

LOCAL PLANNING POLICY: CHARACTER AREA GUIDELINES



CITY OF VINCENT

Legislation / local law requirements	<i>Planning and Development Act 2005</i> This policy has been prepared under the provisions of Schedule 2, Part 2 and 3 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	State Planning Policy 7.3 Residential Design Codes City of Vincent Local Planning Scheme No. 2 Local Planning Policy 7.1.1 Built Form

PART 1 - PRELIMINARY

PURPOSE

The purpose of Local Planning Policy: Character Area Guidelines (Policy) is to:

- establish a framework to identify areas within the City of Vincent (City) that contain characteristics that are valued by the community; and
- provide guidance for development in identified character areas.

OBJECTIVES

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; and
4. distinguish between buildings within each character area that contribute to the integrity of the streetscape, and those which do not.

SCOPE

This Policy applies to:

1. the process used to identify and formally recognise character areas;
2. the identification and listing of development standards which will be used in assessing all development applications for properties within those character areas; and
3. applications for development approval in the following areas:
 - St Albans Avenue Character Area;
 - Carr Street Character Area;

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- The Boulevarde and Matlock Street Character Area;
- Florence Street Character Area;
- Prospect Place Character Area;
- Hammond Street Character Area;
- Strathcona Street Character Area;
- Wilberforce Street Character Area;
- Orange Avenue and Hope Street Character Area; and
- Lacey Street Character Area.

RELATIONSHIP TO OTHER DOCUMENTS

This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the City's operative Local Planning Scheme (Scheme), the Scheme 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 is permitted to amend or replace the Deemed to Comply provisions under Clause 3.2.3(a) of the State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes), the provisions of this Policy prevail. Where this Policy augments the Design Principles under Clause 3.2.3(c) of the R-Codes by providing Local Housing Objectives, both the Design Principles of the R-Codes and the Local Housing Objectives of this Policy apply.

Where this Policy is inconsistent with the provisions of another local planning policy, the provisions of this Policy prevail.

PART 2 - POLICY PROVISIONS

DEFINITIONS

All terms used in this Policy are as defined in the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), R-Codes and Scheme, unless stated otherwise below.

character means the defining features of a place, including form and scale, materiality, style or repetition.

character area means 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.

complementary or **sympathetic** 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.

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predominant building line is the predominant setback of the front face of the building from the street boundary.

public domain view means the 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.

statement of character means a concise and distilled summary of the characteristics of the place. It is a statement summarising each aspect of character, following an assessment of character. It underpins decisions about statutory provisions.

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.

POLICY

1. Development Standards

- 1.1 Applications for development that comply with the relevant Deemed to Comply provisions and Local Housing Objectives are considered to meet the objectives of this Policy.
- 1.2 Applications for development that seek departure from the Deemed to Comply provisions may be deemed to be acceptable where:
 - 1.2.1 the applicant applies for assessment, and provides adequate justification, against the relevant Design Principles of the R-Codes, Design Objectives, Local Housing Objectives, objectives of this Policy and the Scheme; and
 - 1.2.2 the application obtains the support of the City's Design Review Panel where the City determines it to be necessary.
- 1.3 The City will assess and determine at its discretion that the same or better outcome will be achieved than would have been provided by the Deemed to Comply criteria.
- 1.4 Applications for development shall include a contextual elevation showing the elevation of the proposed development and the existing development on the adjoining properties either side pursuant to Schedule 2, Part 8, Clause 63(1)(d) of the Regulations.

2. Character Area Nomination

- 2.1 A character area may include the following:
 - 2.1.1 a collection of no less than five adjoining buildings;
 - 2.1.2 a street block; or
 - 2.1.3 a part of, or whole suburb.
- 2.2 A character area may be nominated in writing by a member of the public or by the City.
- 2.3 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.

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3. Consultation and Preparation of Guidelines

- 3.1 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 the development of character area guidelines.

4. Approval of the Guidelines

- 4.1 Once the draft character area guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's Community and Stakeholder Engagement Policy.
- 4.2 Following advertising, Council will be asked to approve, refuse or approve with modifications the character area guidelines to be included as an appendix to this Policy based on the results of assessment and consultation.

5. Amendments to the Guidelines

- 5.1 The City may consider amending the character area guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).
- 5.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's Community and Stakeholder Engagement Policy.
- 5.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.

6. Revocation of a Character Area

- 6.1 The City will only consider revoking an existing character area where it can be demonstrated that owners of at least 70% of the affected properties support the revocation.
- 6.2 If supported, Council must initiate formal consultation to amend the Policy to revoke the character area in accordance with the City's Community and Stakeholder Engagement Policy.
- 6.3 Following advertising, Council will be asked to determine the amendment on the basis of the submissions received.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Urban Design and Strategic Projects
Initial Council Adoption	22/09/2015
Previous Title	Local Planning Policy: Character Areas and Heritage Areas
Reviewed / Amended	12/12/2017; 01/05/2018; 23/03/2021; 14/12/2021; 26/07/2022; 25/07/2023
Next Review Date	07/2027

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APPENDIX 1: ST ALBANS AVENUE GUIDELINES

Table 1: Properties included in St Albans Avenue Character Retention Area

	Character Retention Area	Street Number of Contributing Buildings	Street Number of Non-Contributing Buildings
1	St Albans	6, 7, 8, 10, 11, 12, 14, 15, 16, 18,	9, 11A, 17

St Albans Avenue is located in the suburb of Highgate, to the west of Beaufort Street. Many of the residences located within the area were part of the 1890 Chatsworth Estate development, which was a residential development resulting from the Gold Boom. Buildings constructed during this time contribute to the highly intact and visually cohesive area.

KEY CHARACTERISTICS

- The area is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest, single storey dwellings constructed in the Federation period of architecture;
- 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 gables;
- Generally consistent lot widths (where semi-detached residences are considered as one);
- A low number of carports or garages to street fronts; and
- Generally consistent setback of dwellings from the street.

