining: Clause 3.3.1 C3.3.3										
		WAPC approval required? No	WAPC approval date: N/A									
O2.1 The setbacks of dwelling s should reflect the predominant streetscape pattern and be consistent with adjacent properties as to not adversely impact the streets character .	C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling s that front the same primary street .											
O2.2 Walls above the ground floor should be adequately set back to maintain the predominant single storey appearance of the streetscape .	C2.2 Notwithstanding C2.1, a porch, verandah or equivalent may have a reduced primary street setback area of 50%, up to the full building width.											
	C2.3 Carports are not located within the primary street setback area , unless: i. No alternative location exists; and ii. A minimum primary street setback 1.5m is achieved; and iii. It does not obstruct views from a major opening of dwelling to the street .											
3. Streetscape												
O3.1 and O3.2 <i>augment Clause 3.6 P3.6.4 O3.3 augments P3.6.5 O3.4 augments P3.6.1</i>		Replaced: C3.1 and C3.2 replace Clause 3.6.6 C3.3 and C3.5 replaces Clause 3.6.7 C3.4 replaces Clause 3.6.8 C3.6 replaces Clause C3.6.1 Remaining: Clause 3.6 C3.6.2 – C3.6.5 and C3.6.9										
		WAPC approval required? No	WAPC approval date: N/A									
O3.1 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling .	C3.1 Carports and garages should have a maximum wall height of 2.7m.											
O3.2 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.	C3.2 Carports located within primary setback areas should have a maximum width of 5.5m (internal) or one-third the frontage of the lot , whichever is the lesser.											
O3.3 The design of fences or walls facing the primary street reflects the predominant style of the street .	C3.3 Fences or walls within the primary street setback should be: i. A maximum height of 1.8m above the adjacent footpath level; and ii. Visually permeable 0.75m above the adjacent footpath level.											
O3.4 Development visible from the street is sympathetic to, but not replicate, the style of an existing dwelling , or the predominant character of the streetscape where no dwelling exists.	C3.4 Solid pillars that form part of front fences or walls have a maximum height of 1.8m, or 2m where a decorative capping is incorporated, above the adjacent footpath level, and have a maximum dimension of 0.47m by 0.47m. The pillars are separated by visually permeable fencing in line with C3.5, with the distance between pillars is not less than the height of the pier except where pedestrian gates are proposed.											
Sympathetic design should be achieved through: i. Scale ii. Material and colours iii. Roof design iv. Detailing v. Window size and design.	C3.5 Fences or walls within the primary street setback should contain one or more of the following: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.											

Local Housing Objectives	Deemed to Comply
	C3.6 Single houses and grouped dwellings to address the street (including a communal street or right of way where this is the primary frontage) in accordance with the following: i. the primary entrance to each dwelling must be readily identifiable from the street; ii. provide at least one major opening on the dwelling frontage with an outlook to the street; iii. the floor level matches or is the average of the floor levels of dwelling on either side. iv. the roof pitch of ground and upper floor storeys are 30 – 40 degrees; and v. windows facing the street have a height 1.6 times their width.

APPENDIX 8 THE WILBERFORCE STREET GUIDELINES

INTRODUCTION

The Wilberforce Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

The Wilberforce 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** being 1 – 25 Wilberforce Street (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve of original **dwelling**s;
- Protect and enhance of existing **streetscape character**;
- Retain 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**;
- Ensure 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**.

STATEMENT OF CHARACTER

Located in Mount Hawthorn, the **Character Area** is generally consistent in terms of built form, with the majority of the **dwelling**s 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 **dwelling**s 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**.

