

Brookman and Moir Streets Development Guidelines - Summary of Submissions

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love?</i>			
1.	Front gardens and their variety of styles.	1	Noted, this is included in the draft policy.	No modification.
2.	Existing drive-ways are suitable, do not want more. Grassed areas in the front setback may be a suitable alternative.	1	Noted, this is included in the draft policy.	No modification.
3.	Front facades and gardens.	2	Noted, this is included in the draft policy.	No modification.
4.	Streetscape.	3	Noted, this is included in the draft policy.	No modification.
	<i>What elements of buildings or buildings design would you like to see more of in your area?</i>			
5.	A return to open concept community village where fences and walls are not apparent.	2	The guidelines cannot remove structures that have been approved prior to their existence. The guidelines seek to maintain the heritage streetscape by seeking traditional features in redevelopment.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
6.	Streetscape preservation.	3	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	No modification.
	<i>What elements of buildings or building design do you think is 'out of character' with the area?</i>			
7.	High front walls	1	Noted.	No modification.
8.	Double storey extensions.	2	Noted, the existing planning framework limits height in this area to two storeys which is proposed to be maintained. The policy is proposed to be modified to clarify that two storeys at the front of a property is not in line with the objectives.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
9.	High voltage power lines.	2	Noted.	No modification.
10.	Car parking within the front garden.	3	The current policy prohibits parking in the front setback.	No modification.
11.	Two-storey development within the precinct is not in keeping with the 'modest, working-class' nature of the historic housing of the precinct.	4	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	No modification.
	<i>What would you like to see changed in the guidelines?</i>			
12.	These should remain pragmatic and allow a negotiated outcome	1	Noted. This is how the revised Policy has been drafted.	No modification.
13.	Provision for solar panel placement which is not visible from the street	2	Noted. This is required through the heritage listing.	No modification.

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14.	Electric vehicle charging options	2	Since this is a public realm idea, it cannot be implemented through this planning policy. This may be an option once underground power is installed.	No modification.
15.	Prevent commercial use of the properties (particularly short stay accommodation) – the heritage is residential.	3	The City has recently introduced a policy specifically to address these issues. While the land use itself is not restricted, please advise the City of any arising or ongoing impacts on the amenity of the area.	No modification.
16.	The guidelines are in need of review, since they did not prevent the 2-storey development that has been approved within the precinct.	4	The policy was never intended to completely prohibit 2-storey development. It was intended to protect the view from the street from imposing and out-of-scale development. This has been maintained.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
17.	<p>The guidelines strengthened, with no loopholes or ambiguity, in particular pertaining to 2 level additions, but also maintaining the general working class appeal of The Precinct. I sincerely hope there is no intention to relax the guidelines to something superficial.</p> <p>Concerned the current guidelines have very little that can be enforced other than complete demolition</p> <p>opportunity to be progressive in preserving the homogenous, modest, single story workers cottages, beyond that of the front façade</p>	5	Planning policy operates by providing options and discretion for all decisions, including building height. The policy has been strengthened to cover 2-storey additions, and that they should not be visible from the street, however, it still allows for 2-storey additions at the rear of properties.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
<i>Do you have any general comments to make on the guidelines?</i>				
18.	Underground the power.	2	The City is undertaking an undergrounding power program, this area is not included but we will request Western Power to investigate.	No modification.
19.	Safety of the street parked cars are a concern.	2	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
20.	The guidelines have sought to remove vehicles from the streetscape however in some instances there is new parking in front setbacks – an alternative should be considered and ensure resident on-street parking and space for electronic vehicle infrastructure.	3	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

