

Schedule of Modifications – Appendix No. 17 Design Guidelines Lacey Street

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
1.	Policy Title	All	All	The Design Guidelines relate to a collection of intact federation-style buildings in Lacey Street. 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: ~~Design Guidelines Lacey Street~~ – <u>Character Area</u>
2.	DESCRIPTION	1	1	The proposed deleted wording is not accurate, the remaining wording provides suitable context.	Modify the introduction wording as follows: 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.
3.	ISSUES/ THREATS	3	2	The wording is covered in the objectives of the design guidelines and the provisions, this is a negative repetition of the objectives of the guidelines.	The following wording is to be deleted: • ~~Loss of single storey streetscape.~~ • ~~Loss/demolition of intact housing stock.~~ • ~~Loss of consistent roof pattern.~~ • ~~Loss of open streetscape with high fencing and car storage structures.~~ • ~~Changes to the dominant setback pattern.~~ • ~~Inappropriate, out of scale development on gateway properties.~~ ~~The retention of the original house and many features is essential, and entire demolition of dwellings will not be permitted.~~

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4.	POLICY STATEMENT	3	2	The wording is to be updated to remove previous terms used and update reference as well as include policy objectives	PURPOSE The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Heritage 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. OBJECTIVES The objectives of this Policy are to: • Retain and conserve the existing contributory dwellings. • 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. • Retain the uniformity in lot sizes to ensure the rhythm of the traditional streetscape is not eroded. • Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback. • Ensure front fences, if required, are low height or open style which are consistent with the precinct in terms of materiality and colour; and • Encourage a high standard of architectural and sustainable building design for new development and alterations to contributory buildings.
5.	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.
6.	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.
7.	N/A	N/A	5	New section: Definitions	Additional definitions now included into policy
8.	N.A	N/A	6	New Clause: 1. Demolition	Befitting of Lacey Street being classed as a heritage area, demolition clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included
9.	N.A	N/A	6	New Clause: 2. Conservation	Befitting of Lacey Street being classed as a heritage area, a conservation clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included

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10.	Existing Building Stock	4	7-9	Change the title of the element for clarity. The 'Objective' is proposed to be retained as 'Local Housing Objectives'. The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission. Retention of the dwelling is covered in the introduction	Modify the element heading as follows: ~~Existing Building Stock~~ Clause 3 New Development This clause is to have an intent statement and two subclauses, 3.1 Setbacks and 3.2 Form and Scale Amend the wording to become Local Housing Objectives and Deemed to Comply criteria
11.	Landscape	4	10	The 'Objective' is proposed to be retained as 'Local Housing Objectives'. The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission. Retention of the dwelling is covered in the introduction	New clause number Amend the wording to become Local Housing Objectives and Deemed to Comply criteria
12.	Lot Size	4	10	Lot size is controlled through the Local Planning Scheme which applies a zone and coding to properties. The size of lots as per each code is determined by the Residential Design Codes. Nonetheless, clause is to be included to guide subdivision design	Modify the element heading as follows: ~~Lot Size~~ Clause 4 Subdivision Include an intent statement and amend the wording to become Local Housing Objectives and Deemed to Comply criteria

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13.	Setbacks	5	7	The 'Objective' is proposed to be retained as 'Local Housing Objectives'. The 'design response' (with the exception of garages and carports) has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.2 and 5.1.3 of the R Codes. The garages and carports 'design response', 'behind the building line', is proposed to be deleted as this contradicts the objectives. The 'avoid' criteria is proposed to be deleted as it is a repetition of the 'objectives' and 'deemed to comply' criteria.	Move the clause into subclause 3.1 Setbacks Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria
14.	Height and Building Form	5	7	The 'Objective' is proposed to be retained as 'Local Housing Objectives'. The 'design response' has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.6 of the R Codes. The 'avoid' criteria relating to a single storey streetscape is proposed to be reworded as a local housing objective.	Move the clause into Clause 3 New Development Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria Move the below to Definitions. <u>Public domain view means sightlines 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</u>
15.	Materials and design detail	5	11	The 'Design Response' and 'Avoid' criteria is worded as deemed to comply criteria and cannot be included as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes, without the approval of the Western Australian Planning Commission.	Modify the element heading as follows: ~~Materials and design detail~~ <u>Clause 7 Materials and Colours</u> Include an intent statement Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria

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				In lieu of this, the 'objective' has been included as a local housing objective. And reference to required accompanying material has been included in the 'scope' of the proposed policy. The 'avoid' criteria is proposed to be deleted as it is does not provide clarity to meet the objectives.	
16.	Front boundary treatment	5	10		Amend the heading of the element: ~~Front boundary treatment~~ <u>Clause 5 Street Fences</u> Include an intent statement Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria
17.	Diagrams	4	8-10	The diagrams clearly articulate the provision relating to height and should be maintained.	Existing diagrams have been graphically updated with new diagrams being included.
18.	N/A	N/A	12 & 13	New Section Modifications to SPP 7.3 Residential Design Codes (Volume 1)	Relationship between proposed provisions and the existing R-Code are shown here