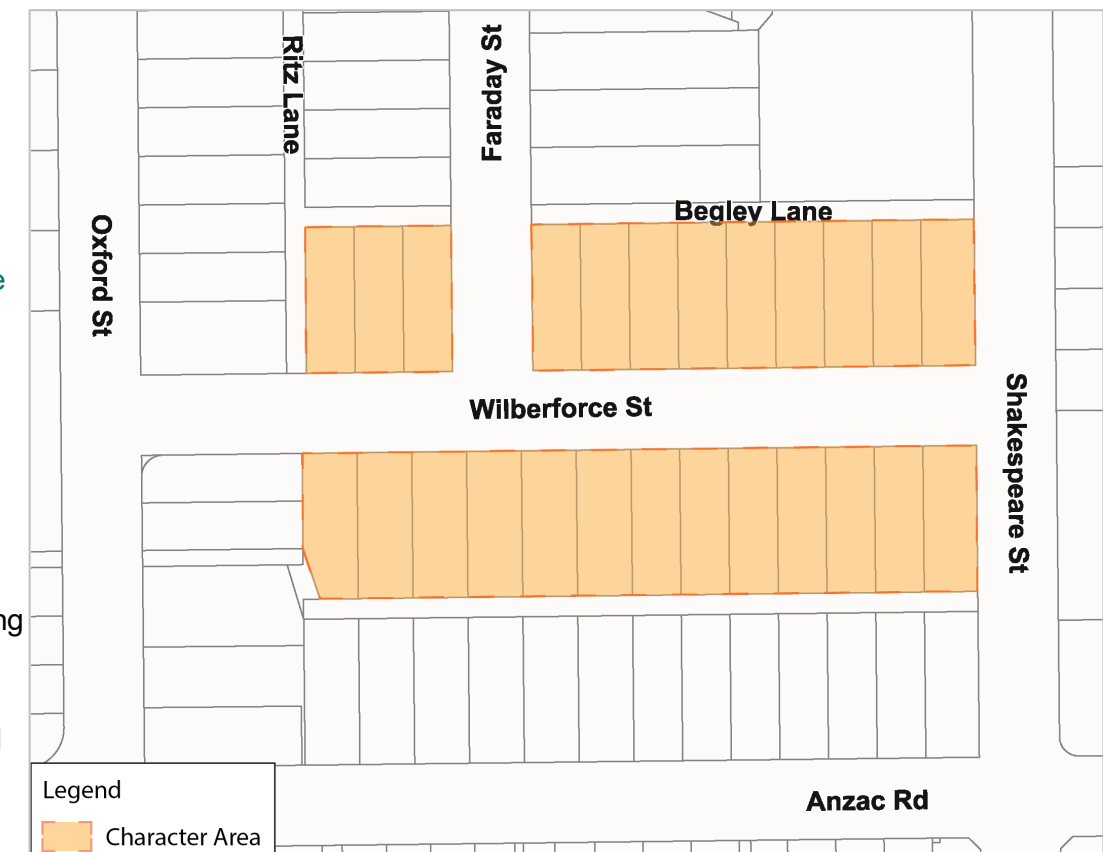
Redevelopment should respect and complement the predominant **character** of the **street**. Additions and alterations that are visible from the **street** should respond to the key architectural features of the **dwelling** on the **lot** and adjoining **character dwellings**.

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; and
- elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.



