

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 and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.

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



Map 1: Lacey Street Character Area



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STATEMENT OF CHARACTER

Lacey Street was subdivided in the late 1890s as a residential area and to date, maintains its original housing stock constructed between 1900 and 1920. The use of some of the buildings differ from their original residential intention. The street however, maintains a residential amenity and appearance.

The key characteristics of Lacey Street are:

- Narrow road reserve.
- Uniform front setbacks.
- Non-parallel side setbacks.
- Consistent architectural styles.
- Intact single storey streetscape.
- Infrequent driveway interruptions to frontages.
- Uniform lot sizes (average 302m², 24.6 metres deep with a 12.3 metre frontage).
- Majority of properties unfenced, existing fences are generally low level picket/brick or tubular steel and wire fencing.
- Generally, well kept front private gardens.
- Consistent roof forms many with street facing gables
- Lack of on-site parking creates a premium for on-street parking.
- On-street parking prohibits two-way traffic.
- Setbacks prohibit garages and carports.
- Gateway properties are inconsistent with the uniformity of Lacey Street properties (No. 25 Brisbane Street, No. 33 Brisbane Street, No. 72 Brewer Street, rear of No. 1/266 Stirling Street, No. 84 Brewer Street and No. 25 Lacey Street).

PURPOSE

The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Character Area, This policy identifies those contributory buildings are to be retained and that alterations and additions to these buildings are carried out in a way which respects the integrity and aesthetic value of the streetscape, whilst also illustrating innovative architectural and sustainable design excellence.

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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 heritage significance of the heritage 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 which 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.



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POLICY SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

This policy applies to all the properties identified on **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 Design 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 Design 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:

- Heritage Impact Statement in accordance with the Department of Planning, Lands & Heritage publication 'Heritage Impact Statement: A Guide' for the following types of proposals
 - i. Partial or full demolition of a contributory place including proposed new development;
 - ii. Alterations and additions;
 - ii. Seeking variations to any built form controls of this policy

Note: some applications may be exempt from requiring a Heritage Impact Statement. Contact the City's Development & Design team for further information.

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- An Urban Design Study for any development within the public domain view;
- Elevations which show 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; and

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.

Definitions

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

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

Non-Contributory Place means buildings and structures which do not contribute to the cultural significance of the Character Area

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.

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.

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

Predominant building line is the predominant setback of the front face of the building from the street boundary. Where a terrace, landing, porch, balcony or verandah is more than 1.5m above the adjoining finished ground level or is covered by a roof, it is deemed to be part of the building for the purpose of determining predominant building line.

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1. DEMOLITION

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

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

<i>Local Housing Objectives</i>	<i>Deemed to Comply</i>
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.



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2. CONSERVATION

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

<i>Local Housing Objectives</i>	<i>Criteria seemed to satisfy O2.1</i>
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.	C2.1 Ensure that works retain, conserve and restore the following i. Elements, features and finishes of any identified contributory places in their original, or most significant state; ii. Contributory elements such as ancillary buildings and secondary structures including fences, gates, outbuildings and gardens; iii. Facade elements including original openings, decorative elements and joinery to doors and windows. C2.2 Ensure that conservation works: i. Are based on historical documentation such as early drawings or photographs, physical evidence found on site or neighbouring buildings of a similar design and era.

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3. NEW DEVELOPMENT

Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of the Lacey Street Area. New development should not visually intrude on Contributory Places or the overall streetscape and are consistent and complement the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

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 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 C3.1.2 Above ground level extensions should be setback behind the main roofline of the building as so they are not visible from public domain, with complimentary roof forms and building massing (see Figures 1 and 2) C3.1.3. Corner sites shall site and mass an upper storey behind the main ridgeline of the existing dwelling as so that it is visually recessive from the sightline of the Lacey Street streetscape. C3.1.4 Garages and carports are located behind the existing setback. C3.1.5 Buildings, including outbuildings, garages and carports are setback from at least one side boundary.

