

Table of proposed modifications – Amendment 4 to Local Planning Policy 7.5.15 – Character Retention and Heritage Areas

	Theme	Advertised Provision	Comment (Attachment 3)	Administration Comment	Proposed Modification										
1.	Guideline Area	<table border="1"> <tr> <td>Guideline Area</td> </tr> <tr> <td>The Boulevard – between Scarborough Beach Road and Anzac Road</td> </tr> <tr> <td>Kalgoorlie Street – between Ashby Street and Anzac Road</td> </tr> <tr> <td>Buxton Street – between Anzac Road and Britannia Road</td> </tr> <tr> <td>Matlock Street – between Anzac Road and Britannia Road</td> </tr> </table>	Guideline Area	The Boulevard – between Scarborough Beach Road and Anzac Road	Kalgoorlie Street – between Ashby Street and Anzac Road	Buxton Street – between Anzac Road and Britannia Road	Matlock Street – between Anzac Road and Britannia Road	Comments 5, 14, 21 and 47	The portion of Buxton Street included in the Guideline area represents a street in transition, with the recent development having significantly moved away from the scale and form of the original character houses. On further review, it is considered that the City’s Built Form Policy is adequate to address any proposals for development in this area.	<p>Amend the Guideline Area as follows:</p> <table border="1"> <tr> <td>Guideline Area</td> </tr> <tr> <td>The Boulevard – between Scarborough Beach Road and Anzac Road</td> </tr> <tr> <td>Kalgoorlie Street – between Ashby Street and Anzac Road</td> </tr> <tr> <td>Buxton Street – between Anzac Road and Britannia Road</td> </tr> <tr> <td>Matlock Street – between Anzac Road and Britannia Road</td> </tr> </table>	Guideline Area	The Boulevard – between Scarborough Beach Road and Anzac Road	Kalgoorlie Street – between Ashby Street and Anzac Road	Buxton Street – between Anzac Road and Britannia Road	Matlock Street – between Anzac Road and Britannia Road
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2.	Application of the Guidelines	Includes a table of the streets included in the Guideline Area.	Comments 22, 24, 27 and 28	<ol style="list-style-type: none"> 1. It is unclear that the Guidelines apply to development that is fronting the primary streets within the Guideline areas and does not apply to corner lots that front secondary streets. 2. The Guidelines do not clearly state that they apply to development that is visible from the street. 	<p>Add a new heading ‘Application of the Guidelines’ and include a new clause as follows:</p> <p><u>The Guidelines apply to development on a lot:</u></p> <ol style="list-style-type: none"> 1. <u>Where the dwelling is fronting the primary street within the guideline area; and</u> 2. <u>Is within the area that is visible from the primary street.</u> 										
3.	Statement of Streetscape Character		Comments 3 and 22	There is no clear Statement of Streetscape Character that clearly defining the prevailing character of the area. This would assist in the application of the Guidelines to achieve desirable development outcomes.	A Statement of Character has been included in the Guidelines.										

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4.	Development Objectives	<p>The advertised version of the Guidelines includes the following objectives:</p> <ul style="list-style-type: none"> Retention of the visual character of the early twentieth century Interwar and California Bungalow style of architecture. New development that responds appropriately and complements the surrounding streetscape through: 	Comment 52	<ol style="list-style-type: none"> Reference to California Bungalows should be removed as there are different styles of architecture within the Inter-War period of architecture. The objectives should reinforce that the guidelines are focussed on development when viewed from the street. Further clarification that contemporary development may be included at the rear of an original dwelling should be included in the Development Objectives. 	<p>Amend the Development Objectives as follows:</p> <ul style="list-style-type: none"> Retention of the visual character of the early twentieth century Interwar and California Bungalow styles of architecture. New development <u>that is visible from the street</u> responds appropriately and complements the surrounding streetscape through:... <p>Add a new objective as follows:</p> <ul style="list-style-type: none"> <u>Development to the rear of an original dwelling where not visible from the street may be contemporary in style while respecting the scale and bulk of the original dwellings;</u>
5.	Street setbacks - C1.2 and C1.3	<p>C1.2 Two storey development is to be located in the middle or rear third of the lot.</p>	Comment 15, 16 and 19	<ol style="list-style-type: none"> The blanket approach proposing a second storey is setback 'in the middle and rear third of the lot' may not produce the best development outcome as it does not allow for a tailored design approach where the original dwelling is retained. There are some good examples within the Guidelines Area where second storey additions are just behind the main ridgeline of the original dwelling. For new second storey development, a 4 metre setback is considered to be more appropriate to reduce the visual impact on the existing single storey streetscape. 	<p>Amend C1.2 and include a new clause C1.3 as follows:</p> <p>C1.2 Two storey development is to be located <u>behind the main ridgeline where the original dwelling is maintained in the middle or rear third of the lot.</u></p> <p>C1.3 <u>The second storey of any new dwelling is to be setback a minimum of 4 metres behind the predominant ground floor building line.</u></p>