Local Housing Objectives		Deemed to Comply										
1. Building height												
<u>Part B</u> O1.1 augments Clause 5.1.6 P6	<u>Part B</u> Replaced: C1.1 replaces Clause 5.1.6 C6 Remaining: N/A											
<u>Part C</u> O1.1 augments Clause 3.2 P3.2.1	<u>Part C</u> Replaced: C1.1 replaces Clause 3.2 C3.2.1 Remaining: N/A											
	WAPC approval required? Yes	WAPC approval date: 20 July 2026										
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .	C1.1 Building heights should not exceed 2 storeys, and should meet the following:											
	<table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table>			Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof											
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
2. Street setbacks												
<u>Part B</u> O2.1 augments Clause 5.1.2 P2.1	<u>Part B</u> Replaced: C2.1 replaces Clause 5.1.2 C2.1 (i), (ii) and (iii), and Clause 5.2.1 C1.1 C2.2 replaces Clause 5.1.2 C2.1 iv and C2.4 C2.3 replaces Clause 5.2.1 C1.2 Remaining: Clause 5.1.2 C2.2 and C2.3 Clause 5.2.1 C.3 and C1.4											
<u>Part C</u> O2.1 augments Clause 3.3 P3.3.1	<u>Part C</u> Replaced: C2.1 replaces Clause 3.3 C3.3.1 and C3.3.4 C2.2 replaces C3.3.2 C2.3 replaces C3.3.5 Remaining: Clause 3.3 C3.3.3 and C3.3.6											
	WAPC approval required? No	WAPC approval date: N/A										
O2.1 The setbacks of dwelling s should reflect the predominant streetscape pattern and be consistent with adjacent properties as to not adversely impact the streets character.	C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling s that front the same primary street .											
	C2.2 Notwithstanding C1.1, a porch, verandah or equivalent may have a reduced primary street setback area of 50%, up to the full building width.											
	C2.3 Carports are not located within the primary street setback area , unless: i. No alternative location exists; and ii. A minimum primary street setback 1.5m is achieved; and iii. It does not obstruct views from a major opening of dwelling to the street .											
3. Streetscape												
O3.1 and O3.2 augment Clause 5.2.1 P1.1 O3.3 augments Clause 5.1.2 P2.2	<u>Part B:</u> C3.1 replaces Clause 5.2.1 C1.1 C3.2 replaces Clause 5.2.1 C1.2 C3.3 replaces Clause 5.2.3 C3.1 and C3.2 <u>Part C:</u> C3.1 and C3.2 replaces Clause 3.6.6 C3.3 replaces Clause 3.6.1											
	WAPC approval required? No	WAPC approval date: N/A										

Local Housing Objectives	Deemed to Comply
O3.1 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling. O3.2 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour. O3.3 Development visible from the street is sympathetic to, but not replicate, the style of an existing dwelling, or the predominant character of the streetscape where no dwelling exists. Sympathetic design should be achieved through: - Scale - Material and colours - Roof design - Detailing - Window size and design.	C3.1 Carports and garages should have a maximum wall height of 2.7m. C3.2 Carports located within primary setback areas should have a maximum width of 5.5m (internal) or one-third the frontage of the lot, whichever is the lesser. C3.3 Single houses and grouped dwellings to address the street (including a communal street or right of way where this is the primary frontage) in accordance with the following: - the primary entrance to each dwelling must be readily identifiable from the street; - provide at least one major opening on the dwelling frontage with an outlook to the street; and - the floor level matches or is the average of the floor levels of dwelling on either side.

APPENDIX 9 THE ORANGE AVENUE AND HOPE STREET GUIDELINES

INTRODUCTION

The Orange Avenue and Hope Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

The Orange Avenue and Hope 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** being **numbers 1 – 24 Orange Avenue and 2 – 16 Hope Street** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve original **dwellings**;
- Protect and enhance the existing **streetscape character**;
- Encourage **passive surveillance** and neighbour and community interaction;
- Encourage a high standard of architectural and sustainable design approaches for new **development**;
- Encourage a high standard of architectural and sustainable design approaches for alterations and additions to existing development;
- Encourage **development** that acknowledges existing **character** features and valued **streetscape** elements;
- Ensure **development** does not visually dominate the **streetscape** or mimic the style of original **dwellings**;
- Ensure the absence of visually intrusive car parking structures; and
- Ensure new **development** responds appropriately to the rhythm of the **streetscape** by maintaining:
 - Front setback patterns; and
 - Consistent scale and bulk in relation to the original **streetscape** pattern.

STATEMENT OF CHARACTER

Located in Perth, the **Character Area** is generally consistent in terms of built form, with the majority of the **dwellings** being original to the **street** and in good condition. This includes excellent examples of **character dwellings**, and alterations and additions from different eras, dating back from the turn of the century.

With the build out of residences within the streets occurring from 1906 onwards, the **Character Area** reflects early European settlement within the Perth Metropolitan Region, as well as Perth's layered cultural history.

