

Schedule of Modifications – Appendix No. 6 Brookman and Moir Streets Development Guidelines

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
1.	Policy Title	All	All	The local planning policy relates to the heritage precinct of Brookman and Moir Streets. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide provisions for Heritage Areas to have Local Planning Policies to guide development.	Amend the policy title as follows: Brookman and Moir Streets – ~~Heritage Area~~ Development Guidelines
2.	2 Aim of the guidelines	2	2	The purpose of the review of the guidelines is to ensure the provisions can be implemented suitably within the Local and State Planning Framework. The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. Aim of the Guidelines has now been incorporated into the Statement of Significance, Purpose, Objectives and Policy Scope	Delete the following wording from Clause 2: ~~These Guidelines contain essential controls, discretionary controls, advice and encouragement. The following interpretations are to apply:~~ ~~Essential Controls: are aimed at preserving the Brookman and Moir Streets area, as a whole and ensuring its integrity and these controls are not flexible.~~ ~~Discretionary Controls: allow certain alterations to be made, provided it can be demonstrated that the application of the control will result in a good conservation outcome and be in harmony with the Brookman and Moir Streets area.~~ ~~Encouragement: is a set of information that would assist in enhancing individual properties and the Brookman and Moir Streets area as a whole.~~ ~~Advice: is offered as to the manner in which improvements can be made.~~ ~~Please note: The City of Vincent can offer free advice on all heritage matters, that is appropriate design, colour schemes and materials, and it is advised that prior to consideration of any building works to contact the City of Vincent as soon as possible.~~
3.	N/A	N/A	4	New section: Relationship to Planning Framework	New wording is included denoting the relationship of this planning policy to other planning legislation and policies.
4.	N/A	N/A	4 & 5	New section: Additional Requirements for Development Applications	Additional documentation is now required to be included with development applications to aid in assessing the application.
5.	N/A	N/A	5 & 6	New section: Definitions	Additional definitions now included into policy
6.	N/A	N/A	6	New section: Explanatory Notes	Information that will aid in assessing development applications as well as in developing designs for new builds have been collated into this section

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7.	N/A	N/A	15 & 16	New Section Modifications to SPP 7.3 Residential Design Codes (Volume 1)	Relationship between proposed provisions and the existing R-Code are shown here
8.	3 Alterations and Additions	4	10	This clause and its provisions are now contained within Clause Built Form and the explanatory notes, provisions have been reviewed and replaced with Local Housing Objectives and deemed to comply criteria	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 3 Built Form Delete or amend the following wording: ~~Significant original external features must be retained and conserved. Where original features have been removed or obscured, their reinstatement should be considered, especially where the losses are detrimental to the presentation of the place. That is to say intrusive features such as carports, solid high brick fences, high close boarded timber fences and concrete paved gardens should be removed, where the opportunity exists.~~ ~~The level of change to the front rooms of the houses has been somewhat limited. The remaining original planning and fabric of these rooms should be retained and conserved and adapted only as much as is necessary and as little as possible.~~ ~~The interface between corner end buildings and the secondary street (Forbes Street and Robinson Avenue) must be treated as being viewed from the front, with an eaves height limit to be the same as the main roof of the existing house facing the street~~ ~~While it is acknowledged that many internal features have been altered and extended under the skillion roof additions, many of these changes have improved the basic levels of amenity of the houses and living standards.~~ ~~Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained.~~ ~~Additions to the rear must be unobtrusive and meet the requirements of the Residential Design Codes. The City will exercise some discretion to achieve improved dwellings and good conservation outcomes.~~ ~~The external appearance of many of the dwellings has been changed over time, either as a building maintenance response (render over brickwork and removal of decaying timberwork) or through changing fashion, relating to the changes in demographics. It is essential that further losses of original detail do not occur and that opportunities for the reinstatement of missing detail are encouraged, providing reinstatement can be properly carried out to conservation standards.~~ ~~The Development Guidelines that follow will assist in managing change so that the Brookman and Moir Streets area retains its integrity.~~

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9.	4 Roofs	5	8	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. This provision is now included under Clause 2 Conservation.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.1 Roofs
10.	5. External Walls	5	8	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. This provision is now included under Clause 2 Conservation.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.2 External Walls
11.	6 Front Verandahs	6	8	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the retention and should be removed. The proposed deleted reference to the Heritage Assessment is covered in the 'Scope' section of the draft Local Planning Policy. This provision is now included under Clause 2 Conservation.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.3 Front Verandahs

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12.	7 Windows	7	8	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the retention and should be removed. The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed. This provision is now included under Clause 2 Conservation.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.4 Windows
13.	8. Front Doors and Hopper Lights		8	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the retention and should be removed. The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed. This provision is now included under Clause 2 Conservation.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.5 Front Doors and Hopper Lights

