

LOCAL PLANNING POLICY: LACEY STREET – CHARACTER AREA

Legislation / local law requirements	This policy has been prepared under the provisions of clause 9(2) of Schedule 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	<p>Planning and Development (Local Planning Schemes) Regulations 2015;</p> <p>Heritage Act 2018;</p> <p>State Planning Policy 7.3 – Residential Design Codes (Volume 1)</p> <p>Local Planning Policy 7.7.1 Built Form</p> <p>Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for heritage and Adjacent Properties</p>

INTRODUCTION

Lacey Street is a unique street possessing qualities reminiscent of a time gone by with its narrow road reserve and collection of intact federation-style buildings. Lacey Street is one of few streets with an intact single storey streetscape and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.

The area is distinctive due to the predominance of dwellings in the Federation Bungalow and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs and protruding bays surmounted in gables. The dwellings are constructed of brick with some render detailing and have hipped and pitched roof forms, with highly visible chimneys. Fenestration pattern includes simple window arrangements of single sash and casement windows with centrally located front doors.

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STATEMENT OF CHARACTER

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 of the 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 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).

PURPOSE

The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Heritage Area, This policy identifies 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.

OBJECTIVES

The objectives of this Policy are to:

- Retain and conserve the existing contributory dwellings.
- Provide design guidance to ensure new development and alterations and additions to existing buildings conserve and enhance the heritage significance of the heritage 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 which 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.

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POLICY SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

This policy applies to all the properties identified on the below map. The properties that contribute to the streetscape are also depicted.



Map 1: Character Area and Contributory 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 character of the area, in accordance with this Policy
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 character of the area, in accordance with this Policy

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RELATIONSHIP TO THE PLANNING FRAMEWORK

This policy is made pursuant to Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), Part 1 of State Planning Policy 7.3 Residential Design Codes Volume 2 and Part 7 of State Planning Policy 7.3 Residential Design Codes Volume 1.

This policy is to be read in conjunction with Local Planning Scheme No. 2 (the Scheme) and all relevant local planning policies including but not limited to, the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy) and Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1).

This Local Planning Policy forms part of the City of Vincent (the City) local planning policy framework, including but not limited to, the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy) and Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1). Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails.

Where inconsistency exists between this policy and a state planning policy or another local planning policy, this policy prevails to the extent of the inconsistency.

Where a development application does not satisfy the deemed to comply requirements, it will require a performance assessment against the relevant Local Housing Objectives and the Objectives of this policy, as well as the Local Housing Objectives of the Built Form Policy.

ADDITIONAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

The City may require an applicant to provide additional information which may include, but is not limited to, one or more of the following (at the applicant's expense):

- i. The Heritage Impact Statement undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication 'Heritage Impact Statement: A Guide' will be required for the following types of development proposals:
 - a. Partial or full demolition of a **Contributory Place** including proposed new development.
 - b. Alterations or additions.
 - c. Seeking variations to any built form controls set out in this policy.

Note: Some alterations and additions may be exempt from requiring a Heritage Impact Statement, Contact the City's Development & Design directorate for further information.

- ii. A contextual street elevation drawn on one continuous scale no smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land subject to the application;
- iii. Detailed schedule of all finishes, including materials and colours of the proposed development and how these related to the adjoining developments.
- iv. Sightline drawings of any additions when viewed from the public realm. Diagrams/images from multiple viewpoints from the street will be required.

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- v. An application for development approval may be referred to a design review panel comprising of suitably experienced and qualified members as appointed by the City for advice regarding the proposal.

In addition, it should be noted that a condition of development approval will require the submission of a construction and demolition plan prior to the commencement of development. This plan is to be in accordance with the City's LPP 7.5.23 *Construction Management Plans*.

DEFINITIONS

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the Planning and Development Act 2005; Planning and Development (Local Planning Schemes) Regulations 2015, and the Heritage Act 2018.

Contributory Place means buildings and structures that make a positive contribution to the cultural heritage significance of the Lacey Street Heritage Area.

Non-Contributory Place means buildings and structures which do not contribute to the cultural heritage significance of Lacey Street.

Character is the defining features of a place, including scale, materiality, style or repetition

Heritage Impact Statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and its setting. The Heritage Impact Statement should outline measures proposed to minimize any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the Heritage Council's Guide 'How to Prepare a Heritage Impact Statement'

Streetscape means the collective elements that contribute to a street, including architectural styles, front yards, car parking structures and access, infrastructure, footpaths, signage, street trees and landscaping and fencing and front boundary treatments

Sympathetic or complementary means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale.