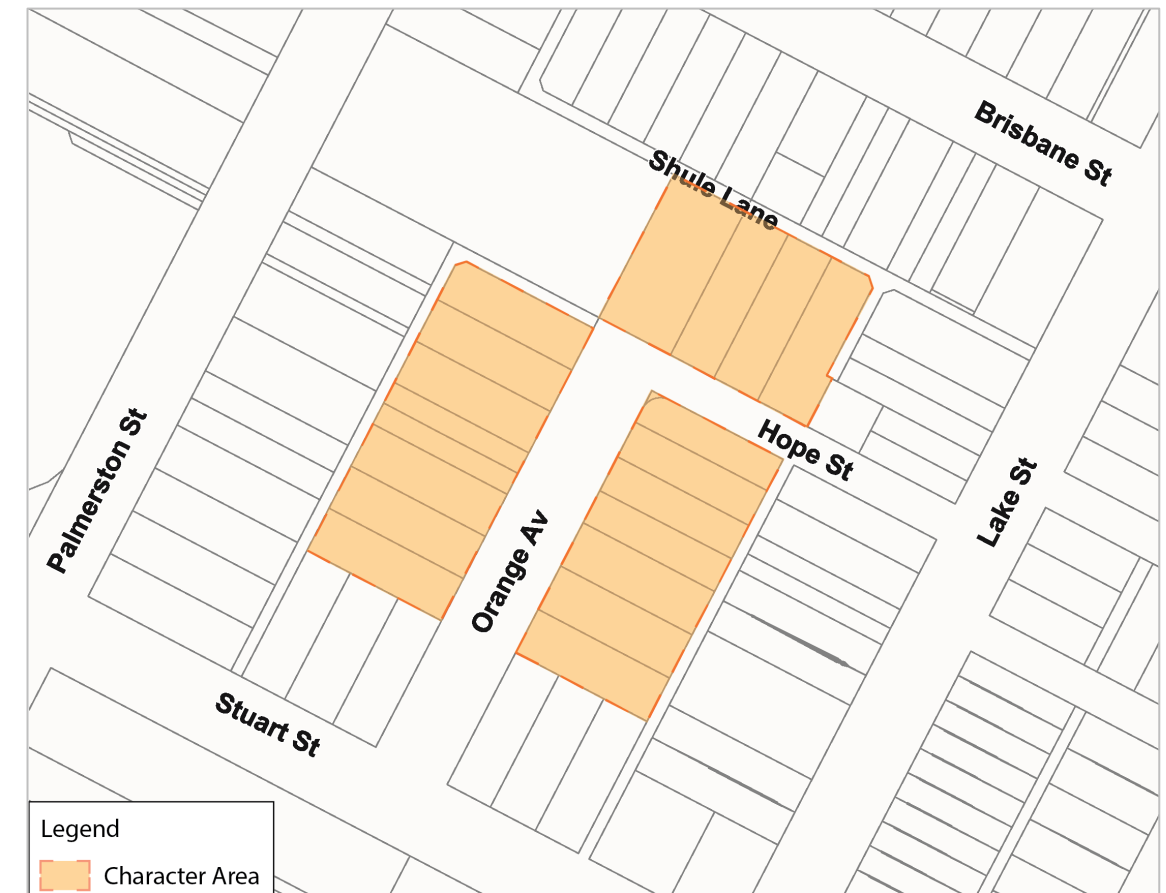
Owing to the unique transection of Orange Avenue and Hope Street and more contemporary **development** which has occurred on this aspect, the **character** of the area has been impacted both positively and negatively by **development** occupying this portion of the **streetscape**. While contextually responsive alterations and additions have strengthened the **character** of the area, new **development** that poorly mimics original **dwellings** has had a negative impact. 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;
- **Character dwellings** with **verandahs** and original chimneys;
- Contextually responsive alterations and additions;
- Minimal car parking structures; and
- Prevalence of front gardens and Chinese tallow **street** trees.

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; and



LOCAL PLANNING POLICY — CHARACTER AREA GUIDELINES



- Elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.

