



APPENDIX 1:

WOODBIDGE CONSERVATION PRECINCTS DESIGN GUIDELINES

1. PURPOSE OF DESIGN GUIDELINES

The purpose of these Design Guidelines is to implement the objectives and general principles set out in clause 6.1 of this Policy.

2. STRUCTURE OF DESIGN GUIDELINES

The Woodbridge Conservation Precincts Design Guidelines have been structured according to the following principal design elements that make up its character:

- (a) Scale or Size
- (b) Form
- (c) Siting
- (d) Materials and Colours; and
- (e) Detailing

For each of these design elements, Performance Criteria and Acceptable Development Provisions (ADP) have been prepared, the application of which is described in Section 3 - Application of these Design Guidelines below.

3. APPLICATION OF DESIGN GUIDELINES

These Design Guidelines are an integral part of this Policy and will be applied as per the Policy.

As outlined in Section 2 - Structure of Design Guidelines above, the Design Guidelines have been structured similarly to the Residential Design Codes by setting out Performance Criteria and Acceptable Development Provisions (ADP) for each of the design elements influencing the character of the area. All development must comply with the Performance Criteria. The ADP provide one way of satisfying the Performance Criteria. Variations to the ADP may be approved by the City/MRA where the relevant Performance Criteria are considered by the City/MRA to have been met. Where variations are proposed to the ADP, the onus will be on the applicant to demonstrate, to the City's/MRA's satisfaction, that the Performance Criteria have been satisfied. The ADP will provide useful guidance for the preparation and assessment of applications in these instances.



The photographs and illustrations in the Design Guidelines have been provided to further explain the Performance Criteria and ADP. They are intended for reference only and shall not take precedence over the written guidelines.

4. RELATIONSHIP WITH OTHER REGULATIONS

4.1 RESIDENTIAL DENSITY CODES

The Residential Design Codes (the Codes) provide a standard for residential development throughout Western Australia.

Clause 2.6.2 of the Codes recognise however that there may be a need for particular controls for particular matters of a local nature. In these instances, the Codes allow for Local Planning Policies to be drafted and adopted to complement the provisions, or in some instances to clarify alternative Acceptable Development Provisions (ADP), to meet the Performance Criteria set out under the Codes.

As a Local Planning Policy, the ADP of these Design Guidelines constitute ADP pursuant to the Codes. Except as provided for in the Design Guidelines, all other Code requirements apply.

4.2 WEST MIDLAND PRECINCT CONSERVATION POLICIES

The West Midland Precinct Conservation Policies were adopted by Council in 1997 as the policy statements for the Woodbridge Conservation Precincts under the City's Town Planning Scheme No. 9.

The West Midland Precinct Conservation Policies provide an assessment and statement of significance and a number of principles to guide future development within the Precinct.

The Woodbridge Conservation Precincts Local Planning Policy provides more detailed guidance for future development in line with the principles of the West Midland Precinct Conservation Policies.

5. SUBDIVISION AND DEVELOPMENT DESIGN GUIDELINES

5.1 SCALE OR SIZE

The scale of a building, or additions to a building, is its size in relation to its context, either existing house, existing neighbouring buildings, or landscape, or a combination of these. The resulting development proposal should look as if it belongs to the area in terms of scale. Scale is one of the prime determinants of an area's character, and if the scale of a new building is not correctly determined, there is little prospect of overcoming its negative impact.



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This policy is adopted under clause 2.4A of the City's Town Planning Scheme No. 9 & clause 5.2 of the Midland Redevelopment Authority's Midland Redevelopment Scheme.

The pattern of arrangement and size of buildings in Woodbridge are an important part of its character and this varies from street to street. The street layout and subdivision pattern provide a strong influence on scale by street and block widths. Re-subdivision can alter this aspect of scale so where subdivision is possible, the manner of subdivision is important. (refer to clause 5.8 - Subdivision of these Design Guidelines)



5.1.1 Performance Criteria (Scale or Size)

Residential development shall respect the predominant scale (height, bulk, density and pattern of arrangement) that is characteristic of development in its context and shall not have an adverse visual impact on it.

5.1.2 Acceptable Development Provisions (Scale or Size)

(a) Front Dwellings

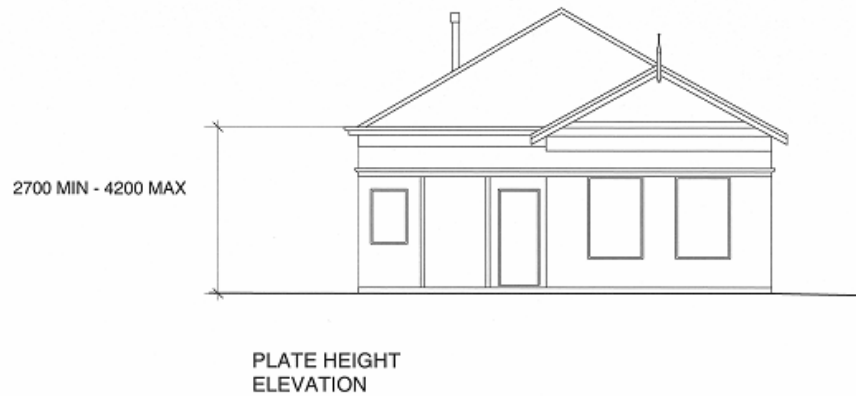
- (i) Front dwellings should generally be single storey and have a plate/ceiling height (measured from the base of the external wall to the plate/ceiling) of a minimum of 2.7 metres and a maximum of 4.2 metres
- (ii) Front dwellings may be two storeys where upper levels are setback from the street or built within the existing roof space, and where they do not adversely affect the established character of the streetscape. The impact of two storey development may also be minimised by the arrangement of openings and fragmenting roof forms



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(b) Rear Dwellings

Two storey developments will generally be supported for rear dwellings where they do not adversely affect the established character of the streetscape

(c) Garages and Carports

Garages and carports shall be modest in size, and be compatible in proportioning and scale, and of secondary importance, to the associated dwelling

5.2 FORM

The form of the building is its overall shape and volume, and the general arrangement of its main parts (proportions, materials, number of openings, and ratio of window to wall). Traditionally residences in Woodbridge have been simple and rectangular with steeply pitched roofs. New buildings and additions should be sympathetic to the predominant form of the neighbours and existing building respectively. Where a building form is highly repetitive, significant variations in form appear out of place.





