

OBJECTIVE

The objective of this policy is to facilitate the future development of the Local Area recognising that some lots have been developed to their full potential and to ensure that the area's heritage and character are maintained.

POLICY**1. Heritage**

The majority of existing houses in the area are historic and survive in a remarkably intact state. The integral heritage value of existing buildings has been assessed and categorised in accordance with all information currently available to the Council, including the Fremantle Society Survey of Significant Buildings, the National Trust List and general observation based on a field survey.

As identified on Diagram 1, there are places that contain:

- (i) limited heritage value/potential for infill development;
- (ii) apparent heritage value/areas with limited development potential;
- (iii) apparent heritage value/conservation potential.

Diagram 1 also shows significant streetscapes, vistas and mature vegetation which represents the heritage value of the area and should be retained. In considering any development proposals the Council will seek to protect the cultural values of the Local Area.

2. Demolition

In considering demolition proposals for places with conservation potential, the Council shall assess the site in accordance with the Council's policy on 'Procedures for the Recording and Assessment of Places of Heritage Value' (D.B.H9) before making its determination on the replacement proposal. In general, demolition of a significant building will not be supported.

The heritage significance of a site shall also extend to intact outbuildings and the setting of the building in relation to the remainder of the site. In addition, the presence of substantial vegetation and the provision of appropriate space envelopes around the existing dwelling will be taken into consideration when assessing the impact of new proposals on the existing place.

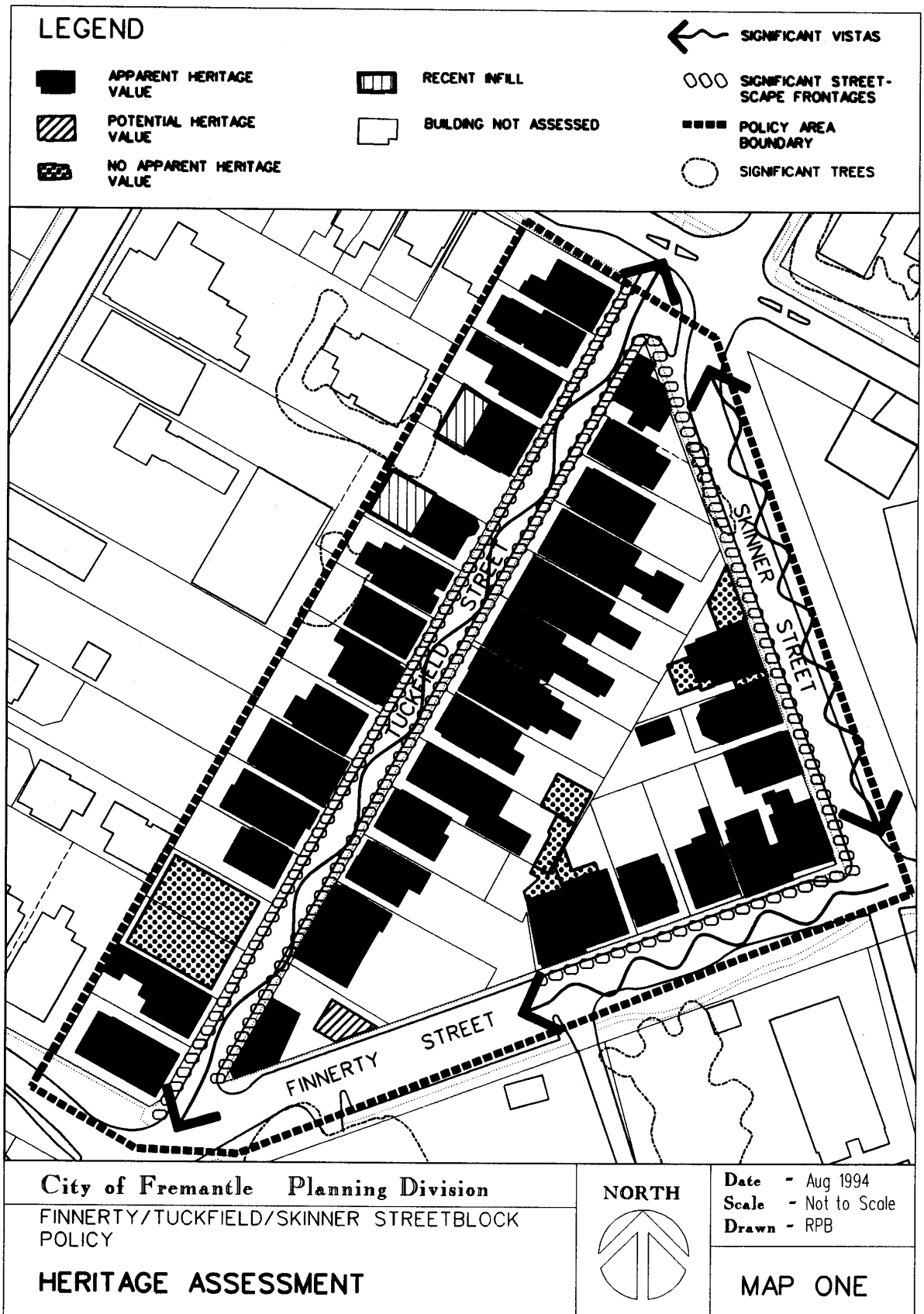


Diagram 1

Heritage Assessment for D.G.F4

Replacement or new dwellings will be favourably considered in instances where there is no loss to the existing heritage and character, and the design will make a sympathetic impact on the streetscape. Criteria to be applied when such a contribution is considered are outlined in the Council's Policy on 'Urban Design and Streetscape Guidelines (for Residential Development)' (D.B.H1).