Public Domain View means sightline from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement.

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POLICY PROVISIONS

1. DEMOLITION

Intent: The loss of a contributory place negatively impacts on the cultural significance and character of the heritage area. Demolition of a contributory building is rarely appropriate, and demolition should not occur to contributory buildings located in state registered heritage places.

It is acknowledged that there will be some circumstances where demolition cannot be avoided. In these circumstances, the obligation rests with the applicant to provide a sound justification for demolition to a Contributory Place.

Local Housing Objectives

LO1.1 There is a presumption against demolition of **Contributory Place**. In circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification for it.

Deemed to Comply

C1.1 Front two rooms of a **Contributory Place** are to be retained.

2. CONSERVATION

Intent: Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the Lacey Street Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.

Local Housing Objectives

LO2.1 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.

Deemed to Comply

- C2.1.** Ensure that works retain, conserve and restore the following:
- i. Elements, features and finishes of any identified contributory places in their original, or most significant state.
 - ii. Contributory elements such as ancillary buildings and secondary structures including fences, gates, outbuildings and gardens.
 - iii. Facade elements including original openings, decorative elements and joinery to doors and windows.
- C2.2** Ensure that conservation works:
- i. Are based on historical documentation such as early drawings or photographs, physical evidence found on site or neighbouring buildings of a similar design and era.

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3. NEW DEVELOPMENT	
<p>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 the Lacey Street Area. 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.</p>	
3.1 Setbacks	
Local Housing Objectives	Deemed to Comply
<p>LO3.1.1 Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape.</p> <p>LO3.1.2 Development maintains the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape.</p> <p>LO3.1.3 Those frontages to Lacey Street of gateway sites shall be treated in accordance with the intent and principles of these setback requirements to ensure continuity in the rhythm of setbacks in Lacey Street.</p>	<p>C3.1.1 The front setback is no less or more than the average setback of the adjoining two dwellings on both sides</p> <p>C3.1.2 Above ground level extensions should be setback behind the main roofline of the building as so they are not visible from public domain, with complimentary roof forms and building massing (see figure 1 and 2)</p> <p>C3.1.3. Corner sites shall site and mass an upper storey behind the main ridgeline of the existing dwelling as so that it is visually recessive from the sightline of the Lacey Street streetscape.</p> <p>C3.1.4 Garages and carports are located behind the existing setback.</p> <p>C3.1.5 Buildings, including outbuildings, garages and carports are setback from at least one side boundary.</p>
3.2 Form and Scale	
Local Housing Objectives	Deemed to Comply
<p>LO3.2.1 New development does not visually dominate the streetscape and maintains the single storey streetscape.</p> <p>LO3.2.2 New development reflects the dominant building forms in the street, including roof forms and building proportions, in the new building design.</p> <p>LO3.2.3 Replacement buildings on the gateway sites are sympathetic to the built form and character of Lacey Street.</p>	<p>C3.2.1 New development is to respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling is to match the street's typical single storey wall height.</p>

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1. Additions are located behind the primary building to areas not visible from the public realm
2. Retain contributory built form
3. Ground floor height to complement existing ceiling height
4. Additions to be sympathetic/complement the existing built form
5. Line of existing skillion roof addition allowed to be demolished
6. Retain any mature trees