5.2.1 Performance Criteria (Form)

Residential development shall be sympathetic to the predominant historic form of development in the context, and in the case of additions, to the existing building.

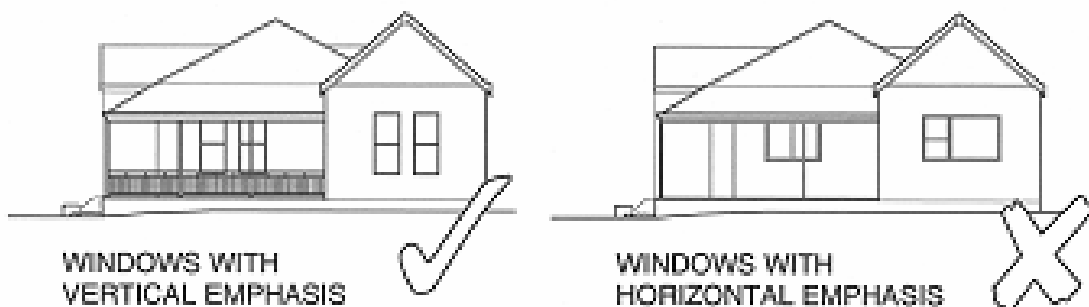
5.2.2 Acceptable Development Provisions (Form)

(a) General Form

Development fronting the street shall respond to and reinforce the predominant form characteristics of existing development in the street, such as plate/ceiling height, ridge and parapet lines, roof slopes (generally 25-30 degrees) and eave overhangs (generally 300-450mm wide), within the context.

(b) Windows

Windows shall have a vertical emphasis where visible from the street or public place.



(c) Additions to Existing Dwellings

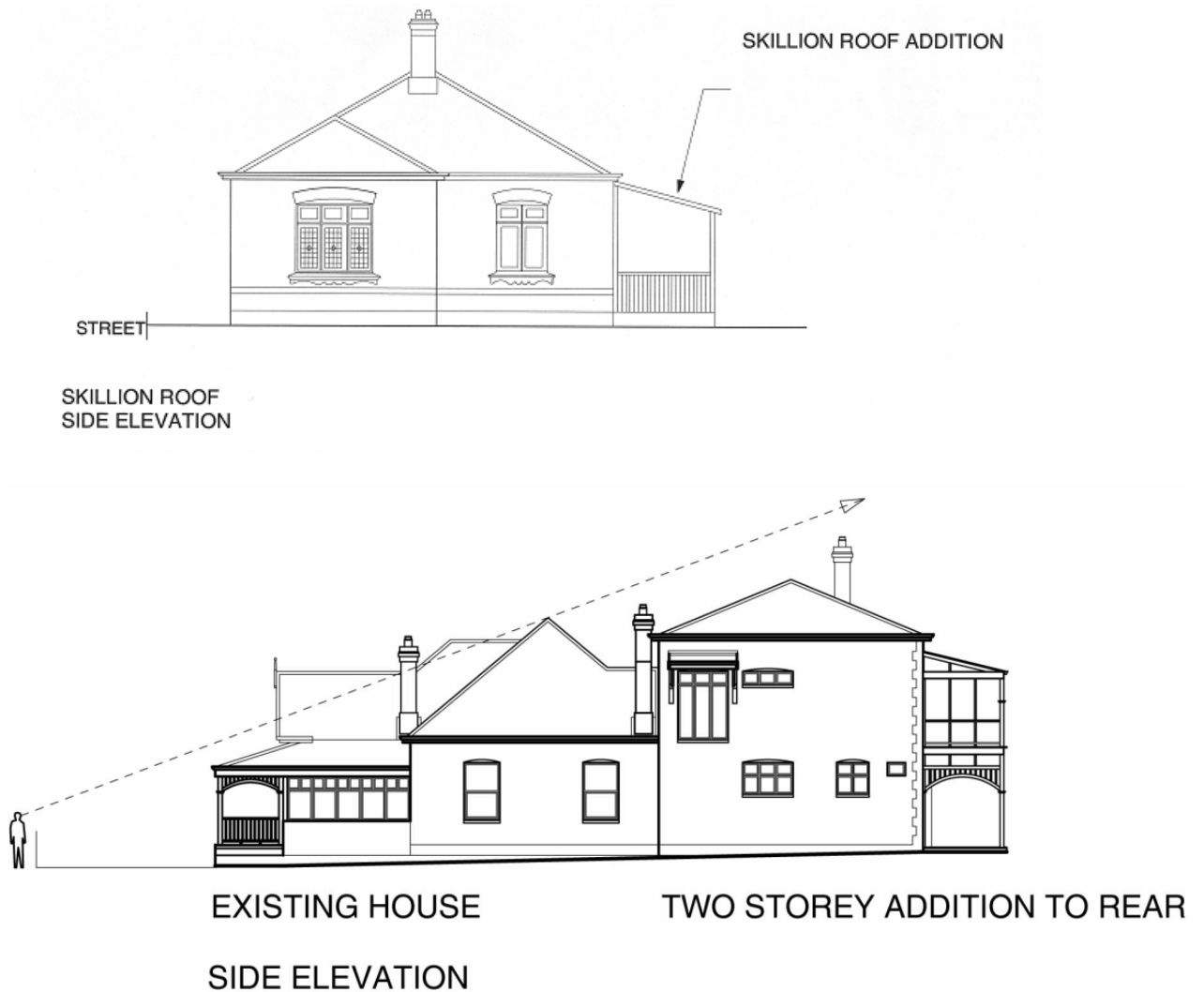
- (i) Additions should not be more visually imposing than the original building
- (ii) Front facades should not be extended forward or to the sides
- (iii) Additions may take the form of rear wings or linked pavilions. They may also be integrated with matching roof lines, under an extended skillion roof (where roof heights make it possible), or even within the existing building roof space
- (iv) Two storey additions may be appropriate where upper levels are setback from the street or built within the existing roof space, and where they do not adversely affect the established character of the streetscape. The impact of two storey additions may also be minimised by the arrangement of openings and fragmenting roof forms.