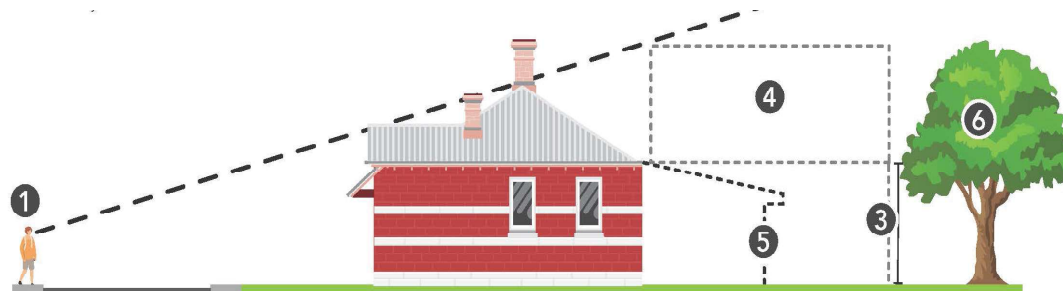
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3.2 Form and Scale

- 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.

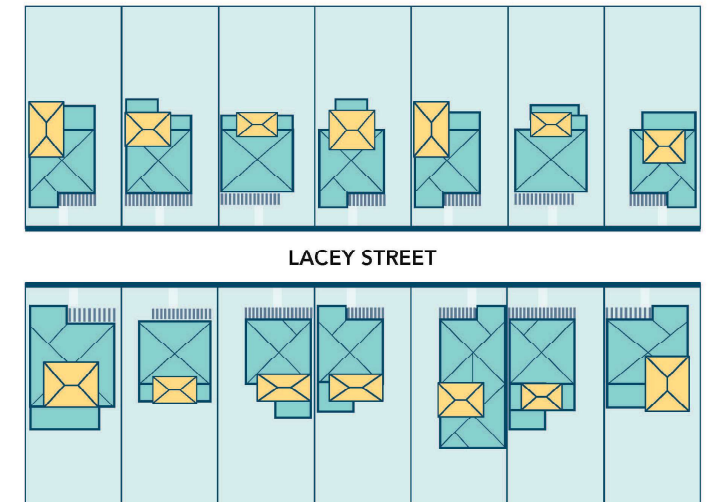
C3.2.1 New development is to respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling is to match the street's typical single storey wall height.

Figure 1: Development Guidelines



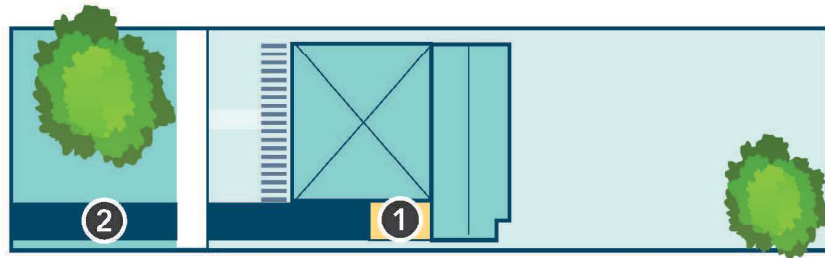
1. Additions are located behind the primary building line to minimise the streetscape impact
2. Retention of Federation bungalow
3. Ground floor height to complement existing ceiling height.
4. Additions to be complementary/sympathetic to the existing built form
5. Rear extensions allowed to be demolished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

Figure 2: Nominal upper floor addition locations in yellow



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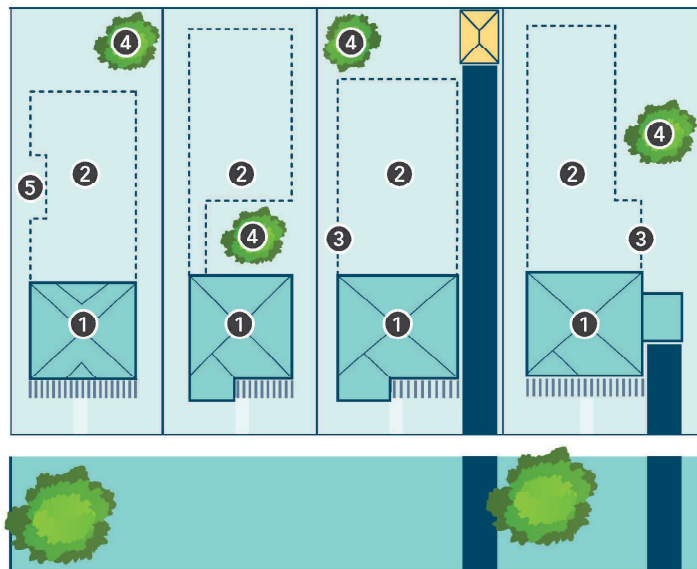
Figure 3: Garage and carport locations



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.