Local Housing Objectives	Deemed to Comply											
1. Building height												
O1.1 augments Clause 3.2 P3.2.1	Replaced: C1.1 and C1.2 replace Clause 3.2 C3.2.1 Remaining: N/A											
	WAPC approval required? Yes	WAPC approval date: 20 July 2026										
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .	C1.1 Building heights should not exceed 2 storeys, and should meet the following: <table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table>			Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof											
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
	C1.2 Loft additions are contained wholly within the existing roof space of the dwelling .											
2. Street setbacks												
O2.1 – O2.3 augment Clause 3.3 P3.3.1	Replaced: C2.1 and C2.2 replace Clause 3.3 C3.3.1 C2.3 replaces C3.3.2 C2.4 replaces C3.3.1 C2.5 replaces C3.3.4 C2.6 replaces Clause 3.3.5 Remaining: Clause 3.3 C3.3.3 and C3.3.6											
	WAPC approval required? No	WAPC approval date: N/A										
O2.1 The setbacks of dwelling s should reflect the predominant streetscape pattern and be consistent with adjacent properties as to not adversely impact the streets character .	C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling s that front the same primary street .											
O2.2 Walls above the ground floor should be adequately set back to maintain the predominant single storey appearance of the streetscape .	C2.2 Upper floor/s are located 3.5m behind the predominant ground floor dwelling alignment or behind the apex of the roof (whichever is greater). This excludes any balcony contained within the roof form.											
O2.3 Residential parking and associated structures are located and designed as to minimise their visibility from the street and not obstruct the predominant character elements of the dwelling .	C2.3 Notwithstanding C2.1, a porch, verandah or equivalent has a primary street setback of the average of the two directly adjoining verandahs or porches on either side of the subject property.											
	C2.4 Balconies contained within the roof form may project 1.5m forward of the primary street setback line.											
	C2.5 Garages to be located at the rear of the lot .											
	C2.6 Carports are located behind the primary street setback .											
3. Streetscape												
O3.1 augments Clause 3.6 P3.6.1	Replaced: C3.1 replaces Clause 3.6 C3.6.3 Remaining: Clause 3.6 C3.6.1, C3.6.2 and C3.6.4 – C3.6.9											
	WAPC approval required? No	WAPC approval date: N/A										
O3.1 Development visible from the street is sympathetic to, but not replicate, the style of an existing dwelling , or the predominant character of the streetscape where no dwelling exists.	C3.1 New dwelling s should include a porch, verandah or similar that is a minimum depth of 2m and cover the entirety of the front facade of the dwelling .											
Sympathetic design should be achieved through: i. Scale ii. Material and colours iii. Roof design iv. Detailing v. Window size and design												

APPENDIX 10 LACEY STREET GUIDELINES

INTRODUCTION

The Lacey Street Character Area (**Character Area**) is recognised for making a positive contribution towards the built **character** of the City of Vincent (City).

The Lacey 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** being numbers 226 Stirling Street, 5 – 32 Lacey Street, 25 and 33 Brisbane Street, 72 and 84 Brewer Street (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- Retain and conserve original **dwellings**;
- Provide design guidance to ensure new **development** and alterations and additions to existing **buildings** conserve and enhance the **character** significance of the **Character Area** whilst not adversely affecting the significance of neighbouring **dwellings**;
- Retain the uniformity in **lot** sizes to ensure the rhythm of the traditional **streetscape** is not eroded;
- Maintaining the absence of interruptions to the **streetscape** by restricting car storage and **driveways** in the front setback;
- Ensure front fences, if required, are low height or open style and are consistent with the precinct in terms of materiality and colour; and
- Encourage a high standard of architectural and sustainable **building** design for new **development** and alterations to contributory **buildings**.

STATEMENT OF CHARACTER

Located in Perth, Lacey **Street** was subdivided in the late 1890s as a residential area and to date, maintains its original housing stock constructed between 1900 and 1920. The use of some **buildings** differ from their original residential intention. The **street**, however, maintains a residential **amenity** and appearance.