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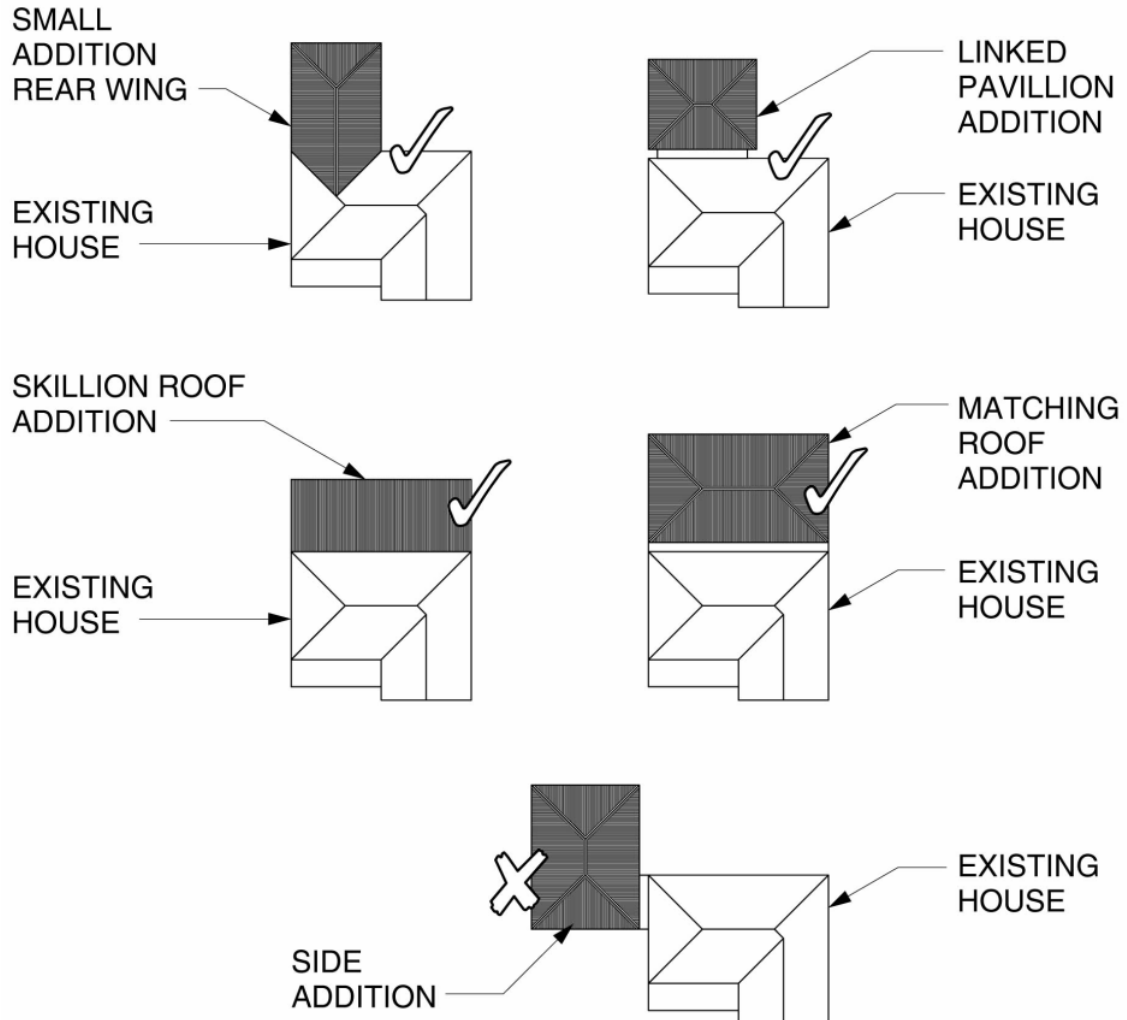




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(d) Street Facing Building Facades

Street facing building facades shall be well articulated and detailed

(e) Front Doors

The front door/s should generally be located on the street facing dwelling façade however may be located on the side dwelling façade where the entry point is obvious from the street

(f) Carports

Carports are generally preferred to garages.



5.3 SITING

A critical factor that influences character is building siting in relation to lot boundaries, particularly front/street and side boundaries.

Maintaining the predominant setbacks (street and side boundary) in the streetscape can readily reinforce siting aspects of character in that streetscape.

Where the general pattern of setbacks is less than that prescribed under the Residential Density Codes, the lesser setback is acceptable. Similarly, side setbacks should follow suit.

Buildings in Woodbridge are set parallel to the street, and oriented to the street frontage. New buildings should be oriented in the same manner as those in the context.

Garages and carports can have a negative visual impact on the streetscape and they must be planned carefully to avoid this.

External fixtures, such as satellite dishes, radio and TV antennae, air conditioning units and the like, are important elements in facilitating modern communications and moderating living environments. Their inappropriate siting however on and around buildings has the potential to adversely affect the important heritage streetscapes of Woodbridge. Such items should be installed in locations where they are not visible from a street or public place.