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14.	9. Chimneys	8	8	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the retention and should be removed. This provision is now included under Clause 2 Conservation.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.6 Chimneys
15.	10. External decorative details	8	8	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the retention and should be removed. This provision is now included under Clause 2 Conservation.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.7 External decorative details
16.	11. Front Street Fences and Secondary Street Fence	8	12	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the retention and should be removed.	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4

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				Secondary street provisions have been deleted as the secondary street streetscape does not contribute to the heritage precinct and in these areas the walls are suitable to be 1.8m. This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence & the Front Garden	
17.	12. Front Gardens	9	12	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence & the Front Garden	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4
18.	13. Car parking	9	13	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the ability to exercise discretion and should be removed. This provision is now included under Clause 5 Car Parking	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5

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19.	14. Rear garages	10	13	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording is not necessary in this policy as it is covered in other legislation and should be removed. This provision is now included under Clause 5 Car Parking	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5
20.	15. Rear Water Closets	10	7	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted essential and discretionary wording contradicts the retention and should be removed. This provision is now included under Clause 1 Demolition	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 1
21.	16. Colours	10	14	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives. This provision is now included under Clause 6 Materials and Colours	Amend the wording to become Deemed to Comply and Local Housing Objectives and moved to Clause 6
22.	17. Internal Planning	11	6	These provisions have been moved to the Explanatory Notes section	Amend the wording and move to Explanatory Notes

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23.	18. Demolition	11	7	The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria. The proposed deleted discretionary wording contradicts the retention and should be removed. This provision is now included under Clause 1 Demolition	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria moved to Clause 1 Demolition The following wording is to be deleted: ~~Partial demolition of dwelling will only be considered in exceptional circumstances.~~
24.	19. Open space	11	-	The proposed deleted wording is not necessary in this policy as it is covered in other legislation and should be removed.	The following wording is to be deleted: ~~Development should meet the performance criteria of the Residential Design Codes in regard to Open Space. As most dwellings in the precinct would not achieve the required percentage of open space on these lots due to historical development, it is essential that an outdoor living area is required. Due regard will be given to the configuration of outdoor living areas and the availability of existing open space, with particular reference to those dwellings with rear and secondary street vehicular access.~~ ~~Outdoor Living Areas are to comply with the requirements of the Residential Design Codes.~~
25.	20. Development considerations	12	-	In considering an application for development approval the local government is to have due regard to the matters outline in Schedul2, Part 9, Clause 67 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The items listed in the clause only capture a few considerations in development assessment and do not show all considerations which may be misleading and should be deleted.	The following wording is to be deleted: ~~The City acknowledges the constraints of land development within the heritage precinct, and the following statements aim to achieve a balance between potential overdevelopment and heritage character.~~ ~~Where overdevelopment facilitates conservation of original fabric the proposal will be assessed by the degree of possible congestion on the built environment and the impact of development on heritage values including all relevant considerations such as zoning, residential amenity and or/ environmental issues specified by the Town Planning Scheme and outlined in the relevant Policies of the City of Vincent.~~ ~~This will be measured by discretionary control to allow new development and to allow a specific design response of each site (property), to demonstrate positive conservation outcome and contribution to the precinct.~~

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					To achieve the conservation goals and desires of the Council the following items will be given consideration within the heritage precinct. This is to achieve overall conservation objectives. • Significant reduction in the open space provision • Availability of land to accommodate parking • Impact of the new development on the site as a whole • Protection and conservation of the existing site • The heritage significance of the site and context especially in terms of the streetscape and public domain • Compatibility to neighbouring properties in terms of scale, bulk, height, quality of design, materials and refinement of details and craftsmanship Protection of valued residential amenity of the locality
26.	21. Urban Infrastructure 21.1 Intent	12	-	The wording is proposed to be deleted as it has been captured in the objectives of the policy.	The following wording is to be deleted: ~~Future upgrade of infrastructure elements such as: road and verge treatment, lighting, paving and public seating are required to be compatible with the heritage significance of the area and should not detract from the character of the precinct.~~ ~~Ensure that the design of new street furniture and utility services are to be sympathetic to the streetscape character of the precinct.~~ ~~The design, scale and location of new or replacement street signs, street lighting or any other new street furniture should complement the streetscape character.~~ ~~Roads, kerbs and footpaths should retain their current alignment and surfacing treatment should be consistent throughout the precinct.~~ ~~Traffic control and traffic calming devices should be located outside of Brookman and Moir Streets. Traffic management issues should be referred to the City of Vincent for consideration.~~ ~~Consideration will be given to intrusive traffic signage being kept as an essential minimum where possible.~~

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27.	22. FIGURE 1 - A TYPICAL ORIGINAL HOUSE PLAN 23. FIGURE 2 - TYPICAL ORIGINAL FRONT ELEVATION FEATURES 24. FIGURE 3 - PRINCIPLES OF EXTERNAL EXTENSIONS	13, 14 and 15	9, 10 and 11	All figures and notes to be maintained but graphically updated .	Graphics have been aesthetically modified.