DESIRED DEVELOPMENT OUTCOMES

- Retention and conservation of the Federation style dwellings;
- Retention of the visual dominance of late nineteenth to early twentieth century residential development within the Area.

1. DEVELOPMENT GUIDELINES FOR CONTRIBUTING BUILDINGS

DESIGN OBJECTIVES	
1.1	Demolition
1.1.1	Applications for the full demolition of the façade of dwellings will not be supported.
1.1.2	The removal of original character features from a contributing dwelling which, are visible from the street will not be supported. Where original character features have been removed from dwellings, they should be reinstated where possible.
1.2	Building Setbacks
1.2.1	Additions to the building, will only be supported where they are located behind the building.
1.2.2	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.
1.2.3	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.

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1.3	Building Walls
1.3.1	Variations to the building wall height may be supported if the proposed height is a continuation of the existing dwelling, and is in keeping with the rhythm of the existing streetscape.
1.4	Building Height
1.4.1	Where an addition proposes an additional storey, it must not exceed 1 storey above the number of storeys of the original dwelling.
1.4.2	Any additional storey must be setback sufficiently to be in keeping with the rhythm of the streetscape.
1.5	Car Parking, Garages and Carports
1.5.1	Carports or garages are not to be located within the front setback area. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.
1.5.2	Car ports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.
1.6	Street Walls and Fences
1.6.1	Traditional fencing types as illustrated in Figure 1 (Appendix 1) are encouraged. Minor variations to the examples indicated in Figure 1 may be supported.
1.6.2	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.
1.8	External Features and Decorative Treatments
1.7.1	Original and intact unpainted surfaces are not permitted to be rendered or painted.
1.7.2	Removal of paint/render from originally unpainted/non-rendered masonry is supported
1.7.3	Loft additions may be supported where the development is contained wholly within the roof space and where no visible change to the dwellings appearance from the street is made.
1.8	Roof Works
1.8.1	New roofing additions must be sympathetic to the existing roof form.

2. DEVELOPMENT GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

DESIGN OBJECTIVES	
2.1	Demolition
2.1.1	Applications for full demolition of dwellings may be supported.
2.2	Building Setbacks
2.2.1	Setback variations may be supported where they are in line with existing dwellings on the street and is in keeping with the rhythm of the existing streetscape.
2.3	Appearance of Additions & New Dwellings
2.3.1	New dwellings must address the street and be consistent with the bulk and scale of adjacent dwellings.
2.4	Building Height
2.4.1	The height of any new development shall not exceed 2 storeys.

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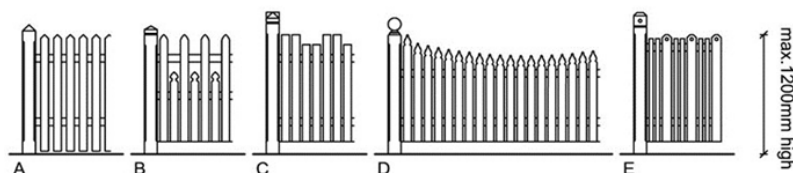
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2.5	Street Walls and Fences
2.5.1	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.
1.6.2	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.

3. APPROPRIATE FENCING TYPES FOR CHARACTER RETENTION AREAS

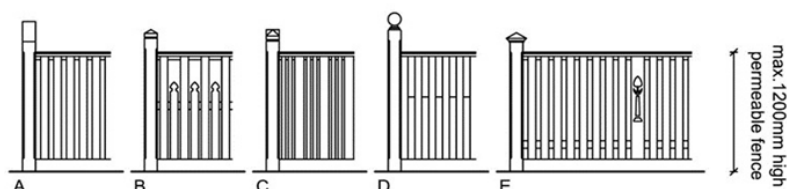
Open Picket Fencing Examples

- A Simple pointed picket
- B Alternating picket shape and height
- C Castellated
- D Shaped tops
- E Alternating picket width (particular example more typical of California Bungalow)



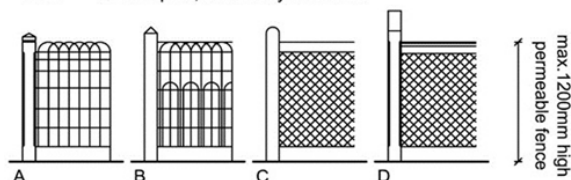
Closed Picket Fencing Examples

- A Simple
- B Alternating picket shape and height
- C Alternating picket width
- D Closed picket lower, open picket upper.
- E Wider picket with decorative cut out (particular example more typical of California Bungalow)

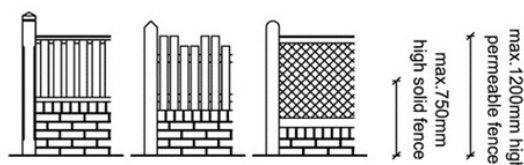


Wire Fencing Examples

- A&B Woven wire with timber posts and rails
- C&D Timber post, rail and cyclone wire



Masonry and Timber Fencing Examples



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APPENDIX 2: CARR STREET GUIDELINES



1. PURPOSE

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.

The guidelines:

1. Provide a basis for the control of all development within Carr Street including new dwellings and additions/alterations to existing buildings;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. CARR STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation the original Federation and Interwar Bungalow style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention 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;
- Additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Carr Street;
- New development is to respond appropriately to the surrounding street context through:
 - Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- 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.

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1. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R- Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to- Comply provisions.</i>		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			First floor development shall not be located within 4 meters of the ground floor primary street setback; or First floor development shall not be visible from Carr Street when measured in accordance with ‘Figure 2 – Line of Sight’.
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			

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Building Height					
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building height fronting primary street: 3m Maximum building height: Maximum height of a dwelling is 2 storeys and comply with the following measurements Top of external wall (roof above) : 7m Top of external wall (concealed roof): 8m Top of pitched roof: 10m
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.
Setback of Garages and Carports					
Augment 5.2.1 P5.1	Augment 6.3.4	Maintaining an absence of car parking facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street.
Street Surveillance					
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	A front verandah is incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8 metres.