5.3.1 Performance Criteria (Siting)

- (a) Residential development shall be sited in keeping with the predominant siting of development in the same street
- (b) The proportion of the lot frontage and dwelling façade occupied by or obscured by garages and carports shall be limited so as not to detract from the streetscape
- (c) Garages and carports shall be setback so as not to detract from the streetscape or appearance of dwellings, or obstruct views of dwellings from the street and vice versa



- (d) External fixtures shall be sited so as to minimise the adverse visual impact from the street or public place
- (e) Existing vistas to the floodplain shall be retained, and new vistas encouraged where possible through the appropriate siting of new development

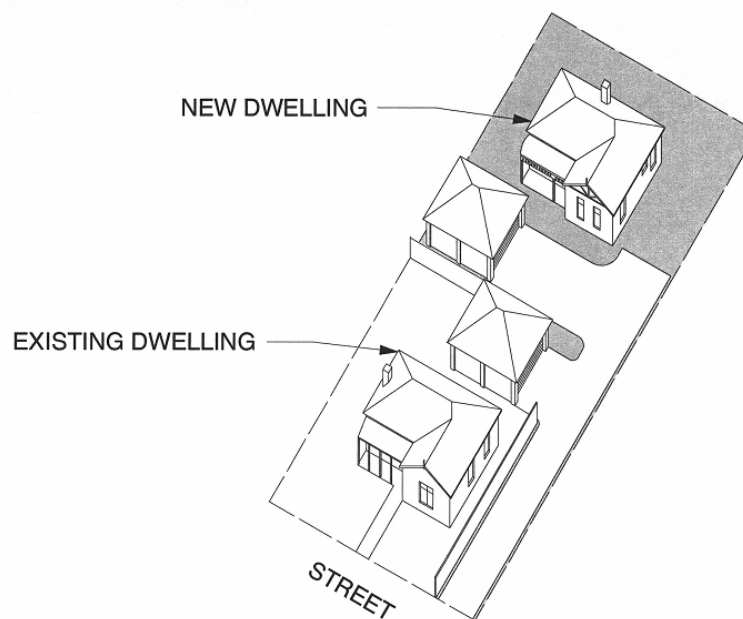
5.3.2 Acceptable Development Provisions - Development in R20 Coded Areas and Single Dwelling Developments (Siting)

(a) General Siting

Notwithstanding the minimum setback requirements for the relevant residential density code specified under column 8 of Table 1 of the Residential Design Codes (the Codes), new buildings, and additions to existing buildings, shall be located parallel to and fronting the street and follow the established front and side building setbacks in the street

(b) Configuration - Grouped Dwellings

Grouped dwellings shall be configured one lot behind the other (i.e. in a battle-axe form), rather than one lot beside another fronting the street



BATTLE-AXE DEVELOPMENT



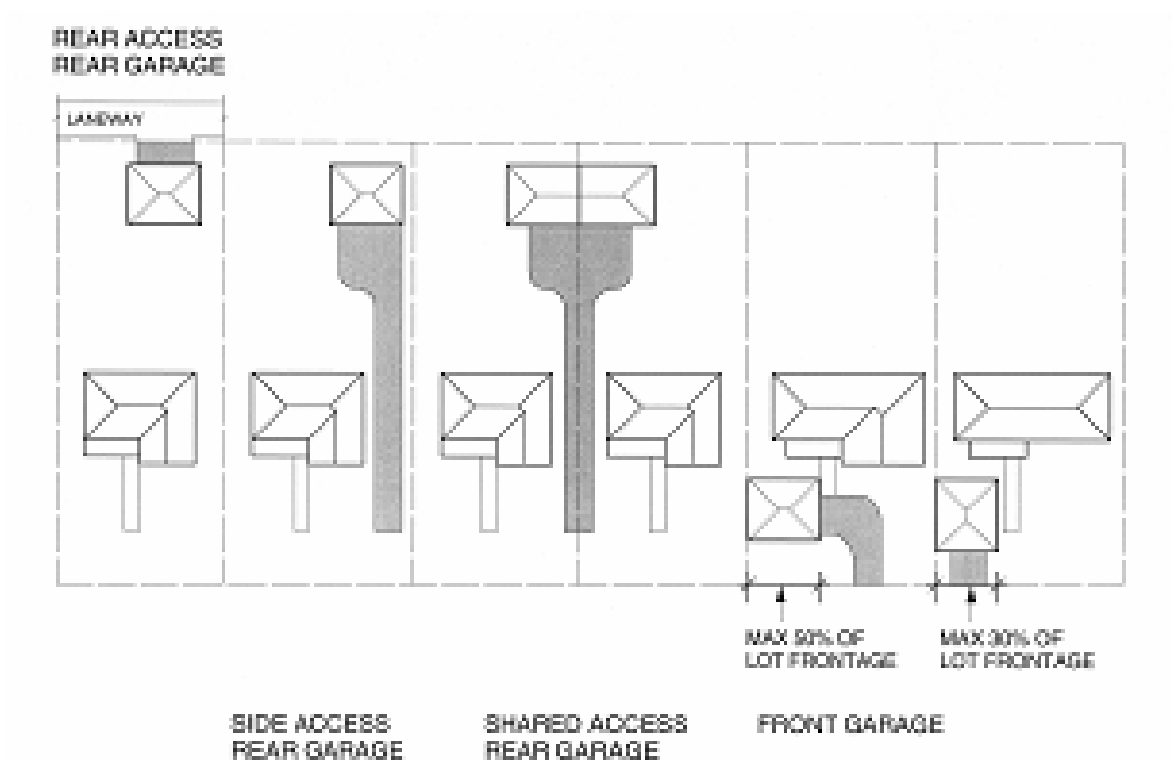
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(c) Vehicular Access and Parking

- (i) Where there is side or rear vehicular access available, then access shall be from those points and garages and carports located accordingly
- (ii) Car parking shall be incorporated into the design of a new house as unobtrusively as possible
- (iii) A new garage or carport should be set behind the front building line of the house if possible