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21.	The cultural heritage of the area is family homes, allowing two storey additions which are not visible from the street is important to conserve the cultural heritage and family nature of the street.	3	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
22.	The heritage architect who drafted the current development design guidelines has stated that he did not think that a 2 storey development would ever be considered within the precinct, given it consists exclusively of single storey, row housing; and that the scale of the housing is explicitly and repeatedly referred to in the guidelines as an intrinsic feature of the housing within the precinct.	4	The existing planning framework limits height in this area to two storeys which is proposed to be maintained. The policy has been strengthened to cover 2-storey additions, and that they should not be visible from the street, however, it still allows for 2-storey additions at the rear of properties.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
23.	<p>Before this unique precinct is lost to total gentrification, The City of Vincent has the opportunity to be progressive in preserving the homogenous, modest, single story workers cottages, beyond that of the front façade. After discussions for a recent planning application, the modest size of these houses appears to be overlooked in preference of providing the modern amenity of larger homes found in suburbia. There doesn't appear to be any value placed on the origins of their cultural heritage, and why decades ago people campaigned to maintain this area as an intact precinct.</p> <p>I have a strong belief that the heritage of the precinct goes beyond the built form of the street facades, it has a rich cultural heritage of working class accommodation, for both the emerging city of Perth and workers for the WA goldfields. I don't want the uniqueness of this modest housing estate to disappear as if the streets were like any other within the City of Vincent. I don't want modest to be a subjective term, it currently appears, after its last interpretation for a planning application, to be anything smaller than a mansion.</p>	5	<p>These are all valid points that are reinforced in the draft policy. However, planning guidance should not only protect the heritage aspects, but also respond to current needs. In the context of Brookman/Moir, the draft policy is clear about the scale of dwellings when viewed from the street, and it is clear that the existing dwelling must be retained. It is not as simplistic as protecting just the front façade.</p> <p>In the City's opinion, the draft policy does not diminish the uniqueness of the precinct in any way. It was never the intent of heritage listing to keep the property in its exact state forever. The heritage listing is there to protect the key elements that are valuable while allowing for creative and respectful improvements. Some flexibility is required to keep heritage listed areas well-maintained and in high demand. If heritage areas are too strict and allow no changes, we would likely see them lost at a faster rate as there would be minimal demand for listings.</p> <p>It should also be noted that planning policy must be subjective by the legislative power given to it through the Local Planning Scheme. The weight applied to a planning policy has been the subject of many appeals, even when it is written apparently without discretion. These precedents also change over time, so it is important to update policy to match.</p>	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

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<p>Championing working class accommodation may be an unpopular but it's largely forgotten or dismissed as an unimportant part of our built heritage, so long as we favour more grander residences & commercial buildings. Our State heritage listing notes how rare & unique the working class houses in Moir & Brookman Streets are both in WA and Australia, built as an 'estate' alongside Lake Street's Bakers Terrace.</p> <p>It should also be noted, the 2 streets gained their State Heritage Listing in 2007, having previously been listed on both the City of Perth then City of Vincent Municipal Registers, so there has been a level of protection for decades. But a comment made by sitting Council in recent times, regarding reviewing the guidelines, seemed to infer that the current loose mandates no longer reflect what current owners wanted when it came to developing their properties. When buying a heritage property no matter how modest, we should understand that whilst it is out home we are custodians of something unique that has great historical merit for future generations.</p>		<p>In the draft policy, the 'local housing objectives' will be heavily relied on for any future development applications. All applications will need to meet these objectives, but they may attempt to do so in any number of ways. It will then be up to the decision-maker to determine whether a proposal is in line with the objectives.</p>	

Highgate Design Guidelines - Summary of Submissions

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love?</i>			
1.	Tuck pointing, buildings that pay homage to the late 1800's and early 1900's.	1	The immediate design guideline area does not include heritage dwellings built in the late 1800's and early 1900's. The area includes distinct character features sought in the design guidelines.	No modification.
2.	The streetscapes are in harmony and provide local people and visitors with a unique and pleasing aesthetic.	2	The building envelopes in the design guideline area are consistent however there is a variety of homes built within the last 30 years. The existing planning framework has suitable controls to maintain the building envelopes and seek development that recognises the context of the area.	The design guidelines are recommended to be revoked.
3.	The village feel of the neighbourhood.	3	Noted.	No modification.
4.	Multiple storey houses and quiet street.	4	Noted.	No modification.
	<i>What elements of buildings or buildings design would you like to see more of in your area?</i>			
5.	Buildings which pay homage to the late 1800's and early 1900's	1	The immediate design guideline area does not include heritage dwellings built in the late 1800's and early 1900's. The area includes distinct character features sought in the design guidelines.	No modification.
6.	Development kept to a minimum to maintain the character and amenity of the area	2	The existing planning framework limits height in this area to two storeys which is proposed to be maintained.	No modification.
7.	Solar access for solar power generation.	3	Solar access is provided for in the R Codes.	No modification.
8.	Higher density.	4	The density code for this area is set by the local planning scheme and is not proposed to change in this review.	No modification.
9.	Streets that are greener, more tree coverage.	5	The City's Greening Plan 2018-2023 seeks to increase tree canopy in the public realm. The City's Built Form Policy which applies to this area provides for increased landscaping, these provisions are not proposed to change as part of the review.	No modification.
	<i>What elements of buildings or building design do you think is 'out of character' with the area?</i>			
10.	Anything modern looking; Brick facade unless it's tuck pointed	1	Noted.	No modification.
11.	Apartment complexes which do not add character	2	Noted.	No modification.