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Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	1. The maximum height of new fences facing the street is to be 1.8 metres above natural ground level; 2. The maximum height of any solid portion of a new fence is to be 750mm above natural ground level. The remaining portion is to be a minimum of 80% visually permeable; and 3. The maximum height of fence piers with decorative capping to be 2.0 metres above natural ground level.
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 - 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 5.4.6 P6.2	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. <i>Note: Floor levels of the original dwellings in Carr Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i>

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New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the original dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original façade and set back so that the original building and roof form remains the dominant feature to the street.
Demolition ²					
Application for development approval should maintain the front façade of the original dwelling.			Applications for development approval retain the original dwelling.		

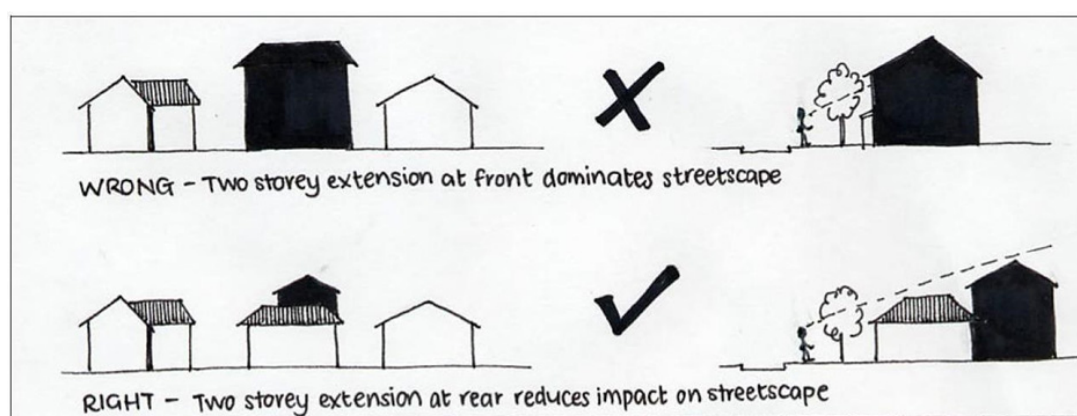


Figure 2 - Line of Sight

²Schedule 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, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool where the structure is not affected by heritage legislation. C7.4 has been included as the requirement in the Regulations may be removed and the provision could then be implemented.

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APPENDIX 3: THE BOULEVARDE AND MATLOCK STREET CHARACTER RETENTION GUIDELINES

These guidelines are to be applied to all development within the following area:

Table 1: Properties included in the Boulevarde and Matlock Street Character Retention Area

Guideline Area	
1	The Boulevarde – between Scarborough Beach Road and Anzac Road
2	Matlock Street – between Anzac Road and Britannia Road

Application of the Guidelines

The Guidelines apply to development:

1. Where the dwelling is fronting the primary street within the guideline area; and
2. Is within the area that is visible from the primary street.

These guidelines are to be read in conjunction with the City's Policy Character Retention Areas, the City's Local Planning Scheme No. 2, the Residential Design Codes and Policy 7.1.1 – Built Form.

Statement of Character

The Guideline Area's prevailing character is summarised as follows:

- Significantly intact examples of early twentieth century residential development comprising modest, single storey dwellings constructed during the Interwar period;
- Development comprising predominately original dwelling form and style with consistent height and selection of materials;
- 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 dwellings;
- 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 dwellings.

Development Objectives:

- Retention and conservation of original dwellings;
- Protection and enhancement of the original streetscape character;
- Retention of the visual 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;
- 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 dwellings.

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- 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.

Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R- Codes, the following apply as Design Principles.</i>		Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to- Comply provisions.</i>	
1. Street Setbacks			
Augments Clause 5.1.2 P2.1 and P2.2		Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3	
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.		C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.	
O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.		C1.2 Two storey development is to be setback a minimum of 4m behind the predominant ground floor building line.	
2. Lot Boundary Setbacks			
Augments Clause 5.1.3 P3.1			
O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			
3. Building Height			
Augments Clause 5.1.6 P6		Replaces Clause 5.1.6 C6	
O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.		C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights: • Top of external wall: 7 metres • Top of pitched roof: 10 metres	
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.		C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.	

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4. Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2 and C1.5</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street. C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door. C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must respect the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages shall have a maximum wall height of 2.7m. C4.7 Carports 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.

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5. Street Surveillance	
<i>Augments Clause 5.2.3 P3</i>	<i>Replaces Clause 5.2.3 C3.2</i>
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.	C5.1 There must be at least one habitable room incorporated into the front elevation of the dwelling. C5.2 Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.
6. Street Walls and Fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4</i>
O6.1 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. O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.1 The maximum height of new fences within the front setback area is to be 1.2m above the adjacent footpath level; C6.2 The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum 40% visually permeable; C6.3 The maximum height of fence piers with decorative capping is to be 1.8m above the adjacent footpath level; and C6.4 The maximum width of piers is to be 470mm. C6.5 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

LOCAL PLANNING POLICY: CHARACTER AREA GUIDELINES



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OR

C6.6

The maximum height of new fences within the front setback area is to be 1.8 metres above the adjacent footpath level;

C6.7

The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable;

C6.8

The maximum height of fence piers with decorative capping is to be 2m above the adjacent footpath level; and

C6.9

The maximum width of piers is to be 470mm.

C6.10

The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area:

- i. Timber pickets; or
- ii. Brick; or
- iii. Rendered masonry

LOCAL PLANNING POLICY: CHARACTER AREA

GUIDELINES



CITY OF VINCENT

7. General Building Design

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

O7.1

New development is sympathetic to and complements the prevailing character, avoiding unsympathetic scale, mass and materials.