(d) Garage Widths

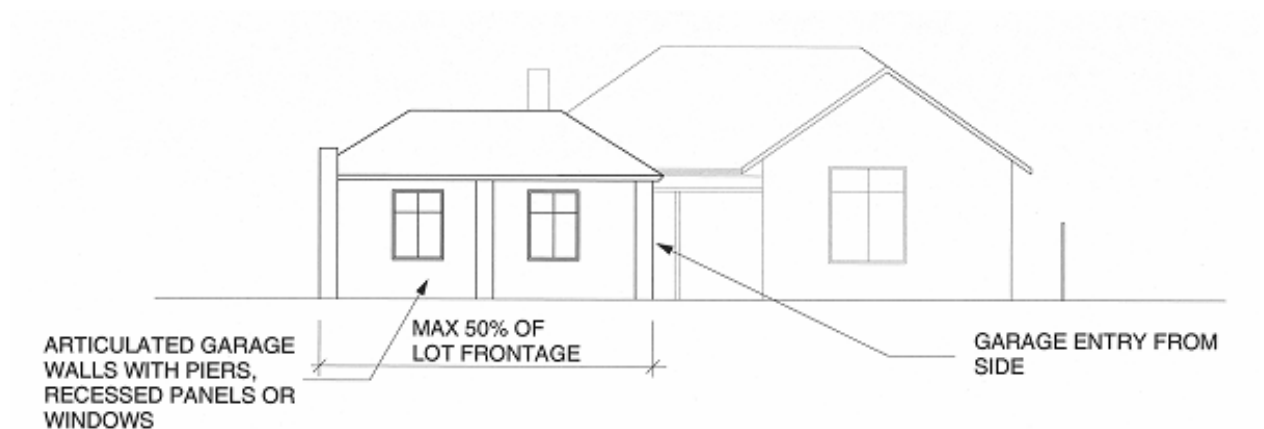
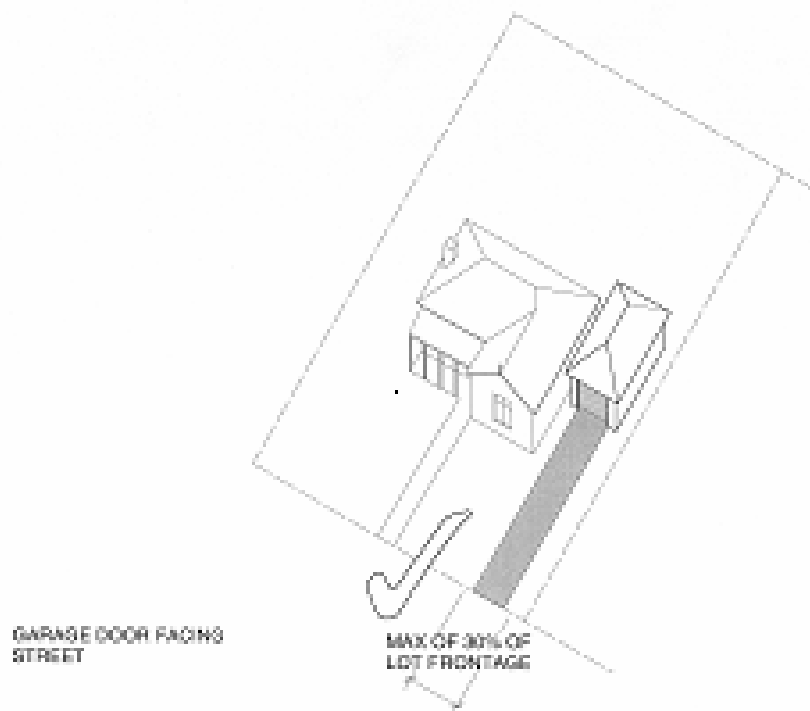
- (i) The width of a garage door facing, and where visible from, the primary street shall not exceed 30% of the lot frontage
- (ii) The width of a garage wall facing, and where visible from, the primary street shall not exceed 50% of the lot frontage



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(e) Street Facing Garage Walls

Where the side wall of a garage is proposed to face the street, it shall be designed and treated in such a manner that it presents an articulated and detailed (i.e. with windows etc.) façade to the street. Eaves of a minimum 300mm width shall be provided.

(f) Carports

(i) Carports should allow for an unobstructed view between the dwelling and the street

(ii) The width of a carport facing, and where visible from, the primary street shall not exceed 50% of the lot frontage

(g) Outdoor Living Area

Outdoor living areas shall not be located between the front dwelling and the street

(h) View to Floodplain

Development adjacent to the Swan and Helena River floodplains shall maintain a visual relationship with the floodplains

(i) Development in Floodplain

Structural development within the Swan and Helena River floodplains should be avoided where possible

(j) Location of External Fixtures

External fixtures, such as satellite dishes, TV and radio antennae, exhaust vents, air conditioning units, solar panels and the like shall be sited so that they are not visible from a public street or place

(k) Primary Street - Bayley and First Avenue

Where new development is proposed on lots located on the north side of Bayley Street and First Avenue which may have dual road frontage in the future, then Bayley and First Avenue shall be considered to be the primary street and any reference in the following ADPs to "front dwelling(s)" means those dwelling(s) facing Bayley Street or First Avenue.

(l) Retention and Protection of Culturally Significant Vegetation

Development shall be sited to enable the retention and protection of culturally significant vegetation listed on a recognised Heritage Register



5.4 MATERIALS & COLOURS

Woodbridge has a series of sets of materials related to the main historic phases of development of the town. These materials, their textures, colours and decorative treatments are important elements of the character and cultural significance of the area.

New building and additions (including garages and carports) should use materials, textures and colours that are in use locally and in adjacent heritage buildings. The materials may be re-interpreted in new buildings and additions. It is not necessary, nor desirable, to copy the existing patterns in every detail however, using existing proportions, sizes and shapes of elements assists with developing harmony.

Modern materials are not precluded, providing their proportions, textures and details are sympathetic with the surrounding context and are not in sharp contrast. For example, tilt-up concrete and large-scale limestone block walling is inappropriate. Dark brown-coloured bricks are also inappropriate.

The quality of new materials should be commensurate with those of existing heritage buildings.

When restoring or repairing heritage places, replacement materials should match like-with-like. Thus in conservation projects they should have timber doors and windows, like they would have had when built. Materials that were not intended to be painted, such as brick, should not be painted and is a poor maintenance strategy. Rendering existing brick in older buildings will cause the brickwork to deteriorate and should never be carried out.