The key characteristics of Lacey **Street** are:

- Narrow road reserve.
- Uniform front setbacks.
- Non-parallel side setbacks.
- Consistent architectural styles.
- Intact single storey **streetscape**.
- Infrequent **driveway** interruptions to **frontages**.
- Uniform **lot** sizes (average 302m², 24.6 metres deep with a 12.3 metre **frontage**).
- Majority of properties are unfenced; existing fences are generally low-level picket/brick or tubular steel and wire fencing.
- Generally, well-kept front private gardens.
- Consistent roof forms many with **street** facing gables.
- Lack of on-site parking creates a premium for on-**street** parking.
- On-**street** parking prohibits two-way traffic.
- Setbacks prohibit **garages** and **carports**.
- Gateway properties are inconsistent with the uniformity of Lacey Street properties (No. 25 Brisbane Street, No. 33 Brisbane Street, No. 72 Brewer Street, rear of No. 1/266 Stirling Street, No. 84 Brewer Street and No. 25 Lacey Street).



LOCAL PLANNING POLICY — CHARACTER AREA GUIDELINES



PURPOSE

The purpose of these guidelines are to conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Character Area. These guidelines identify those contributory **buildings** are to be retained and that alterations and additions to these **buildings** are carried out in a way which respects the integrity and aesthetic value of the **streetscape**, whilst also illustrating innovative architectural and sustainable design excellence.

SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

Level of Significance	Description	Desired Outcome
Contributes	Contributes to the significance of the Character Area .	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the guidelines.
Does not contribute	Does not contribute to the significance of the Character Area .	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in accordance with the guidelines.

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; and
- elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.

Local Housing Objectives	Deemed to Comply
1. Demolition	
O1.1 There is a presumption against demolition of a Contributory Place. In circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification for it.	C1.1 Front two rooms of a Contributory Place are to be retained.
<i>Note: 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 or grouped dwelling where the structure is not affected by heritage legislation. Clause 1 has been included as to encourage the retention of the character homes on Lacey Street.</i>	
2. Conservation	
O2.1 Contributory Places retain their original or most significant stage of appearance and any restoration work to match that appearance is based on photographic, archival and physical evidence.	
3. Building height	
Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of Lacey Street. New development should not visually intrude on contributory places or the overall streetscape and are consistent and complement the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.	
<u>Volume 1</u> O3.1 – O3.3 augment Clause 3.2 P3.2.1	<u>Volume 1</u> Replaced: C3.1 and C3.2 replace Clause 3.2 C3.2.1 Remaining: N/A <u>Volume 2</u> Replaced: C3.1 and C3.2 replace Clause 2.2 A2.2.1 Remaining: N/A
	WAPC approval required? Yes
	WAPC approval date: 20 July 2026