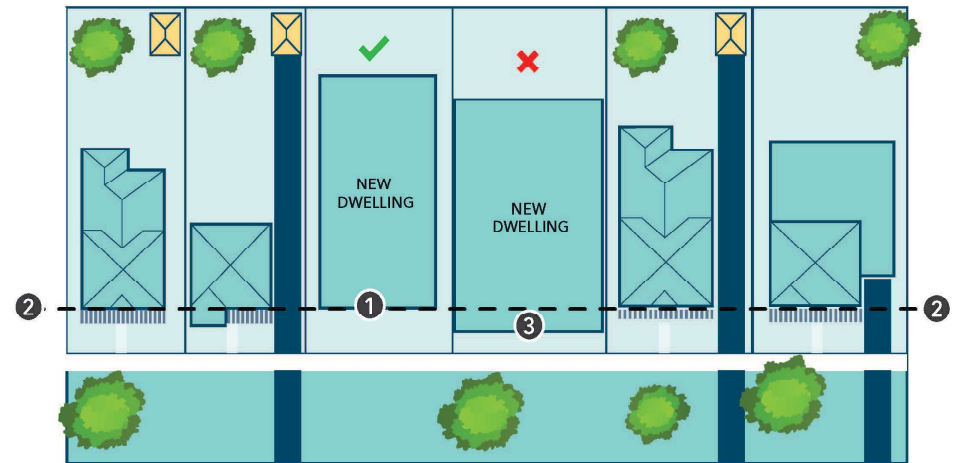
Figure 2: Potential development locations



PRIMARY STREET

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

Figure 4: New development setbacks



PRIMARY STREET

1. The siting of new development matches the prevailing setbacks in the streetscape. This is to include 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

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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 Lacey Street 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 the scale and proportions of front fences and gates and walls will allow visual transparency between the homes and the streetscape which is critical in maintain the character of Lacey Street

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 maximum of 1.2m

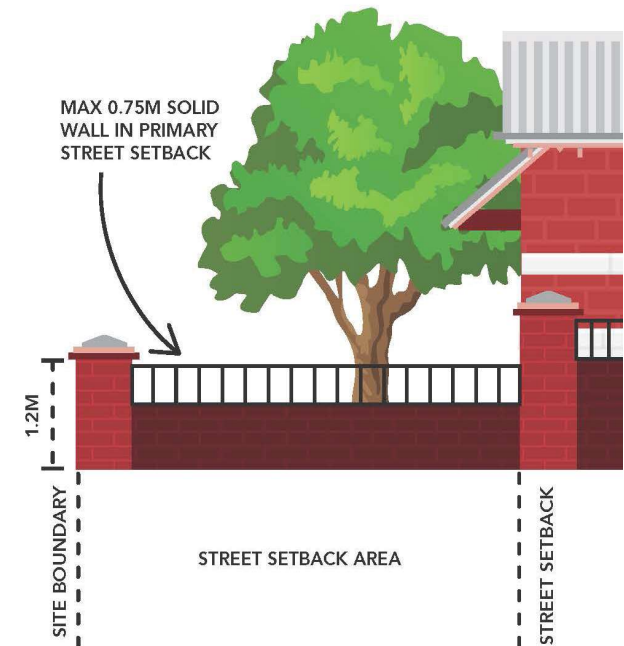


Figure 5: Front Fencing

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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 No additional paving is proposed in front of dwellings.

C6.2 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 heritage area. These should inform the palette used on new developments.

O7.1 Building materials and finishes complement the dominant pattern within the streetscape. Styles and detailing are appropriate to the era and styles in the street.

C7.1 Materials and colours for new additions are to be selected with reference to the prevailing contributory character of the Lacey Street Heritage Area.

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

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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 Note: As max roof height is not specified in Policy, max roof height in the Built Form Policy will be applied.
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