



Auckland Street Character Area Nomination

Notes of the Street Meeting 5.30pm Thursday 14 December 2024 at Hobart Street Reserve.

Tim (Coordinator Strategic Planning) commenced with an acknowledgement of Country; and provided an explanation of the street meeting to run through:

- What a character area is;
- What can be controlled; and
- What cannot be controlled.

Tim to take notes to be provided on Imagine Vincent.

Michael (Strategic Planner) introduced the information handed out – an information sheet and examples of recently approved character areas for Lacey Street and Orange Avenue and Hope Street ([included as documents on Imagine Vincent](#))

- Explained that the controls can vary from small elements of the streetscape such as street fences or a street setback – to more detailed controls relating to all elements of the streetscape that the City can control such as garage and carport setbacks and width, height and design elements such as verandahs and roof pitch.
- Explanation of the two planning assessment pathways from the [Residential Design Codes](#).
 - Deemed to comply – Prescriptive measures which are essentially minimum standards for the building envelope. For example, a home can only be 10 metres high. Should an application meet all the deemed-to-comply provision, it can generally proceed without the need for a planning application (exemptions apply)
 - Design principles – Should an application not meet the deemed-to-comply criteria it will require a performance assessment against the relevant design principle. These provisions encourage proponents to address design issues.

Community member - How much weight would this have? Does it need to be followed otherwise we have no teeth?

The Built Form Policy is a City-wide policy that doesn't take into account the localised characteristic of individual streets or areas. A Character Area Policy can provide development provisions which align with the local context and are designed in line with community needs and expectations (whilst ensuring that they align with the planning regulations).

Community member - What are the setbacks now?

Auckland Street is zoned Residential R20, which requires a 6m primary street setback.

The City's Built Form Policy has amended this as follows:

- The **ground floor street setback** is calculated by averaging the setback of the five adjacent properties, either side of lot subject to development. This setback is measured from the street alignment of the nearest wall of the dwelling (excluding porches, verandahs, carports and balconies). This is known as the *predominant building line*.

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- **Upper floors** are to be setback 2m behind the ground floor *predominant building line* (as discussed above)

Community member - What are the characteristics already identified? Can we demolish new houses?

The City has identified that most of the homes along this street are of a Californian Bungalow architectural style. These homes are single storey and have attached verandahs. However, it is noted that several other architectural forms exist.

Homes along Auckland Street generally display a substantial ground floor street and are predominantly single storey. Homes are permitted to be two storeys here and a number already exist.

The designation of these street as a Character Area will still allow for demolition of existing building stock. Only a heritage classification will impede demolition.

The policy cannot be applied retrospectively.

Community member - How can we stop the process? What is the timeline?

In July the City received a nomination form for this street to become a Character Area. This is only the first step of the process. The [Imagine Vincent page](#) currently contains a survey which asks for your thoughts on this process. Residents can also nominate their inclusion on Working Group. This working group will work with City staff in formulating a draft policy which will be informed by survey submissions and comments from tonight's meeting. The survey closes **Monday 8 January**.

The City will be collating feedback we receive from the survey on Imagine Vincent as well as discussion we have with the newly formed **Working Group**.

Next steps are to present a draft policy created with the working group to Council along with comments received – Council would determine whether or not to proceed with advertising the draft policy for formal public consultation.

The policy would be advertised;

The results of advertising would be presented to Council to:

- Proceed with the policy;
- Proceed with a modified policy (modified based on comments received);
- Not proceed with the policy.

Community member - What is the benefit of this, what is the purpose of the policy?

Provide specific planning guidance for the street. There is a City and State wide policy which apply in the absence of a character street policy – the benefit of developing criteria for this policy is that it would be a documented position that has been endorsed by Council following community consultation.

Community member - Is there any data that suggests that this type of policy would improve land value?

There has been research undertaken in Heritage Areas that have shown increased land value. We do not have data of this impact on character areas.

Local Planning Policies are not drafted to impact land value.

Community member - Will this impede new development?

A character area designation and policy will not stop new development occurring and cannot stop demolition.

The City can only modify certain provisions of the R-Codes, such as street setbacks and height. The R-Codes contain a host of provisions which proposed developments will need to abide by. For example, landscaping, privacy and overshadowing

This policy may not capture everything that some members of the community would like to control. For example, a character policy does not have the same level of control that a heritage designation would offer.

Community member - What is the cost imposition (of the policy) to people wanting to develop?

The policy is setup to provide more clarity on development requirements this is paired with understanding and buy-in from the community – where new development proposes something in line with these requirements the process is straightforward with less ambiguity.

Community member - If there was a character area policy in place how would this practically work with carports and garages?

Requirements which apply throughout the City include:

- Garages are to be located behind the main line of the building.
- Carports are to comply with street setback requirements, which may be reduced by up to half in certain circumstances.
- Carports need to be open when in front of dwellings to provide unobstructed views to doors and windows.
- Garages and carports need to match the existing dwellings predominant colour, scale and materials and be complimentary to the dwelling.
- Width requirements (50% of the lot frontage for garages and for carports located with the street setback, 50% of the lot or 6m, whichever is lesser).

Provisions in the character area policy could be included regarding the roof pitch to match the dwelling.

(Community member) disagreed with the roof pitch matching as a flat roof may provide a better view of the dwelling and have less impact on the streetscape.

On small subdivided blocks, can you still go up – build two storeys?

The Built Form Policy allows for two storey developments. These are within the parameters of height in metres, setbacks, privacy and solar access.

Second storey setback is different in the example guidelines handed out?

[Local Planning Policy: Character Area Guidelines](#) provide guidance on developing in the City's 10 Character Areas. These character areas provide differing requirements for the upper floor setbacks. All of these provide for greater setbacks than designated by the Built Form Policy. These setbacks range from 3.5m behind the ground floor predominant line, to upper floors being behind the ridgeline.

Meeting concluded shortly after 6:00pm