3. Conservation

In instances where sites have been nominated for conservation the potential exists for reconstruction, restoration and adaptation. Sympathetic additions, mainly to the rear, with restrictions on second storey elements will be accommodated providing that these are sympathetic in terms of scale and proportion to the existing building. One example of how this may be accommodated may be via a loft in the roof space. In certain instances, due in part to the architectural significance of the existing building, its curtilage and site context, or the extent of proposed redevelopment, no further development will be permitted. These sites are indicated on Diagram 2.

4. New Infill Development

For the purposes of this policy, infill shall be determined to include dwellings capable of being strata titled or accommodating occupants not related to the residents of the predominant dwelling on site.

All infill development in this Local Area shall occur in accordance with the applicable density code of R25. As such, the majority of infill development may only occur at the Council's discretion via the use of Clause 63 (b) of Town Planning Scheme No. 3, which enables the Council to approve an increase in density of up to 50% in instances where the existing dwelling is retained and conserved.

The Council will only utilise the density bonus policy in cases of lots where the architectural and heritage integrity of the existing dwelling will not be compromised, and the applicant makes a substantial commitment to conserving the existing historic house. In making this determination, the Council shall assess the proposal in accordance with the planning policy relating to Clause 63, ('Criteria for Use of Clause 63 Density Bonus Provisions' D.C.4).

5. Development Potential

Sites which are able to accommodate new or replacement building(s) are nominated on Diagram 2.

These sites shall predominantly be redeveloped to a single storey nature. In special circumstances this may be extended to two storeys in instances where it is considered that the scale of existing development in the street



Diagram Two

Infill Development Potential

and the relevant land form permit this form of development without any undue impact on the adjoining area (Finnerty Street) and where the design of new development complies with all other aspects of this policy.

6. Natural Environment

Existing vegetation of suitable quality shall be retained wherever possible, particularly in instances where it contributes to the streetscape, helps in the retention of visual privacy, contributes to greening of the area, provides visual relief to more than one dwelling, or where it forms part of a significant setting.

In any redevelopment plan, a proposed landscape plan shall be submitted as part of the development application process. Details of significant existing vegetation and proposed planting shall be included. Officers of the Council shall assist in the provision of information as to appropriate species and plant types.

7. Additions and Extensions

Any additions and extensions should be designed in such a way as to retain and enhance the character and integrity of the existing house and to minimise any impact of new additions on the streetscape and neighbourhood places. In any event, the existing front house should remain a dominant element within the streetscape and the site context. As a consequence, only relatively small scale extensions/additions are a realistic option in the majority of existing dwellings.

Additions to existing buildings of heritage value may be considered on the basis of D.B.H1, relating to 'Urban Design and Streetscape Guidelines'. Of particular relevance is Clause 6 of this document which details how additions to existing houses will be dealt with. In general, the existing heritage of the Local Area consists of the densely built traditional cottages on small lots, often of unusual shapes. Therefore Council will strictly follow the intent of this section of the policy, which discourages second storey additions that may significantly impact on the integrity and character of the existing houses, the amount of open space, amenity of neighbours or streetscape character.

Additions and extensions to existing houses will be assessed in light of the following conditions:

- (i) If the proposal involves a ground floor extension, it should be constructed to the side or rear of the original house. On narrow, small and oddly shaped lots, especially in instances where additional access is provided by a rear or side laneway, the Council supports the additions being separated from the original house rather than providing lengthier continuous walls along boundaries. Such separate extensions may be linked by a covered walkway or completely enclosed narrow living space, so that the provision of light to internal spaces will not

be diminished and the site coverage at the rear will not reduce the garden outlook from the house and neighbouring places.

- (ii) If the proposal involves an upward extension it should be generally located at the rear of the existing house and should ideally be contained within the loft area. If, in special and justified circumstances, such an extension has to be constructed partially above the existing single storey house it should, in any event, be located substantially behind the existing ridge so that its visual intrusion can be resolved in harmony with the built environment of the property, neighbourhood and streetscape. As such, the new roof should be behind, or screened by, the intact dominant roof of the complete and intact front portion of the existing house and should not be seen from the street.
- (iii) For extensions on a corner site, the design should incorporate the additional requirement that any new additions will reflect the quality of architecture of the existing house and will either provide a frontage to the second street or will otherwise complement the existing streetscape in a relevant, alternative way, reflective of the existing site context.
- (iv) Furthermore, all additions shall comply with Council's Policy on 'Visual Privacy for Dwellings' (D.C.10).

8. Housing Types

The Council shall encourage the provision of a variety of housing types and forms, including studios and additional accommodation units in appropriate instances. In determining applications for infill housing, the Council shall ensure that the floor area of the proposed dwelling is compatible with the proposed available land area. Dwelling sizes should be commensurate with the land area provided and correlate both in design and location terms with the amount of private open space available for each dwelling and protection of the appropriate setting of the existing house.

9. Traffic and Parking

The Council shall seek to minimise access traffic and parking problems by endeavouring to ensure that adequate access exists and to provide sufficient parking facilities wherever possible. This policy objective is made in light of the fact that limited opportunities exist throughout the Local Area for off-street parking.

10. Uses

Existing houses should be used predominantly as residences. Limited commercial uses will be acceptable in Finnerty Street.

Adopted: 19/12/94