O7.2

Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.

O7.3

Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.

O7.4

The materials of any new dwellings as viewed from the street shall be consistent with the prevailing character.

O7.5

The floor levels of new dwellings shall match or average the floor levels of dwellings on either side of the proposed dwelling.

O7.6

The roof pitch for new carports and additions visible from the street is to be consistent and respectful of the existing dwelling's roof pitch and, for new buildings, consistent and respectful of the prevailing character.

O7.7

Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

8. Landscaping

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

O8.1

Existing trees on a site, especially mature trees, to be preserved wherever possible.

O8.2

The front setback area should be developed as a predominantly soft landscaped garden. The planting of low shrubbery and traditional open garden styles is encouraged.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

The [Florence Character Street](#) has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area:
[Nos. 4 - 53 Florence Street \(excluding No. 42\)](#)

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

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of 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;
- 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

Statement of Character

The [Florence Character Street](#) 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.



FLORENCE ST

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

<i>Local Housing Objectives</i> <i>Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	<i>Deemed to Comply</i> <i>Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
1. Street setbacks	
<i>Augments Clause 5.1.2 P2.1 and P2.2</i>	<i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i>
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. C1.2 Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

3. Building height	
<i>Augments Clause 5.1.6 P6</i>	<i>Augments Clause 5.1.6 by adding the following</i>
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. 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.
5. Street surveillance	
<i>Augments Clause 5.2.3 P3</i>	
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.	

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

6. Street walls and fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4.1, C4.2</i>
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.
O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
	C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
	C6.8 The maximum width of piers is to be 470mm.
	C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

7. General building design	
<i>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</i>	<i>Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5</i>
O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	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.
O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
	C7.6 Street facing windows include inner sections with a height of at least 1.6 times their width.
	C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

The [Prospect Character Street](#) has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area:
[Nos. 2 - 22 Prospect Place \(Inclusive\)](#)

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

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of 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;
- 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

Statement of Character

The **Prospect Character Street** is generally mixed in terms of built form, containing both original (pre 1950s) and more contemporary dwellings. While only four original dwellings are present within the street, they are good examples of mid century development and dwellings 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 dwellings 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 dwellings.



CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

<u>Local Housing Objectives</u> <i>Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	<u>Deemed to Comply</u> <i>Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
1. Street setbacks	
<i>Augments Clause 5.1.2 P2.1 and P2.2</i>	<i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i>
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. C1.2 Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

3. Building height	
<i>Augments Clause 5.1.6 P6</i>	<i>Augments Clause 5.1.6 by adding the following</i>
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.3 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.4 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.5 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
	C4.6 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.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

5. Street surveillance	
Augments Clause 5.2.3 P3	
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.	

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

6. Street walls and fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4.1, C4.2</i>
O6.1 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.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.
O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
	C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
	C6.8 The maximum width of piers is to be 470mm.
	C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

7. General building design

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5

O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.

O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.

O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.

O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.

O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.

C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.

C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.

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.

C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.

C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.

C7.6 Street facing windows include inner sections with a height of at least 1.6 times their width.

C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

The [Hammond Character Street](#) has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area:
[Nos. 3- 24 Hammond Street \(Inclusive\)](#)

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

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of 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;
- 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

Statement of Character

The [Hammond Character Street](#), 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 dwellings 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 dwellings 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

<i>Local Housing Objectives</i> Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	<i>Deemed to Comply</i> Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.
1. Street setbacks	
<i>Augments Clause 5.1.2 P2.1 and P2.2</i>	<i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i>
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. C1.2 Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

3. Building height	
<i>Augments Clause 5.1.6 P6</i>	<i>Augments Clause 5.1.6 by adding the following</i>
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. 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.
5. Street surveillance	
<i>Augments Clause 5.2.3 P3</i>	
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.	

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

6. Street walls and fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4.1, C4.2</i>
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.
O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.6 The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
	C6.7 The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
	C6.8 The maximum width of piers is to be 470mm.
	C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - HAMMOND STREET, WEST PERTH

7. General building design

<i>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</i>	<i>Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5</i>
O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	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.
O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
	C7.6 Street facing windows include inner sections with a height of at least 1.6 times their width.
	C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

The [Strathcona Character Street](#) has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area:
[Nos. 1 - 15 Strathcona Street \(Inclusive\)](#)

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

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of 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;
- 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

Statement of Character

The **Strathcona Character Street** is generally consistent in terms of built form, with the majority of the dwellings 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 dwellings 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

<i>Local Housing Objectives</i> <i>Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	<i>Deemed to Comply</i> <i>Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
1. Street setbacks	
<i>Augments Clause 5.1.2 P2.1 and P2.2</i>	<i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i>
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

3. Building height	
<i>Augments Clause 5.1.6 P6</i>	<i>Augments Clause 5.1.6 by adding the following</i>
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

	C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. 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.
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5. Street surveillance

Augments Clause 5.2.3 P3

O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.

Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

6. Street walls and fences	
<i>Augments Clause 5.2.4 P4</i>	<i>Replaces Clause 5.2.4 C4.1, C4.2</i>
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.	C6.1 The maximum height of new street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level.
O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.2 The maximum height of any solid portion of a new street wall, street fence and gate is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable.
	C6.3 The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level.
	C6.4 The maximum width of piers is to be 470mm.
	C6.5 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

CITY OF VINCENT CHARACTER STREET GUIDELINES - STRATHCONA STREET, WEST PERTH

7. General building design

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

- O7.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.
- O7.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.
- O7.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.
- O7.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.
- O7.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.

Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5

- C7.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
- C7.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
- 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.
- C7.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
- C7.5 The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
- C7.6 Street facing windows include inner sections with a height of at least 1.6 times their width.
- C7.7 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

The [Wilberforce Character Street](#) has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area:
[Nos. 1 - 25 Wilberforce Street \(Inclusive\)](#)

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

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of 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;
- 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

Statement of Character

The **Wilberforce Character Street** is generally consistent in terms of built form, with the majority of the dwellings 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 dwellings 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.



CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

<i>Local Housing Objectives</i> Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	<i>Deemed to Comply</i> Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.
1. Street setbacks	
<i>Augments Clause 5.1.2 P2.1 and P2.2</i>	<i>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</i>
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
2. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2</i>
O2.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. O2.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. O2.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C2.1 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door. C2.2 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C2.3 Garages and carports must match the existing dwelling's predominant colour, scale and materials and must be complementary and subservient to the dwelling. C2.4 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. C2.5 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.

CITY OF VINCENT CHARACTER STREET GUIDELINES - WILBERFORCE STREET, MOUNT HAWTHORN

<i>Local Housing Objectives</i> Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	<i>Deemed to Comply</i> Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.
3. General building design	
<i>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</i>	<i>Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5</i>
O3.1 New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C3.1 The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
O3.2 New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C3.2 The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
O3.3 Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C3.3 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.
O3.4 The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C3.4 The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
O3.5 Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C3.5 Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwelling's windows when viewed from the primary street.

CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

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 and/or is within an area that is visible from the primary street, within the following area: **Nos. 1 - 23 Orange Avenue (inclusive) and Nos 2 - 16 Hope Street (inclusive), Perth** (refer Figure 1).



Figure 1: Orange and Hope Street Character Area



CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

Objectives

The objectives of these guidelines are to:

1. retain and conserve original dwellings;
2. protect and enhance the existing streetscape character;
3. encourage passive surveillance and neighbour and community interaction;
4. encourage a high standard of architectural and sustainable design approaches for new development;
5. encourage a high standard of architectural and sustainable design approaches for alterations and additions to existing development;
6. encourage development that acknowledges existing character features and valued streetscape elements;
7. ensure development does not visually dominate the streetscape or mimic the style of original dwellings;
8. ensure the absence of visually intrusive car parking structures; and
9. ensure new development responds appropriately to the rhythm of the streetscape by maintaining:
 - a. front setback patterns; and
 - b. consistent scale and bulk in relation to the original streetscape pattern.



CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

Statement of Character

Orange Avenue and Hope Street 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.



CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by:

- an Urban Design Study for any development within the public domain view; 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.



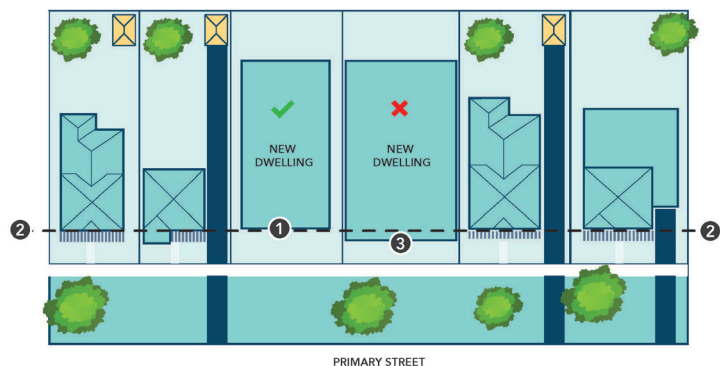
CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

Local Housing Objectives <i>Pursuant to Clause 3.2.3(c) of the Residential Design Codes Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	Deemed to Comply <i>Pursuant to Clause 3.2.3(a) of the Residential Design Codes Volume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
1. Building Height	
<i>Augments Clause 3.2 P3.2.1 and P3.3.3</i>	<i>Replaces Clause 3.2.1</i>
O1.1 The wall height of new dwellings, particularly the portions in view from the street, should approximate the streets typical wall height to avoid an under scaled squat appearance. O1.2 Above ground developments do not visually dominate the streetscape and maintain a single storey appearance to the streetscape.	C1.1 Development is not to exceed two storeys in height. This excludes roof terraces. C1.2 Loft additions to be contained wholly within the roof space.
<i>Note: Clause 1 Building Height represents a Council adopted policy position. However this is subject to the Western Australian Planning Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R Codes. Unless the WAPC grants approval, the relevant deemed-to-comply provisions of the R Codes apply.</i>	

CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

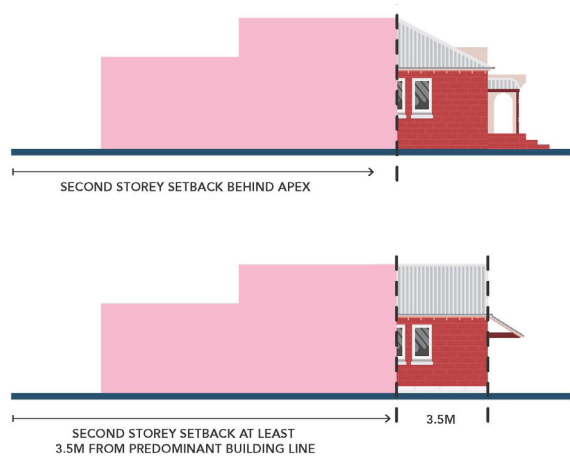
2. Street Setbacks	
<i>Augments Clause 3.3 P3.3.1 and P3.3.2</i>	<i>Replaces C3.3.1 and C3.3.2</i>
O2.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C2.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development (refer Figure 2).
O2.2 Walls above the ground floor are to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C2.2 Walls above the ground floor are to be setback at least 3.5m behind the ground floor predominant building line or behind the apex of the roof (whichever is greater). This excludes any balcony contained within the roof form, which can be located within the setback area (refer Figure 3).

