CITY OF VINCENT CHARACTER AREA GUIDELINES - AUCKLAND STREET, NORTH PERTH

The Auckland Street Character Area (Character Area) has been recognised by the community and the Council as making a positive contribution towards built character of the City of Vincent (City)

The Auckland Street Character Area Guidelines (Guidelines) identify the unique characteristics of the Character Area and provide guidance for future development.

The 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 as follows: Nos. 48 – 81 Auckland Street (inclusive), North Perth (refer **Figure 1**).

Objectives

The general objectives of development the subject of these guidelines are to:

1. ensure that new buildings and alterations and additions to existing buildings, which are in view of the street, are in keeping with the character of the area, respects the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;

2. maintain the existing built form character with its openness to the street.

3. retain appropriate mature trees wherever possible;

4. encourage passive surveillance and neighbour and community interaction; and

5. encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development.

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Statement of Character

The Auckland Street Character Area is generally mixed in terms of built form, ranging from Californian bungalows to more recent two storey additions to the streetscape.

The existing housing stock within the Character Area, are established on 545sqm to 1010sqm lots. However, over time a number of the lots within this Character Area, have been subdivided into battle-axe configurations. These subdivisions have not impacted the overall streetscape or character of Auckland Street. The large setback averages of between 5m to 10m from the primary street of the existing dwellings provide distinctive entry points, positive street surveillance as well as a sense of openness.

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 dwelling on the lot and adjoining dwellings.

The overall quality of the Character Area is enhanced by the:

- consistent street setbacks;
- consistent scale and bulk in relation to the original streetscape pattern;
- bungalow dwellings with verandahs; and
- prevalence of large front gardens.

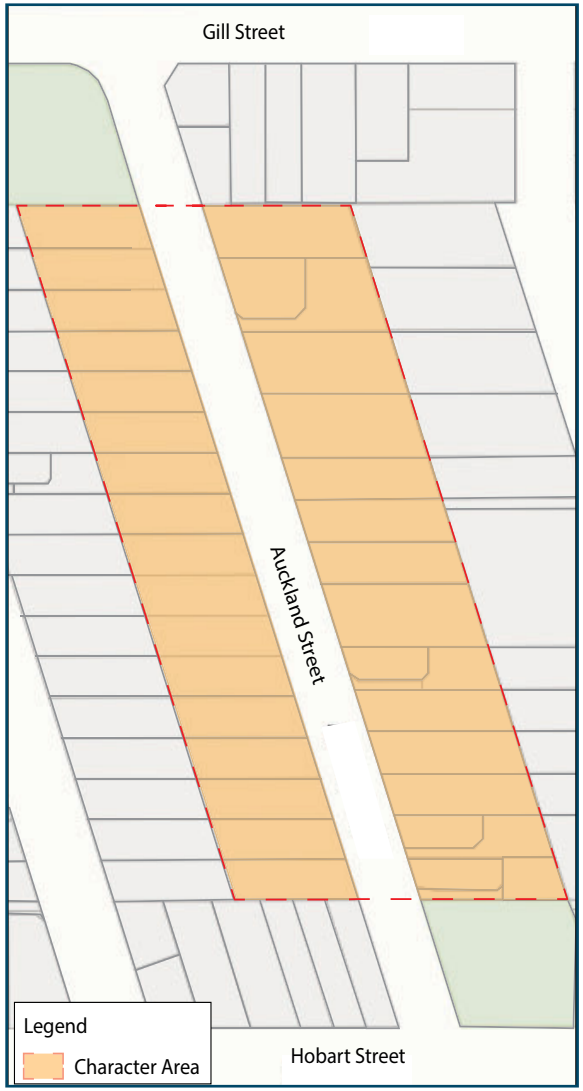

Figure 1: Auckland Street Character Area

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 an Urban Design Study for any development within the public domain view.

An application for development approval 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.

In accordance with the City's Community and Stakeholder Engagement Policy, where deemed-to-comply standards are not met for the following design elements, an application will be advertised to the wider character area:

- street setbacks; and
- height.