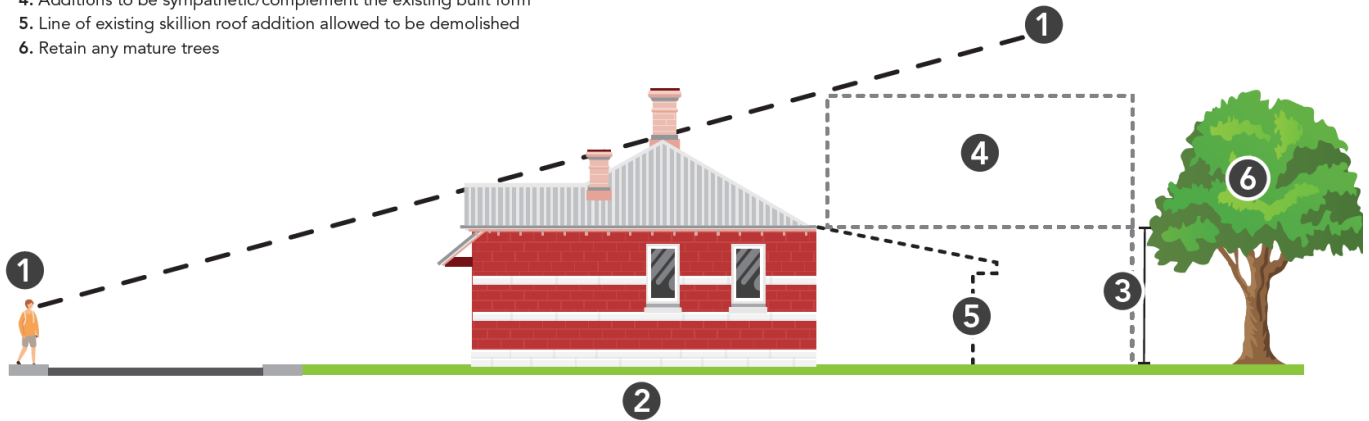


Figure 1: Line of Sight Diagram

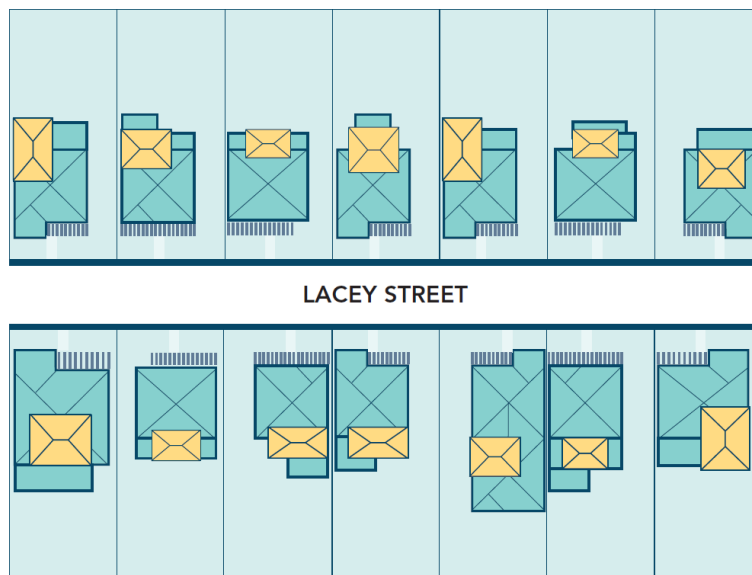
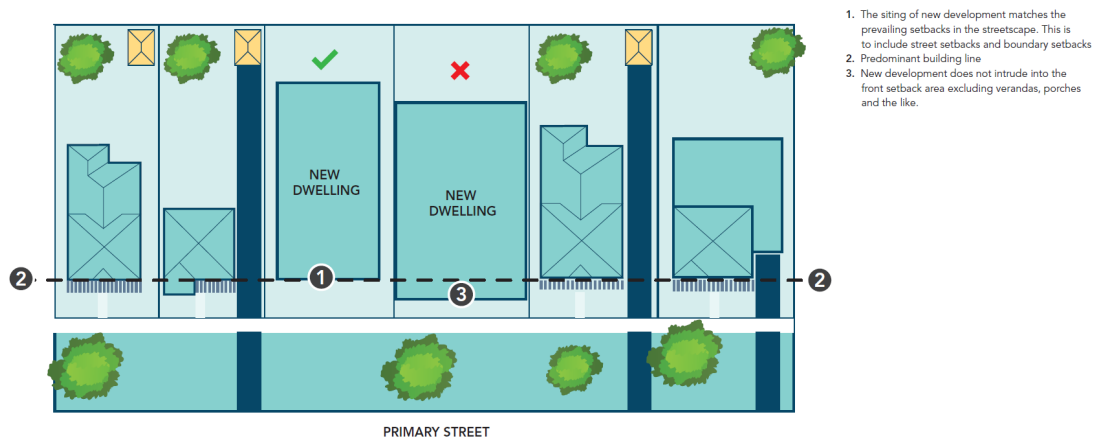