Figure 2: Ground floor street setbacks



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

Figure 3: Upper floor street setbacks



CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

3. Setback of Garages and Carports

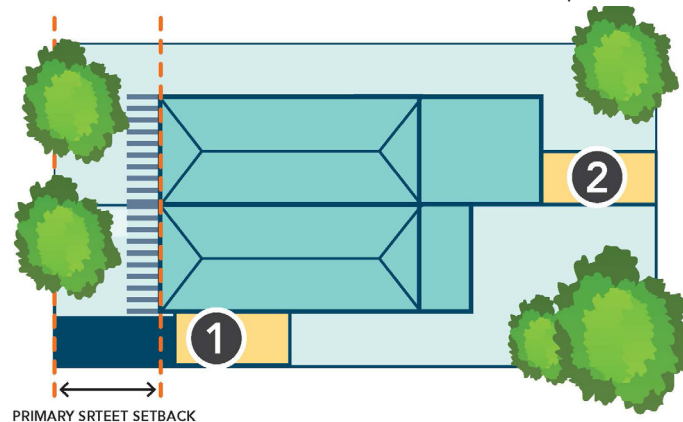
Augments Clause 3.3 P3.3.1-3.3.3

- O3.1 Garages and carports located to maintain the absence of car parking facilities within the streetscape.
- O3.2 Car parking facilities located to ensure the predominant character elements of the original dwelling are visible and retained.

Replaces C3.3.4 and C3.3.6

- C3.1 Garages to be located at the rear of the lot (refer Figure 4).
- C3.2 Carports are to be located behind the primary street setback.
- C3.3 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.

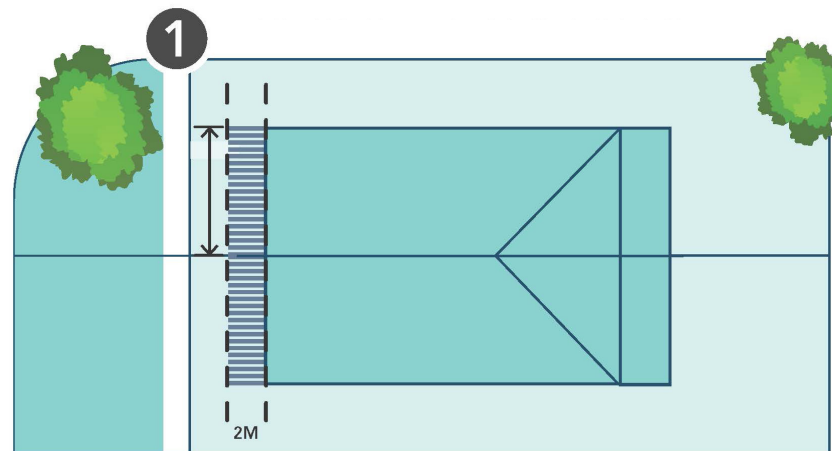
Figure 4: Locations of Garages and Carports



1. Carports are to be located behind the primary street setback
2. Garages are to be located at the rear of the lot

CITY OF VINCENT CHARACTER AREA GUIDELINES - ORANGE AVENUE & HOPE STREET, PERTH

4. Streetscape	
<i>Augments Clause 3.3 P3.3.1 and P3.3.2</i>	<i>Augments Clause 3.6 by adding the following</i>
O4.1 New development responds to the context and character of the existing dwellings within the streetscape. O4.2 New development shall ensure that unsympathetic contrasts in scale and mass are avoided. O4.3 Alterations and additions visible from the street shall consider the existing dwelling and the predominant character of the existing streetscape. O4.4 New development shall consider existing character features and valued streetscape elements, including chimneys and verandahs.	C4.1 New dwellings are to incorporate a verandah, porch or the like that is: i. setback an average of the two directly adjoining verandahs or porches on either side of the proposed development; ii. accessible from the front door of the dwelling; and iii. covers the majority of the front façade of the dwelling with a minimum depth of 2m (refer Figure 5).



1. Verandah, Porch and the like is to cover the majority of the dwelling's facade with a minimum depth of 2m.

Figure 5: Verandah and Porch requirements

CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

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 given its proximity to the central business district. The growing demand for unfettered land creates pressure on properties in this street to redevelop.

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, with a two room presentation to the street featuring 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.



Map 1: Lacey Street Character Area



CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

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 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).

PURPOSE

The purpose of these guidelines are to conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Character Area. This 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.

CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

OBJECTIVES

The objectives of these guidelines are as follows:

1. Retain and conserve the existing contributory dwellings;
2. 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;
3. Retain the uniformity in lot sizes to ensure the rhythm of the traditional streetscape is not eroded;
4. Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback;
5. Ensure front fences, if required, are low height or open style and are consistent with the precinct in terms of materiality and colour; and
6. Encourage a high standard of architectural and sustainable building design for new development and alterations to contributory buildings.



CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

These guidelines apply to all the properties identified in **Map 1**. The properties that contribute to the streetscape are also depicted.

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 the following documentation:

- An Urban Design Study for any development within the public domain view;
- Elevations showing the proposed development and all existing development on each lot immediately adjoining the land subject to the application; and
- Detailed schedule of all finishes, including materials and colours of the proposed development and how these related to the adjoining developments.

An application for development approval which is 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.

CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

1. DEMOLITION

Intent: The loss of a contributory place negatively impacts on the cultural significance and character of the area. Demolition of a contributory place 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	Deemed to Comply
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.

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.



CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

2. CONSERVATION

Intent: Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the Character 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

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.



CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

3. NEW DEVELOPMENT

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.