New timber or steel-framed buildings are permitted in Woodbridge. Examples of timber-framed houses with decorative boarding or corrugated iron cladding date from the 1890s through to the post World War II period. When restoring timber-framed houses new materials should match the original. Timber-framed extensions are also permitted for brick buildings.

Traditional colour schemes in Woodbridge featured several colours in combination. Rendered walls were left unpainted or were painted natural tones or cream or stone. Weatherboards were often simply oiled when houses were first constructed, but most have been painted for many years. Window and door frames were in combinations of dark and light colours (e.g. red and cream or Brunswick green and beige).



Traditional timber and iron dwelling.



Brick, stucco and iron dwelling.



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New cottage of brick, stucco and iron.	Timber and tile dwelling.

5.4.1 Performance Criteria (Materials and Colours)

- (a) The materials and colours used for development shall be in keeping with or sympathetic to those materials and colours which have been historically prevalent in the area.
- (b) Materials and colours of additions shall match or be complementary to those used on the associated building.
- (c) Where heritage buildings are being restored, materials and colours shall match the original.

5.4.2 Acceptable Development Provisions (Materials and Colours)

(a) Restoration of Heritage Buildings

Where heritage buildings are being restored, materials and colours should match the original.

(b) Acceptable Materials - Non-Heritage - Walls

Acceptable materials for walls include, but are not limited to:

- (i) Red through to orange brick, with cream joints, and darker bricks with light grey joints
- (ii) Smooth render
- (iii) Timber weatherboards or timber weatherboards to dado height with compressed fibrous cement boards (that look like timber weatherboards) for upper walls
- (iv) Custom or mini orb profile walls in a painted or Colorbond finish
- (v) Limestone up to sill height only



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(c) Acceptable Materials - Non-Heritage - Windows and Doors

Acceptable materials for windows and door frames include, but are not limited to:

- (i) Timber (especially when visible from the street)
- (ii) Aluminium where frames are wide, such as single/double sash, casement and awning (especially when visible from the street)
- (iii) Timber to match existing or period in places being restored

(d) Acceptable Materials and Colours - Non-Heritage - Roofs

Acceptable materials and colours for roofs include, but are not limited to:

- (i) Custom orb profile sheeting either corrugated galvanised iron, zincalume finish or Colorbond in red, brown or grey
- (ii) Marseilles pattern terracotta tiles

(e) Acceptable Materials - Non-Heritage - Gutters and Downpipes

Acceptable materials for gutters include, but shall not be limited to:

- (i) Galvanised iron
- (ii) Zincalume finish; or
- (iii) Colorbond

(f) Acceptable Materials - Non-Heritage - General

Other materials may also be acceptable where their proportions, textures and details are sympathetic with the surrounding context and are not in sharp contrast.

(g) Additions to Existing Buildings

Materials and colours of additions shall match or be complementary to the existing building.

(h) Existing Face Brickwork - Heritage Buildings

Existing face brickwork on heritage buildings shall not be painted over or rendered.



(i) Colours - Heritage Buildings

Colour schemes for heritage buildings should accord with those that were commonly used in the period in which the buildings were built.

(Note: 'Colour Schemes for Old Australian Houses' written by Ian Evans, Clive Lucas and Ian Stapleton which was reprinted in 1999 provides a good point of reference in this regard).

(j) Colours - Non-Heritage Buildings

- (i) Colour schemes for non-heritage buildings may accord with those that are considered acceptable for heritage buildings
- (ii) In addition, colours which take their inspiration from local, natural elements such as tree leaves, bark and soils may also be appropriate
- (iii) Modern colours may also be acceptable where sympathetic with the context
- (iv) The use of bright or garish colours in large areas visible from the street is inappropriate and unacceptable

(k) Solid/Roller Doors - Garages

The placement of solid/roller doors on garages facing the street is generally discouraged.

5.5 DETAILING

Common details also assist in creating character. As noted in Section 4 - Development Context of this Policy, there was a fairly common approach to detailing (chimneys, verandahs, doors and windows) in various periods of development. Modern buildings are generally more simply designed than historic buildings. This difference in approach to detailing in modern buildings can disrupt the harmony of a historic area.

Modern details can reinterpret traditional details and create new relationships between old and new. Contemporary detailing of elements, materials and junctions can provide visual interest that contributes to the character of the place.

Some residential buildings in Woodbridge have lost their original verandahs. Restoring a verandah to its original form can add significantly to the value of the building and enhance the streetscape.



The proportions and shapes of windows and doors give traditional Woodbridge buildings a vertical emphasis. Their positions and relative size on a building façade are important components of the streetscape. The styles of windows and doors vary according to the date of construction. Their position, proportions and shape, however, remain relatively constant.



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<p>Traditional timber and iron cottage.</p>	<p>Brick stucco and iron dwelling with traditional Federation period detailing.</p>
	
<p>New cottage of brick, stucco and iron that uses Federation period detailing in an interesting way.</p>	<p>Timber and tile dwelling with the restrained detailing of the inter-war period.</p>

5.5.1 Performance Criteria (Detailing)

Detailing shall be consistent with the style of period of its construction.

5.5.2 Acceptable Development Provisions (Detailing)

(a) Decoration - New Buildings

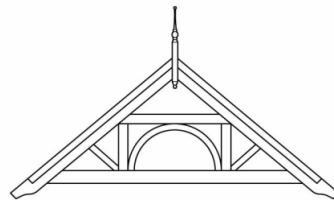
New buildings shall not copy traditional decorative elements.



