

Auckland Street Character Area: Summary of Submissions

Do you support the Character Area Designation?				
Yes: Six (55 percent)		No: Five (45 percent)		
Comment	Related Submission	Administration Comment	Recommended Modification	
Comments in Support				
1.	General Support.	6	Noted.	No change.
2.	Support the 3 metre upper floor setback.	2	Noted. This provision was designed to maintain the predominant single storey appearance of the streetscape.	No change.
3.	Does not object to homes being demolished but would support the retention of character homes.	1	<p>The Regulations do not require a development application for the demolition of a property which is not heritage listed.</p> <p>Notwithstanding this, through the Strategic Community Plan 2022-2032 (SCP), Vincent aims to ensure that <i>“our built form character and heritage is protected and enhanced”</i>.</p> <p>In support of the SCP, character area guidelines encourage the retention and renovation of character buildings throughout Vincent.</p>	No change.
4.	Support the proposal however wishes to see significant support from the street for character area designation to be supported.	1	<p>11 responses were received from members of the Auckland Street community, with six (55 percent) of respondents supporting the character area designation.</p> <p>Local Planning Policy: Character Area Guidelines does not set a minimum threshold of community support for draft guidelines to be approved by Council.</p>	No change.
Comments Objecting				
1.	General objection.	5	Noted.	No change.
2.	Rather than proposing new restrictions, the existing development standards should remain and be upheld. Further limitations will only discourage homes owners redeveloping their homes or moving to Auckland Street.	3	<p>The proposed ground floor development standards are similar to the existing average setback clause in the Built Form Policy. However, it will only apply to properties that are within the character area.</p> <p>The upper floor street setback standard of the proposed Guidelines requires a 3 metre setback from the ground floor predominant building line. This is greater than the Built Form standard of 2 metres. This seeks to maintain the predominant single storey appearance of the streetscape.</p>	No change.

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			These standards have been developed from the results of the initial community survey hosted on Imagine Vincent in December 2023 as well as the two working group meetings.	
3.	The whole street is a hodge podge of different house styles and characteristics. Nothing about Auckland Street is any more character in nature than any other street in North Perth.	2	<p>Whilst the built form of Auckland Street displays many different housing typologies, the character of the street is the relatively consistent street setback.</p> <p>As set out above the draft Guidelines intend to protect the existing streetscape through development standards related to ground floor and first floor street setbacks.</p>	No change.
4.	Concern raised that the wider street is not aware of the Character Area proposal.	1	<p>In accordance with the Community and Stakeholder Engagement Policy, Administration undertook a comprehensive consultation program for this project. It was conducted over two separate periods with consultation activities for the character area proposal including:</p> <ul style="list-style-type: none"> • Letters distributed to landowners notifying on the successful nomination in December 2023 and of the draft Guidelines being advertised in October 2024. These letters also notified landowners of the two street meetings and directed them to the Imagine Vincent page. • Street meetings held in December 2023 and October 2024 advising of the character area process and draft guidelines. • Two surveys held on Imagine Vincent in December 2023 and October 2024. A hard copy of the October 2024 survey was also circulated during the associated street meeting. • Public notice on the Perth Now issue of 28 September 2024 	No change.