3.1 Setbacks

Local Housing Objectives <i>Pursuant to Clause 3.2.3(c) of the Residential Design Codes Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	Deemed to Comply <i>Pursuant to Clause 3.2.3(a) of the Residential Design Codes Volume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
<i>Augments Clause 3.3 P3.3.1 and P3.3.2</i>	<i>C3.1.1 - C3.1.3 replaces Clause 3.3.1, C3.1.4 augments C3.3.4 & C3.3.5</i>
O3.1.1 Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape. O3.1.2 Development maintains the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape. O3.1.3 Those frontages to Lacey Street of non contributory sites shall mass an upper storey as so that it is visually recessive from the sightline of the Lacey Street streetscape. O3.1.4 Those frontages to Lacey Street of non contributory 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.	C3.1.1 The front setback is no less or more than the average setback of the adjoining two dwellings on both sides (Figure 1). C3.1.2 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 (see Figures 2 and 3). C3.1.4 Garages and carports are located behind the existing setback (Figure 4). C3.1.5 Buildings, including outbuildings, garages and carports are setback from at least one side boundary.

CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

3.2 Form and Scale

Augments P3.2.1 - P3.2.2

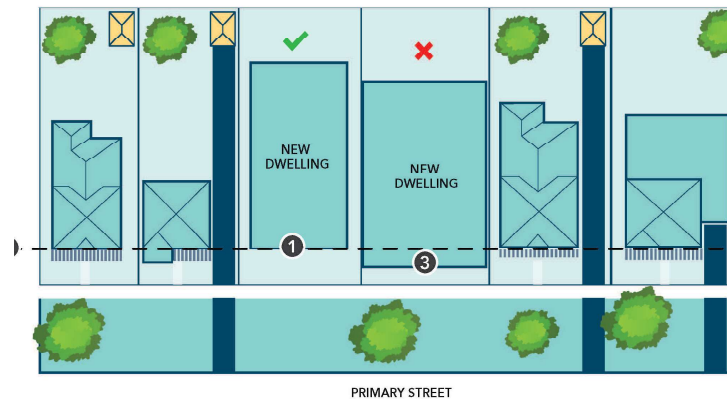
- O3.2.1 New development does not visually dominate the streetscape and maintains the single storey streetscape.
- O3.2.2 New development reflects the dominant building forms in the street, including roof forms and building proportions, in the new building design.
- O3.2.3 Replacement buildings on the gateway sites are sympathetic to the built form and character of Lacey Street.

C3.2.1 and C3.2.2 replaces C3.2.1 for lots identified as a contributory place.

- C3.2.1 Development is not to exceed two storeys in height on lots identified as a contributory place.
- C3.2.2 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.

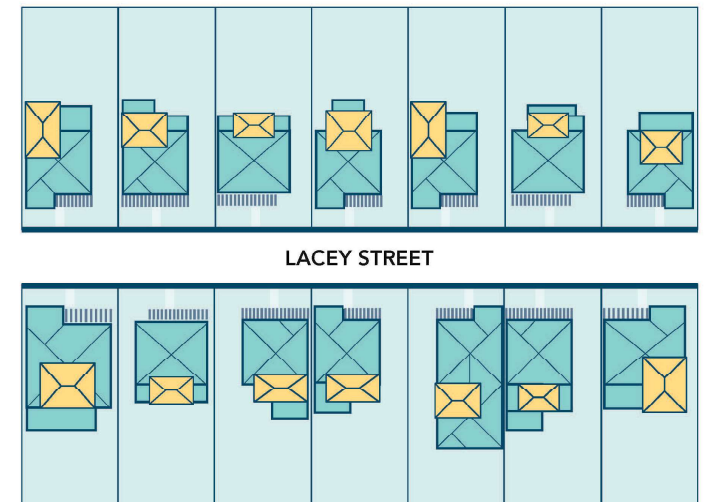
Note: Clause 1 Building Height represents a Council adopted policy position. However this is subject to the Western Australian Planning Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R Codes. Unless the WAPC grants approval, the relevant deemed-to-comply provisions of the R Codes apply.

Figure1: New development ground floor street setbacks



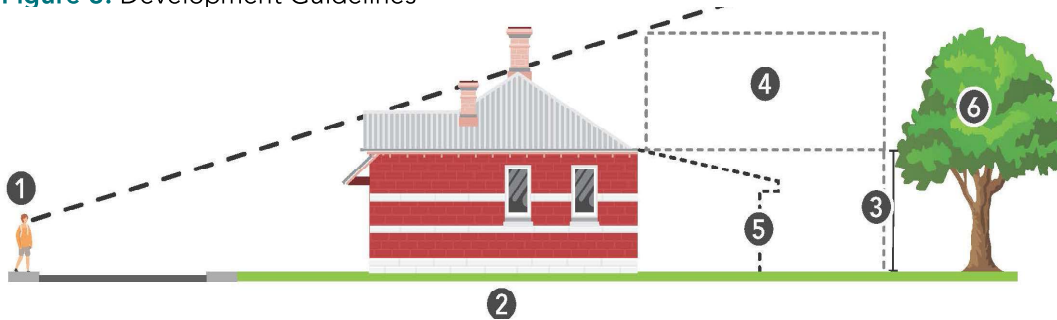
1. The siting of new development matches the prevailing setbacks in the streetscape. This includes street setbacks and lot boundary setbacks.
2. Predominant building line.
3. New development does not intrude into the front setback area. This excludes verandahs, porches and the like.

Figure 2: Nominal upper floor addition locations in yellow



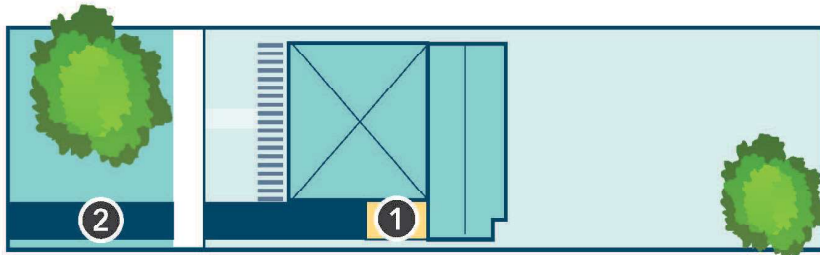
CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

Figure 3: Development Guidelines



1. Additions are located behind the apex of the roof to minimise the streetscape impact.
2. Retention of Federation bungalow.
3. Ground floor height to complement existing ceiling height.
4. Additions to be complementary/sympathetic to the existing built form.
5. Rear extensions allowed to be demolished.
6. Retention of mature trees encouraged.