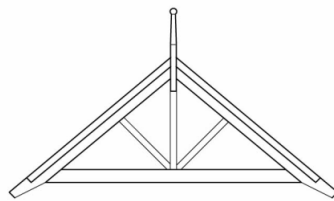
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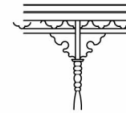
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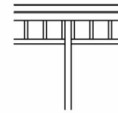
TRADITIONAL GABLE



SIMPLIFIED GABLE



TRADITIONAL
VERANDAH POST
LACEWORK AND
FRIEZE



SIMPLIFIED
TIMBER FRIEZE



TRADITIONAL
CHIMNEY



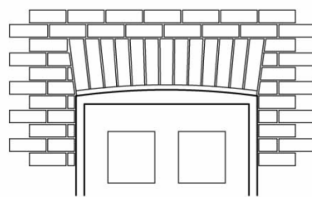
SIMPLIFIED
CHIMNEY

(b) Street Facing Building Facades

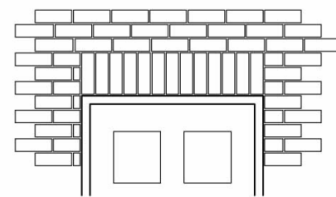
Street facing building facades shall be well articulated and detailed.

(c) Doors and Windows - New Buildings

Windows and doors in new buildings should not be copies of traditional styles. Some details may be adapted to allow buildings to harmonise with the traditional streetscape, such as using a slight arch of vertical brickwork over the window.



TRADITIONAL RUBBED
BRICK ARCH



SINGLE SOLDIER
COURSE ARCH



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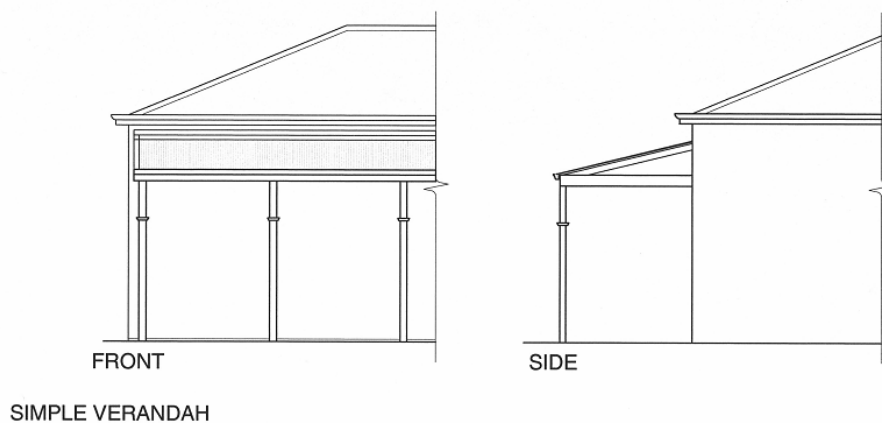
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(d) Verandahs

The style of a verandah roof, posts and decoration should be appropriate to the style of the building, to which it is associated.

(e) Verandahs - Heritage Buildings

- (i) The addition of a front verandah to a heritage building, where one did not previously exist, will generally not be supported
- (ii) In the case of a replacement verandah, in the absence of any documentary evidence (e.g., historic photographs) regarding the original, a simple replacement verandah without elaborate decoration should be used



(f) Replacement Doors & Windows - Heritage Buildings

Where heritage buildings are being restored:

- (i) Original door or window openings shall be retained
- (ii) Where a door or window needs replacing, it is preferable to use a copy of the original

(g) Gutters

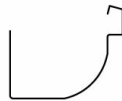
Guttering styles shall be appropriate to the style of the building to which they are associated. Guttering styles include half round, quad, ogee and colonial.



OGEE



COLONIAL



QUAD



HALF ROUND

GUTTER PROFILES

(h) Downpipes

Acceptable profiles for downpipes include, but shall not be limited to, round.

5.6 DEVELOPMENT WITHIN FRONT/STREET SETBACK AREAS

The treatment of front/street setback areas has a significant impact on streetscape. Selecting front fences and gates and developing driveways, paths and gardens will play an important part in maintaining Woodbridge's character.

Fences and Gates

Fences and front gates in Woodbridge generally reflect the rural atmosphere of the town. Various fence types which relate to the date of construction and to the type of property enclosed are appropriate. According to circumstance, timber picket, picket and pier, timber post and rail with chain mesh. Typically houses of the 1950s and 60s had no front fences.

Driveways and Paths

Traditional paths in Woodbridge were of local red clay and later 'gardencrete'. For new paths and driveways various materials are suitable.

Gardens





Remnants of traditional gardens are as important as the original buildings to the character and atmosphere of the precincts. Woodbridge is characterised by garden with lawns, garden beds and specimen tree plantings. It is important to the landscape of Woodbridge that new gardens be designed to integrate with them, and that as many existing mature trees as possible be retained. Front gardens are an especially important part of the streetscape.



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 <p>A variation on the picket fence with a lynch gate.</p>	 <p>A hedge used in place of a fence.</p>
 <p>An original low brick fence with a brick and render house.</p>	 <p>An original brick and render fence to in Inter-War house.</p>

5.6.1 Performance Criteria (Development within the Front/Street Setback Areas)

- (a) Development (i.e. fences, gates, driveways, paths and gardens) within the front/street setback area shall enhance the character of the streetscape and not have a discordant visual impact
- (b) Development within the front/street setback area shall be in keeping with the era of the associated dwelling's construction and the context of existing development in the same street

5.6.2 Acceptable Development Provisions (Development within the Front/Street Setback Areas)

- (a) Front Fences and Gates
 - (i) Fences and gates within the front/street setback area shall match the period of development of any buildings to which it is associated.
 - (ii) Limestone and solid metal panel fencing is inappropriate and unacceptable.
 - (iii) Front fences shall generally not exceed 1200mm in height. Front fences on Great Eastern Highway may however be permitted up to 1800mm in height.