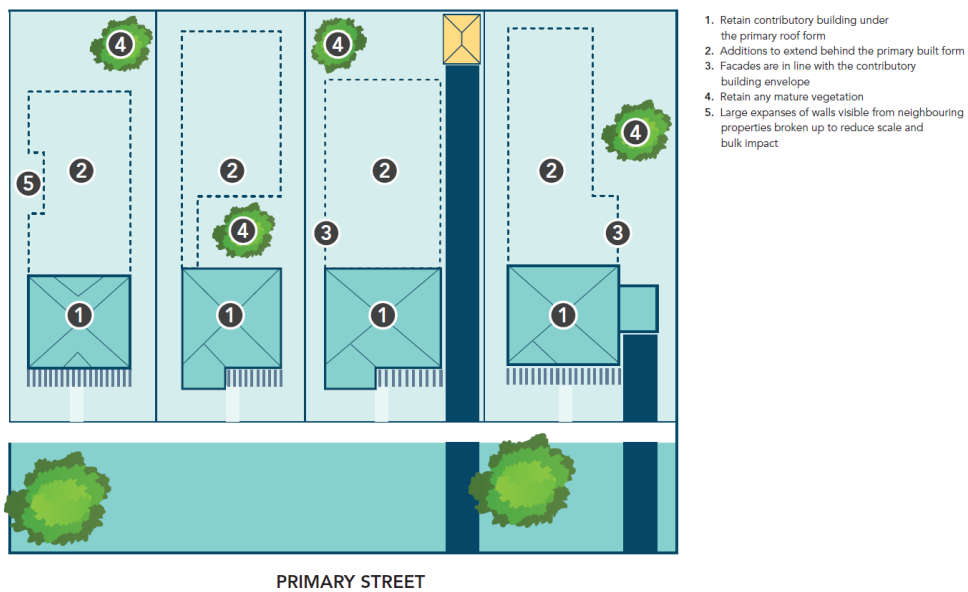
Figure 2: Nominal Second Storey Additions in Yellow

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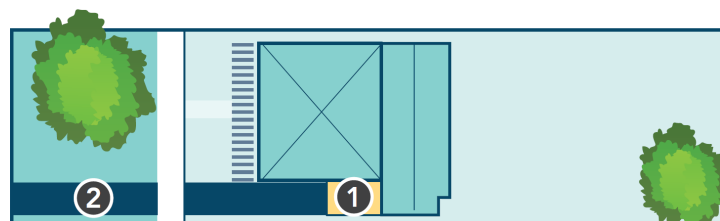
1. The siting of new development matches the prevailing setbacks in the streetscape. This is to include street setbacks and boundary setbacks
2. Predominant building line
3. New development does not intrude into the front setback area excluding verandas, porches and the like.

Figure 3: Street Setbacks



1. Retain contributory building under the primary roof form
2. Additions to extend behind the primary built form
3. Facades are in line with the contributory building envelope
4. Retain any mature vegetation
5. Large expanses of walls visible from neighbouring properties broken up to reduce scale and bulk impact

Figure 4: Notional form and scale of new development



EXAMPLE WITH SIDE GARAGE/CARPORT

1. Garages/carports are either incorporated into the existing built form or setback behind the primary building line so as to not be obtrusive to the streetscape
2. Driveways are a maximum 3m wide

Figure 5: Garages and Carports

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4. SUBDIVISION	
<p>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 Lacey Street Heritage Area, and as such is discouraged</p>	
Local Housing Objectives	Deemed to Comply
<p>LO4.1 Subdivision and Amalgamation is to 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.</p>	<p>C4.1 Original lot sizes remain apparent in the Heritage Area.</p> <p>C4.2 Subdivision or amalgamation of lots shall not increase the number of crossovers for the original lot</p>

5. STREET FENCES	
<p>Intent: The treatment of fences within the front setback area has a significant impact on the streetscape. Retaining uniformity in the scale and proportions of front fences and gates and walls will allow visual transparency between the homes and the streetscape which is critical in maintain the character of Lacey Street.</p>	
Local Housing Objectives	Deemed to Comply
<p>LO5.1 Fences maintain and enhance the openness of the streetscape.</p>	<p>C5.1 Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to maximum of 1.2m</p>

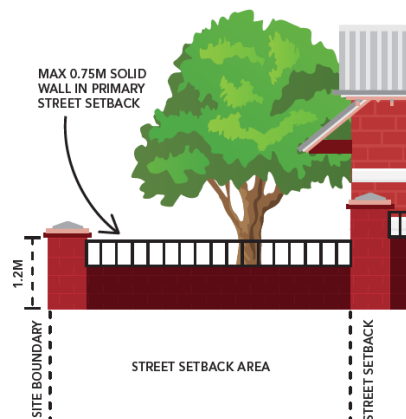


Figure 6: Fencing

6. LANDSCAPING	
<p>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.</p>	
Local Housing Objectives	Deemed to Comply
<p>LO6.1 Residential amenity is maintained by strengthening the visual connection to front gardens.</p> <p>LO6.2 Paved areas in front of dwellings are minimised.</p> <p>LO6.3 Significant landscaping is retained, and new trees are planted wherever possible</p>	<p>C6.1 No additional paving is proposed in front of dwellings.</p> <p>C6.2 Driveways are no more than 3 metres wide.</p>