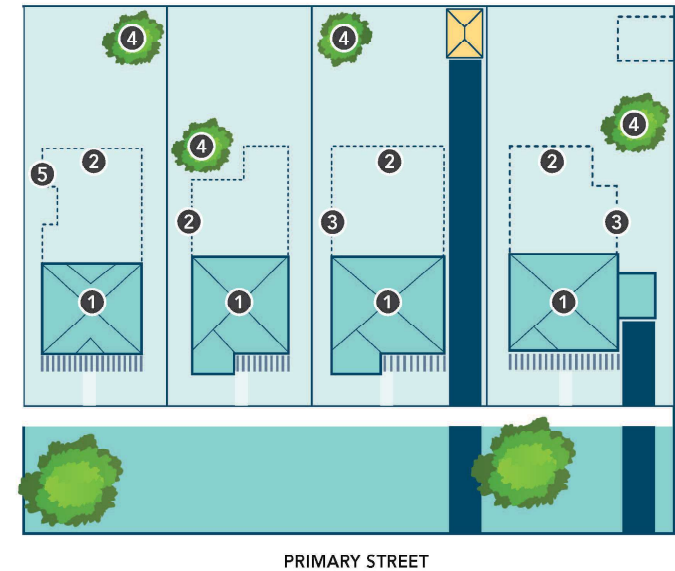
Figure 4: Garage and carport locations



EXAMPLE WITH SIDE GARAGE/CARPORT

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

Figure 5: Potential development locations (not to scale)



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

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4. 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.

Local Housing Objectives

O4.1 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.

O4.2 Original lot sizes remain apparent in the Character Area.

O4.3 Subdivision or amalgamation of lots shall not increase the number of crossovers for the original lot.

5. FENCING

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.

Augments Clause 3.6 P3.6.1 - 3.6.5

Replaces C3.6.7

O5.1 Fences maintain and enhance the openness of the streetscape.

C5.1 Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to a maximum of 1.2m.

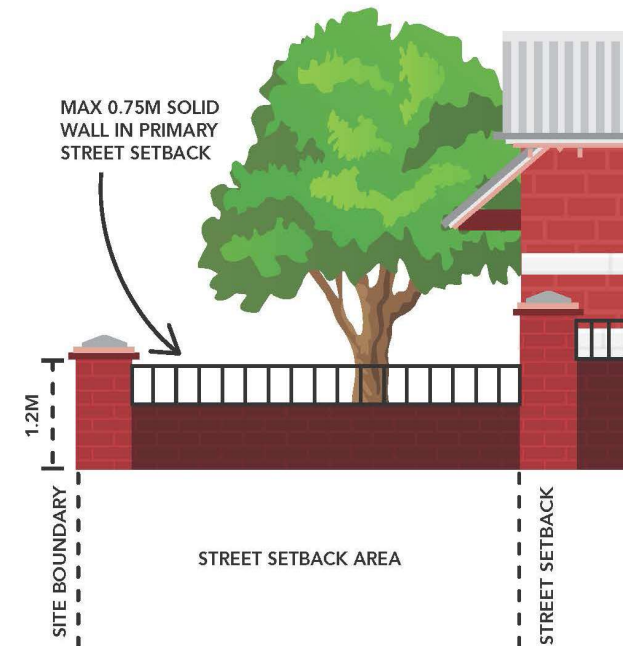


Figure 5: Front Fencing

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6. LANDSCAPING

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

Augments Clause 1.2 P1.2.1 and P1.2.2

O6.1 Residential amenity is maintained by strengthening the visual connection to front gardens.

O6.2 Paved areas in front of dwellings are minimised.

O6.3 Significant landscaping is retained, and new trees are planted wherever possible.

Augments Clause 1.2

C6.1 Driveways are no more than 3 metres wide.

7. MATERIALS AND COLOURS

Intent: The materials, their textures, colours and decorative treatments are important elements of character and cultural significance of the character area. These should inform the palette used on new developments.

Local Housing Objective

C7.1 Materials and colours for new additions should be selected with reference to the prevailing contributory character of the Character Area.

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.

C7.3 Repairs and conservation of contributory places should retain the original materials and colours on a like-for like basis.

CITY OF VINCENT CHARACTER AREA GUIDELINES - LACEY STREET, PERTH

Modification to State Planning Policy 7.3 Residential Design Codes (Volume 1 Part C)

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	LCA EQUIVALENT
3.3 Street Setbacks	C3.3.1 Table 3.3a Primary street setback: 2m Secondary street setback: 1m	3.0 Setbacks C3.1.1-C3.1.3
3.2 Building Height	C3.2.1: In accordance with Table 3.2a Top of external wall (roof above): 10m Top of external wall (concealed roof): 11m Top of pitched roof: 13m	3.2 Form and Scale C3.2.1 & C3.2.2
3.3 Setback of Garages and Carports	C3.3.4 In accordance with table 3.3b C3.3.5 Carports setback in accordance with the primary street setback under C3.3.5(i) - C3.3.5(iv)	3.1 Setbacks 3.1.4 Garages and carports are located behind the existing setback
3.6 Street Walls And Fences	C3.6.7 50% visually-permeable above 1.2m height with pillars maximum height C3.3.8 Pillars to a height of 1.8m with maximum horizontal dimensions 400mm x 400mm	5.0 Street Fences 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
5.4.3 Outbuildings	C2.6.1(v) Is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5	3.1 Setbacks C3.1.1-3.1.5