Definitions and Explanatory Notes

Predominant building line is the predominant setback of the front face of the building from the street boundary. This excludes any porch, verandahs, carports or garages

For the purpose of averaging, the **primary street setback** is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.

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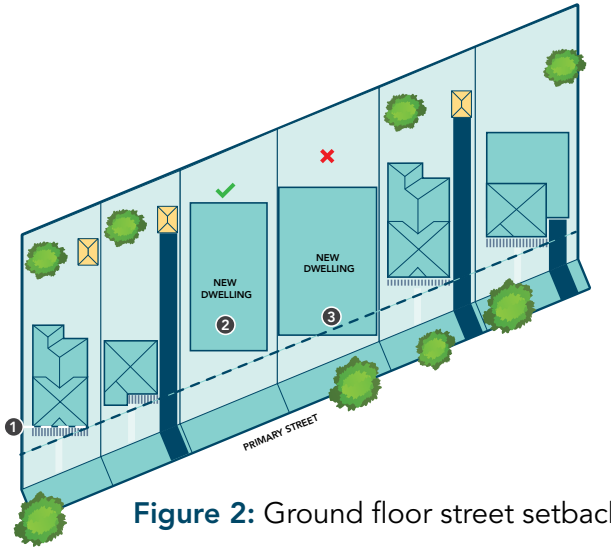
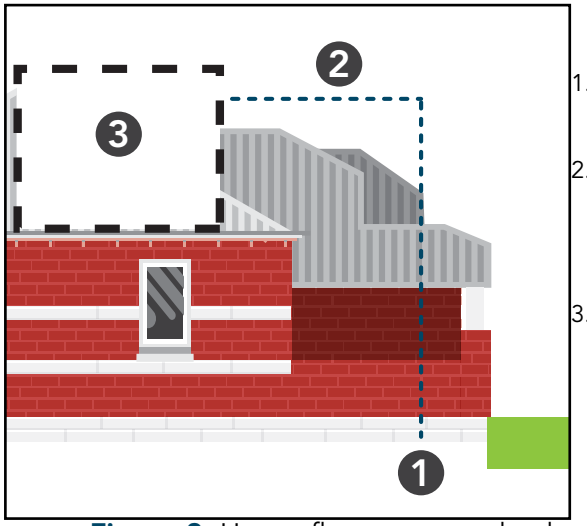
Local Housing Objectives *Pursuant to Clause 3.2.3(c), Part B of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.*	**Deemed to Comply** *Pursuant to Clause 3.2.3(a), Part B of the Residential Design Codes, the following provisions replace the Deemed to Comply standards of the Residential Design Codes as specified.*
1. Street Setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	*Replaces Clause C2.1*
O1.1 The setbacks of dwellings should reflect the predominant open streetscape pattern and be consistent with adjacent properties. O1.2 Walls above the ground floor are 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 five directly adjoining properties within the Auckland Street Character Area, on either side of the proposed development (refer **Figure 2**). C1.2 Walls on upper floors are setback a minimum of 3 metres behind the ground floor **predominant building line** (excluding any porch or verandah), as determined by the City (refer **Figure 3**).



1. Predominant building line.
2. The siting of the new development matches the prevailing setbacks in the streetscape.
3. New development does not intrude into the front setback area. This excludes verandahs, porches and the like.

Figure 2: Ground floor street setbacks



1. Ground floor Predominant building line.
2. Upper floors are setback 3 metres behind the ground floor predominant building line.
3. Indicitive second storey building envelope.

Figure 3: Upper floor street setbacks

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2. Street Surveillance
Augments Clause 5.2.3 P3
O2.1 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. O2.2 New development promotes surveillance to the street and promotes neighbourly interaction.

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3. Landscaping
Local Housing Objectives *Augments Clause 5.3.2 P2*
O3.1 The front setback of the development should be adequately sized and landscaped as to contribute to the established streetscape character and reduce the impact of the development on adjoining public spaces and residential dwellings. O3.2 Existing landscaping within the primary street setback is retained and conserved and new trees are planted wherever possible.