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 streets-cape 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.

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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 form 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 existing dwelling on the lot and adjoining character dwellings.

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Local Housing Objectives *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.*	*Deemed to Comply* *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	
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. 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.

2. Building height	
Augments Clause 5.1.6 P6	*Augments Clause 5.1.6 by adding the following*
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.
3. Setbacks of Garages and Carports	
Augments Clause 5.2.1 P1	*Replaces Clause 5.2.1 C1.1, C1.2*
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. 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.
4. 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. As defined in the Residential Design Codes of Western Australia (R-Codes) a 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.	

5. Street walls and fences	
Augments Clause 5.2.4 P4	*Replaces Clause 5.2.4 C4.1, C4.2*
O6.1 Ensure front boundary fences enhance the streetscape by being designed in the predominant style of 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 street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level. 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.

6. 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.