Local Housing Objectives		Deemed to Comply										
O3.1 Development does not visually dominate the streetscape and maintains the single storey streetscape. O3.2 New development reflects the dominant building forms in the street, including roof forms and building proportions, in the new building design. O3.3 Replacement buildings on the gateway sites are sympathetic to the built form and character of Lacey Street.		C3.1 Building heights should not exceed 2 storeys, and should meet the following: <table><tr><td>Concealed or skillion roof</td><td colspan="2">Pitched, hipped or gabled roof</td></tr><tr><td>Maximum building height</td><td>Maximum height of wall</td><td>Maximum total building height</td></tr><tr><td>8m</td><td>7m</td><td>10m</td></tr></table> C3.2 New development should respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling should match the street's typical single storey wall height.		Concealed or skillion roof	Pitched, hipped or gabled roof		Maximum building height	Maximum height of wall	Maximum total building height	8m	7m	10m
Concealed or skillion roof	Pitched, hipped or gabled roof											
Maximum building height	Maximum height of wall	Maximum total building height										
8m	7m	10m										
4. Street setbacks												
Intent: As per building height. <i>Volume 1</i> O4.1 – O4.4 augment Clause 3.3 P3.3.1 and P3.3.2		<i>Volume 1</i> Replaced: C4.1 – C4.3 replaces Clause 2.3 A2.3.1 Remaining: Clause 3.3 C3.3.2, C3.3.3 and C3.3.6 <i>Volume 2</i> Replaced: C4.1 – C4.3 replaces Clause 2.3 A2.3.1 Remaining: N/A WAPC approval required? No WAPC approval date: N/A										
O4.1 Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape. O4.2 Development maintains the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape. O4.3 Those frontages to Lacey Street of non-contributory sites should mass an upper storey as so that it is visually recessive from the sightline of the Lacey Street streetscape. O4.4 Those frontages to Lacey Street of non-contributory sites should be treated in accordance with the intent and principles of these setback requirements to ensure continuity in the rhythm of setbacks in Lacey Street.		C4.1 The front setback is no less or more than the average setback of the adjoining two dwellings on both sides. C4.2 Above ground level extensions to contributory places should be setback behind the apex of the roof of the retained dwelling, with complimentary roof forms and building massing. C4.3 Garages and carports are located behind the existing setback. C4.4 Buildings, including outbuildings, garages and carports are setback from at least one side boundary.										
5. Subdivision												
Intent: The Lacey Street layout and subdivision pattern are an important part of its character. Subdivision or amalgamation of lots has the potential to irreversibly alter the character of the Character Area and as such is discouraged.												
O5.1 Subdivision and Amalgamation should maintain the consistency and regularity of lot sizes on the street and should affect the setting and visual prominence of contributory places in the area. O5.2 Original lot sizes remain apparent in the Character Area. O5.3 Subdivision or amalgamation of lots should not increase the number of crossovers for the original lot.		No deemed to comply standard.										
6. Streetscape												
Intent: The treatment of fences within the front setback area has a significant impact on the streetscape. Retaining uniformity in scale and proportions of front fences, gates and walls will allow visual transparency between homes and the streetscape which is critical to maintain the character of Lacey Street.												

Local Housing Objectives	Deemed to Comply
<i>Volume 1</i> O6.1 augments Clause 3.6 P3.6.4	<i>Volume 1</i> Replaced: C6.1 replaces Clause 3.6 C3.6.7 Augment: C6.2 – C6.4 augment Clause 3.6 C3.6.1 Remaining: Clause 3.6 C3.6.1 – 3.5.6 and C3.6.8 and 3.6.9 <i>Volume 2</i> Replaced: C6.1 replaces Clause 3.6 A3.6.6 Augment: C6.2 – C6.4 augment Clause 4.6 A4.10.1 Remaining: Clause 3.6 A3.6.1 – A3.6.5 and A3.6.7 – A3.6.9 Clause 4.10 A4.10.2 – A4.10.6 WAPC approval required? No WAPC approval date: N/A
O6.1 Fences maintain and enhance the openness of the streetscape .	C6.1 Front fences within the front setback area should be solid up to 0.75m and visually permeable above to a maximum of 1.2m. C6.2 Materials and colours for new additions should be selected with reference to the prevailing contributory character of the Character Area. C6.3 Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes.
7. Access Intent: Lacey Street is characterised by homes with narrow frontages, where traditional lawn, flowerbed and simple cottage gardens were the norm. Maintaining these garden styles with minimal pavement will ensure for a pleasing outlook to and from the street.	
N/A	<i>Volume 1</i> Replaced: C7.1 replaces Clause 3.7 C3.7.3 (i) and (ii) Remaining: Clause 3.7 C3.7.1, 3.7.2 and C3.7.4 – aC3.7.13 <i>Volume 2</i> Augmented: C7.1 augments Clause 3.8 A3.8.6 Remaining: All standards WAPC approval required? Yes WAPC approval date: 20 July 2026
No Local Housing Objective.	C7.1 Driveways are no more than 3m wide.
8. Trees and landscaping Intent: As per access.	
<i>Volume 1</i> O8.1 – 8.3 augment Clause 1.2 P1.2.2	N/A WAPC approval required? No WAPC approval required? No
O8.1 Residential amenity is maintained by strengthening the visual connection to front gardens.	No deemed to comply standard.
O8.2 Paved areas in front of dwellings are minimised.	
O8.3 Significant landscaping is retained, and new trees are planted wherever possible.	