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12.	Houses which are not maintained	3	The City cannot enforce the maintenance of private properties through local planning policy.	No modification.
13.	Open carports with roller doors are unusual in an inter-city area with high crime rate	4	The current policy provides for car parking to be provided on site and provides the option for these to be enclosed. This would be carried on through the Built Form Policy.	No modification.
14.	High strata density are out of character and take up street parking.	5	High density areas are outside of this guideline area and subject to separate planning controls. While developments should be allowing for parking on-site if it's needed, street parking is available for all users, residents, visitors and businesses as long as they are compliant with signage.	No modification.
<i>What would you like to see changed in the guidelines?</i>				
15.	Any changes should not impact the ability for residents to enjoy the local amenities of the area including local businesses and events	2	Noted.	The design guidelines are recommended to be revoked.
16.	The guidelines are redundant as all of the houses are built in accordance with the guidelines.	3	Noted.	The design guidelines are recommended to be revoked.
17.	<p>These should be updated and should not stifle current best practice or innovation in modern design.</p> <p>Brick paved roads, red masonry roof tiles, gables and non-native species are outdated and almost unfashionable.</p> <p>Carports should be able to be converted into closed safe area.</p> <p>Fencing is to be 50% transparent however these become no longer transparent where plants are grown to fill the space.</p>	4	<p>The Built Form Policy provisions allow discretion to be applied and do not stifle innovation where it meets the objectives.</p> <p>Where landscaping does not obscure vehicular access sightlines it is appropriate to use in fencing.</p>	No modification.

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>Do you have any general comments to make on the guidelines?</i>			
18.	Maintain the design, amenities and character of the area, it is unique and beautiful	2	Noted, this can be achieved by the Built Form Policy.	The design guidelines are recommended to be revoked.
19.	Dwelling fronting Harold Street should not have vehicular access from Plunkett Street	3	Noted, this can be achieved by the Built Form Policy.	The design guidelines are recommended to be revoked.
20.	Plunkett Street is dated with gable roofing, brick paved streets and European tree species that struggle to survive through the summer. Design should reflect a modern appearance including the tree species	4	Noted, this can be achieved by the Built Form Policy.	The design guidelines are recommended to be revoked.
21.	Concern about character listing - Impact on future renovations/improvements	5	Noted, not recommended.	The design guidelines are recommended to be revoked.

Lacey Street Design Guidelines - Summary of Submissions

	Comment	Submitter	Administration Comment	Recommended Modification
	<i>The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love?</i>			
1.	The uniformity of the houses and their character - and the size of the blocks.	1	Noted, this is controlled through the guidelines and the local planning scheme.	No modification.
2.	The intact workers cottages. The front rooms, facades and shape of the houses should be retained.	2	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
3.	Tuck-pointed brickwork, lacework on bullnose verandas and chimneys are all features that make Lacey Street special.	3	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
4.	Representation of a specific period of Perth culture and history, showcasing working class houses. Unity in the designs, the houses all being variations of 3 designs. The low fences facilitate a community experience and the verandahs provide outside recreation areas open to the street.	4	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
	<i>What elements of buildings or buildings design would you like to see more of in your area?</i>			
5.	Retention of character windows and doors with leadlights - or replacing modern features with more sympathetic character features.	1	Noted. This is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
6.	Light poles which match the character of the street.	2	Noted, the light poles are not part of the consideration of this review as they are public infrastructure, however this will be considered during undergrounding of power.	No modification.
7.	Underground power.	2	This area is included in the underground power program.	No modification.
8.	Reinstatement of verge gardens	2	Noted. This is included in the draft policy.	No modification.
9.	Reinstatement of original features	3	Noted. This is included in the draft policy.	No modification.
10.	Low fences and front verandahs which increase interaction.	4	Noted. This is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

	Comment	Submitter	Administration Comment	Recommended Modification
11.	<p>The physical fabric is of a consistent scale and the street presentation as such should remain.</p> <p>The verandahs and front 2 rooms should definitely be retained but beyond that alterations can be permitted to ensure the street remains relevant and occupied as it is today.</p>	5	Noted. This can only be achieved with a heritage listing.	Recommended to advertise Lacey Street as a heritage area.
<i>What elements of buildings or building design do you think is 'out of character' with the area?</i>				
12.	<p>The fencing surrounding some properties and positioning of solar panels on the front of properties are not sympathetic to the existing character properties.</p> <p>The commercial properties that have rear access on Lacey Street detract from the character of the street and given that traffic flow and parking in the street is limited - any further non-residential or larger scale development would only worsen the exiting congestion problems. Large trucks delivering goods to the commercial properties frequently park in the street while they are unloading - blocking the traffic.</p>	1	Noted. Please contact the City's Rangers if there are any parking and access issues in future. The commercial properties have their own requirements in the draft policy that are intended to complement the streetscape character.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
13.	Concrete verges	2	The policy cannot prohibit concrete, but soft landscaping is included as a 'deemed-to-comply' provision.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
14.	Power poles	2	Noted. Power poles are planned for removal through the underground power program.	No modification.
15.	Solar panels viewed from the street (acknowledging that there are limited alternatives)	3	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
16.	High fences	4	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