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6.	Setbacks of Garages and Carports – C4.5 and C4.7	<p>C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.</p> <p>C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.</p>	Comment 56	<p>1. Clause C4.5 would be better expressed as must respect the existing dwellings predominant colour, scale and materials as direct matching may limit a considered design response.</p> <p>2. Reference to garages in the front setback area in C4.7 should be removed as garages are not permitted in the front setback area.</p>	<p>C4.5 Garages and carports must match <u>respect</u> the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.</p> <p>C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.</p>
7.	Building height – C3.1	<p>C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights:</p> <ul style="list-style-type: none"> • Top of external wall: 7 metres • Top of concealed wall: 8 metres • Top of pitched roof: 10 metres 	Comment 57	The inclusion of 'concealed roof height' conflicts with clause C7.5 which requires new development to have a roof pitch consistent with the prevailing character dwellings.	<p>Amend C3.1 as follows:</p> <p>C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights:</p> <ul style="list-style-type: none"> • Top of external wall: 7 metres • Top of concealed wall: 8 metres • Top of pitched roof: 10 metres

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8.	Street Walls and Fences - C6.1, O6.1 and C6.9	<p>C6.1 The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level;</p> <p>C6.5 The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level;</p> <p>O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style, of the street.</p>	Comment 53	<ol style="list-style-type: none"> 1. Clause C6.1 should also apply to any fence within the front setback area, which may also include the side boundary fence. 2. Further clarification is required that 'predominant style' refers to the original street fences not new fence styles. 3. There is no guidance within the Policy that includes suitable materials for fences that are visible from the street. The inclusion of materials that reflect the predominant fences will provide greater clarity and seek cohesive design outcomes. 	<p>Amend clause C6.1 as follows: C6.1 The maximum height of new fences facing the street <u>within the front setback area</u> is to be 1.2 metres above the adjacent footpath level;</p> <p>Amend clause O6.1 as follows: O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style, of the street. <u>New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street.</u></p> <p>Include a new clause C6.9 as follows:</p> <p><u>C6.9</u> <u>The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences to original dwellings in the street:</u></p> <ol style="list-style-type: none"> i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

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9.	General Building Design – O7.1, O7.2, C7.2 and C7.3 (prevailing character)	<p>O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.</p> <p>O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.</p> <p>C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.</p> <p>C7.3 Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.</p>	Comment 54	<ol style="list-style-type: none"> 1. It is unclear that ‘existing dwellings’ refers to the original character dwellings and not new dwellings. 2. The Guidelines are not clear that the prevailing character to be retained is that of the ‘original’ dwellings. 	<p>Amend clause O7.1 and remove clause O7.2 as follows:</p> <p>O7.1 New development is sympathetic to and complements the character of the existing <u>original</u> dwellings within the streetscape, <u>avoiding unsympathetic scale, mass and materials.</u></p> <p>O7.2— New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided. Amend clauses C7.2 and C7.3 as follows:</p> <p>C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials <u>of the original dwellings</u> of the streetscape.</p> <p>C7.3 Additions to an existing <u>character</u> dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing <u>original dwellings in the</u> streetscape.</p>

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10.	General Building – C7.5 (roof pitch)	C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.	Comment 55	<ol style="list-style-type: none"> 1. Stating roof pitch to be between 30 – 40 could be challenged as it is noted that some Interwar period dwellings do have a lower roof pitch. This would be better expressed by referencing the existing dwellings roof pitch. 2. The Guidelines fail to address roof pitch for carparking structures. 3. The Guidelines do not clearly state that they apply to roof structures that are visible from the street. 	<p>Amend clause C7.5 as follows:</p> <p>C7.5 <u>The roof pitch for new carports, new dwellings and additions to upper storeys visible from the street is to be between 30 degrees and 40 degrees is to be consistent and respectful of the existing dwellings roof pitch and for new buildings respectful and consistent with the predominant roof pitches of character dwellings in the street.</u></p>
11.	Landscaping		Comment 58	The quality of the area is strengthened by the landscaping. The inclusion of a statement of the landscaping would provide guidance to the owners in the area.	<p>Include new clause O8.1 and O8.2 as follows:</p> <p><u>O8.1</u> <u>Existing trees on a site, especially mature trees, to be preserved wherever possible.</u></p> <p><u>O8.2</u> <u>The front setback area should be developed as a predominantly soft landscaped garden. The planting of low shrubbery and traditional open garden styles I encouraged.</u></p>
12.	General terminology.		Comment 59	Where the term complement is used throughout the Guidelines it is recommended that the term respect is also used. To complement the existing dwelling and to respect the existing dwelling will ultimately be assessed by an informed and professional opinion and both terms strengthens the development objectives of the character retention guidelines.	The Guidelines be amended throughout to include reference to new development respecting the existing dwelling.