APPENDIX 11 THE AUCKLAND STREET GUIDELINES

INTRODUCTION

The Auckland Street Character Area (**Character Area**) is recognised for making a positive contribution towards the 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** being **numbers 48 – 81 (excluding 80) Auckland Street** (refer to adjacent map).

OBJECTIVES

The objectives of these guidelines are to:

- 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**;
- Maintain the existing built form **character** with its openness to the **street**.
- Retain appropriate mature trees wherever possible;
- Encourage **passive surveillance** and neighbour and community interaction; and
- Encourage a high standard of architectural and sustainable design solutions for new **development** and additions to existing **development**.

STATEMENT OF CHARACTER

Located in North Perth, the **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 1,010sqm **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 **dwelling**s 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 **dwelling**s. 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 **dwelling**s with **verandahs**; and
- Prevalence of large front gardens.

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; and
- Elevations showing the proposed **development** and all existing **development** on each **lot** immediately adjoining the land subject to the application.

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.



Local Housing Objectives	Deemed to Comply		
1. Building height			
O1.1 <i>augments Clause 5.1.6 P6</i>	Replaced: C1.1 replaces Clause 5.1.6 C6 Remaining: N/A		
	WAPC approval required? No		WAPC approval date: N/A
O1.1 Development visible from the street is consistent with the existing dwelling’s wall height, or where there is no existing dwelling , is consistent with the street’s typical wall height to maintain the rhythm of the streetscape .	C1.1 Building heights should not exceed 2 storeys, and should meet the following:		
	Concealed or skillion roof	Pitched, hipped or gabled roof	
	Maximum building height	Maximum height of wall	Maximum total building height
8m	7m	10m	
2. Street setbacks			
O2.1 <i>augments Clause 3.2 P3.2.1</i>	Replaced: C2.1 and C2.2 replace Clause 3.2 C3.2.1 Remaining: N/A		
	WAPC approval required? No		WAPC approval date: N/A
O2.1 The setbacks of dwelling s should reflect the predominant open streetscape pattern and be consistent with adjacent properties. O2.2 Walls above the ground floor should be adequately set back to maintain the predominant single storey appearance of the streetscape .	C2.1 Buildings have a ground floor set back from the primary street boundary based on the average setback of the two adjoining dwelling s that front the same primary street .		
	C2.2 Upper floor/s are located 3m behind the ground floor dwelling alignment .		
	C2.3 Notwithstanding C1.1, a porch, verandah or equivalent may have a reduced primary streets setback area of 50%, up to the full building width.		
3. Streetscape			
O3.1 and O3.2 <i>Augments Clause 5.2.3 P2</i>	N/A		
	WAPC approval required? No		WAPC approval date: N/A
O3.1 Buildings to be designed to encourage active use and active surveillance of the front yard by including verandahs , porches or outdoor living areas and by including habitable rooms at the front of the dwelling . O3.2 New development promotes surveillance to the street and promotes neighbourly interaction.	No deemed to comply standard.		
4. Landscaping			
O4.1 and O4.2 <i>Augments Clause 5.3.2 P2</i>	N/A		
	WAPC approval required? No		WAPC approval date: N/A
O4.1 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 dwelling s. O4.2 Existing landscaping within the primary street setback is retained and conserved and new trees are planted wherever possible.	No deemed to comply standard.		



DEFINITIONS

Unless otherwise defined in this Policy, terms used are to be interpreted as defined in the R Codes (Volumes 1 and 2):

Character – The defining attributes of a place or streetscape, including its form, scale, materials, architectural style, and patterns or repetition of elements, which collectively contribute to its significance of character and visual identity.

Character Area – A group of properties that are recognised to collectively form a **streetscape** with defining features and characteristics, which may include form and scale, materiality, style or repetition.

Sympathetic – A design outcome that respects the character of a place or **streetscape**. It does not replicate **buildings** the contribute to the recognised character, nor dominate or intrude upon neighbouring places, and is generally of a similar or lesser scale and proportion.