	Comment	Submitter	Administration Comment	Recommended Modification
17.	Visually obtrusive second storeys.	4	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
<i>What would you like to see changed in the guidelines?</i>				
18.	Firmer protection of the heritage aspects of the street and no modern large scale developments for such small blocks which may dwarf existing properties.	1	This can only be achieved with a heritage listing	Recommended to advertise Lacey Street as a heritage area.
19.	The existing guidance should not be removed.	2	Noted. Existing guidance is not being removed but must be rewritten to provide for discretion and unique circumstances.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
20.	Prohibit concrete verges and include trees and gardens instead.	2	The policy cannot 'prohibit' anything, but soft landscaping is included as a 'deemed-to-comply' provision.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
21.	Single storey streetscape;	3	Noted, this is included in the draft policy.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.
22.	Prohibition of demolition; and	4	This can only be achieved with a heritage listing.	Recommended to advertise Lacey Street as a heritage area.
23.	The street should be heritage listed	4	Noted, the City is recommending to advertise a heritage listing to gauge community interest.	Recommended to advertise Lacey Street as a heritage area.
24.	Means of parking vehicles should be permitted within the front setback providing it is unobtrusive and does not detract from the existing fabric. To force occupants to park at the rear or side of dwelling stifles opportunity for development on already limited land area. In addition any parking at the rear clearly inhibits useable open space for families, something to be encouraged in this street in particular. I also do not believe the Guidelines are accurate when they maintain a key characteristic is infrequent driveway interruptions.	5	Noted.	The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape.

	Comment	Submitter	Administration Comment	Recommended Modification
	<p>The majority of properties in the street do have driveways.</p> <p>To digress slightly on the traffic front:</p> <p>1. The 2 way traffic at present works with drivers in the main being understanding and courteous and pull over to permit passing traffic.</p> <p>2. A 1-way system means that if a parking spot is overlooked initially either reversing, with its inherent problems, or a trip around the block is required.</p> <p>3. The Council's position on commercial waste removal has significantly increased heavy truck traffic in this narrow street which does have growing numbers of children. This contrary to the aim of maintaining a domestic scale.</p>			
<i>Do you have any general comments to make on the guidelines?</i>				
25.	<p>Yes, more consultation on the streetscape aspects such as footpaths, verges and street trees. The power lines in the street are problematic with the size of remaining large Plane trees. The latter are inappropriate for the narrow street, anyway - they shed leaves, irritant pollen and branches all year over the houses and gardens - and disrupt the pathways. They should be replaced with a more suitable enhancing tree-type which is consistent in species along the streetscape. Underground power would enhance the aesthetics of the street.</p>	1	<p>Noted. These comments will be passed to the Parks team to consider, however, it is unlikely that any trees will be replaced unless they are posing a hazard.</p> <p>The area is included in the underground power program.</p>	No modification.
26.	<p>Support the intention of the guidelines and the residential family nature of the street</p>	2	Noted.	No modification.

	Comment	Submitter	Administration Comment	Recommended Modification
27.	Concerned about the impact of the development of Stirling Street on Lacey Street	3	Noted. The City will soon be undertaking further work on 'transition' areas between high and low density. At present, the City's Built Form Policy is successful in controlling direct impacts such as overlooking and overshadowing.	No modification.
28.	Lacey Street is unique with features that have facilitate community interaction	4	Noted.	No modification.
29.	The beautiful heritage of the homes and street should be preserved for the street and broader community	4	This can only be achieved with a heritage listing.	Recommended to advertise Lacey Street as a heritage area.
30.	The guidelines allow flexibility so that extensions can be modern and allow families to stay in the area	4	Noted. This will remain in the revised policy.	No modification.
31.	Street trees contribute to the use of the street by residents and pedestrians.	4	Noted.	No modification.
32.	Lacey St is a unique street through its built form and mix of occupants.	5	Noted.	No modification.