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<p>LO6.4 Private front gardens, significant landscaping and trees are retained.</p>	
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<p>7. MATERIALS AND COLOURS</p>	
<p>Intent: The materials, their textures, colours and decorative treatments are important elements of character and cultural significance of the heritage area. These should inform the palette used on new developments.</p>	
<p>Local Housing Objectives</p>	<p>Deemed to Comply</p>
<p>LO7.1 Building materials and finishes complement the dominant pattern within the streetscape. Styles and detailing are appropriate to the era and styles in the street.</p>	<p>C7.1 Materials and colours for new additions are to be selected with reference to the prevailing contributory character of the Lacey Street Heritage Area.</p> <p>C7.2 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.</p> <p>C7.3 Repairs and conservation of contributory places should retain the original materials and colours on a like-for like basis</p>

<p>OFFICE USE ONLY</p>	
<p>Responsible Officer</p>	<p>Manager Policy & Place</p>
<p>Initial Council Adoption</p>	<p>5 December 2006</p>
<p>Previous Title</p>	<p>Appendix 17 Design Guidelines for Lacey Street, Perth</p>
<p>Reviewed / Amended</p>	<p>12 February 2013, 28 March 2023</p>
<p>Next Review Date</p>	<p>March 2027</p>

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MODIFICATIONS TO STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES (VOLUME 1)

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	LHA LPP EQUIVALENT
<p>5.1.2 C2.1 STREET SETBACKS</p>	<p>Primary street setback -Table 1: 6m Secondary street setback - Table 1: 1.5m</p>	<p>3.1 Setbacks C3.1.1-C3.1.3</p>
<p>5.1.3 LOT BOUNDARY SETBACKS</p>	<p>Table 2A & Table 2B</p>	<p>3.1 Setbacks C3.1.3 & C3.1.5 3.2 Form and Scale C3.2.1</p>
<p>5.1.6 C6 BUILDING HEIGHT</p>	<p>Top of external wall (roof above): 7m Top of external wall (concealed roof): 8m Top of pitched roof: 10m</p>	<p>Note: as max roof height is not specified in Policy, max roof height in the Built Form Policy will be applied.</p> <p>3.1 Setbacks 3.1.4 Garages and carports are located behind the existing setback.</p>
<p>5.2.1 C1.1-1.5 SETBACK OF GARAGES AND CARPORTS</p>	<p>Garages setback 4.5m from the primary street or sited at least 0.5m behind the main dwelling frontage, 3m where parallel to street, provided the parallel wall has openings, 1.5m from secondary streets, and on the boundary of communal streets or right of ways Carports setback in accordance with the primary street setback under Cl.5.1.2</p>	
<p>5.2.4 C4 STREET WALLS AND FENCES</p>	<p>50% visually-permeable above 1.2m height with pillars maximum height</p> <p>1.8m with maximum horizontal dimensions 400mm x 400mm 1.8m to secondary street</p>	<p>5.0 Street Fences</p> <p>C5.1 Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to maximum of 1.2m</p>
<p>5.2.6 C6 APPEARANCE OF RETAINED DWELLING</p>	<p>Where existing dwelling retained as part of grouped dwelling development, the appearance of the retained dwelling is upgraded to match new development</p>	<p>2.0 – Conservation</p>
<p>5.4.3 OUTBUILDINGS</p>	<p>Large & Multiple Outbuildings (i) Does not exceed 60m² or 10% of site area, whichever is the lesser; (ii) set back as per Table 2a; (iii) wall height <2.4m; (iv) ridge height <4.2m; (v) not within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area as per Table 1.</p>	<p>3.1 Setbacks C3.1.1-3.1.5</p>

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**5.4.4 C4.1,
C4.2, C4.3, C4.4
EXTERNAL
FIXTURES,
UTILITIES AND
FACILITIES**

Solar collectors installed on the roof or other parts of buildings
Television aerials and plumbing vent pipes sited above roof line and external roof water down pipes
All other fixtures concealed from view
Also note C4.5 lockable storage area

As per Built Form Policy requirements.

Also refer to HCWA Renewable Energy Systems in State Registered Places Guidelines