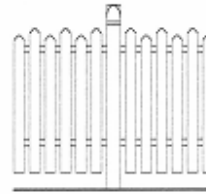
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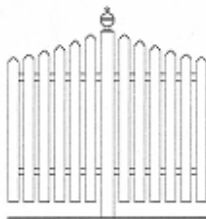
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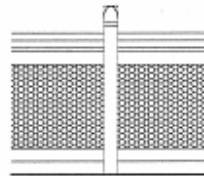
FLEMISH OR ENGLISH BOND
BRICK FENCE (USED WITH
EARLIEST HOUSES) FOR
CONSERVING OLDER HOUSES



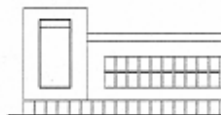
A MODERN TIMBER FENCE
BASED ON TRADITIONAL
DETAILS FROM LATE 19TH
CENTURY FOR CONSERVING
OLDER HOUSES



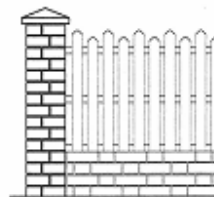
A SIMPLE TIMBER PICKET
FENCE FOR USE WITH
SMALL COTTAGES FOR NEW
HOUSES



A POST AND WIRE FENCE THAT
WAS COMMON FROM 1920s -
1950s FOR CONSERVING
OLDER HOUSES AND FOR NEW
HOUSES



A LOW BRICK AND
RENDERED FENCE USED
FOR HOUSES c.1920s - 1940s
FOR CONSERVING OLDER
HOUSES



A BRICK PIER AND PICKET
COMBINATION FOR NEW
HOUSES ONLY



(b) Vehicle Crossovers

Vehicle crossovers should be kept to a practical minimum

ADVISORY PROVISIONS

Driveways and Paths

Driveways and crossovers are generally exempt from planning approval in accordance with Council Policy - 'Exempted Development for Places listed in the Municipal Heritage Inventory or located within Conservation Precincts' and clause 2.5.8 of the City's Scheme. The following guidance is therefore advisory only.

Suggested materials include orange/red gravel, stabilised clay, red brick paving, brown or red asphalt or red or brown concrete.

Gardens and Landscape

The maintenance and removal of vegetation is generally (except where listed on the City's Municipal Heritage Inventory) exempt from planning approval in accordance with Council Policy - 'Exempted Development for Places listed in the Municipal Heritage Inventory or located within Conservation Precincts' and clause 2.5.8 of the Scheme. The following guidance is therefore advisory only. Advice should be sought from the City's planning section before clearing any vegetation to determine whether planning approval is required.

Significant gardens that reflect their origins and contain authentic plant material should be conserved and integrated with new requirements.

Traditional tree plantings include Olive, jacaranda, magnolia, flooded gum, fruit trees, Canary Island Palms, and flame trees in larger gardens, and in small gardens fruit trees including mulberry, almond and citrus, together with crepe myrtle. Other species will also be suitable. Trees that shed boughs such as Sugar Gums and Lemon Scented Gums are to be avoided.

Given current attitudes to water conservation, except in garden conservation projects, species selection should be drought tolerant. (See City of Swan Landscape Guidelines)

The following principles should be followed for Traditional Garden Layout for older houses:

- (a) Simple format and balanced layout, with less formality in planting
- (b) A straight path from the gate to the front door, preferably centrally placed. Alternatively, the path may follow the side boundary and cut across at right angles to the front door
- (c) For larger gardens a circular path or driveway with a central feature such as a specimen tree, flower bed or fountain
- (d) Symmetrical garden layout to match a symmetrical house façade. (Asymmetrical facades, e.g., with side verandahs, should be treated differently.)
- (e) Garden beds usually small in relation to lawn (or ground cover) area



- (f) Lawns (or ground covers) planted with specimen trees (deciduous trees, conifers, fruit trees or eucalypts)
- (g) Planting designed to create variety and year-round interest
- (h) The common use of climbers, creepers, edging plants, hedges and bulbs

Endemic plant species should be used in the floodplain.

Note: The City oversees all street verge development. If you are considering any type of landscaping or hardstand treatment to the verge you must seek the City's approval. You will need to put your request in writing, including a simple sketch of your proposal. The sketch should include details of the size of the area, any crossover, street lights and services (Telstra pits etc). A list of the types of flora to be planted is also required. The City's Landscape Guidelines, which are available on the City's website, have been developed to assist you with verge landscaping.

5.7 EARTHWORKS

The landscape of an area contributes to its character. It is therefore important to ensure that any earthworks do not have an adverse impact on this.

5.7.1 Performance Criteria (Earthworks)

To minimise earthwork so as to protect the traditional landscape of Woodbridge.

5.7.2 Acceptable Development Provisions (Earthworks)

- (a) Earthworks (filling or cutting) shall be minimised so as to protect the traditional landscape.

5.8 SUBDIVISION

Streetscape has been identified as one of the culturally significant elements of Woodbridge.

Subdivision, through demolition of existing dwellings, and configuration of new lots, can have a significant impact on streetscape.

Battle-axe subdivision provides a greater opportunity to retain the existing house, which will maintain the streetscape, and in particular the existing scale and rhythm of dwellings down the street.

5.8.1 Performance Criteria (Subdivision)

- (a) To retain existing dwellings which are considered to make a significant positive contribution to the streetscape
- (b) To retain mature trees where possible
- (c) To minimise the number of crossovers



5.8.2 Acceptable Development Provisions (Subdivision)

(a) Configuration

Subdivision shall be configured one lot behind the other (i.e. in a battle-axe form), rather than one lot beside another fronting the street

(b) Crossovers

Crossovers should be shared where possible

(c) Existing Dwellings

Existing dwellings which are considered to make a significant positive contribution to the streetscape shall be retained

(d) Mature Trees

Mature trees on the subject land or adjoining street verge should be retained where possible. Note: The City's approval is required to remove any trees on the street verge

(e) Rear Laneways

Existing rear laneways shall be retained to maintain additional vehicular access and subdivision opportunities to adjoining lots

6. INFORMATION TO HELP YOU MAKE YOUR SUBDIVISION OR DEVELOPMENT APPLICATION

For any form of development in Woodbridge, early contact with the City of Swan's Statutory Planning Services is strongly encouraged. Planning officers will advise you on the heritage status of your property, and explain to you what plans and other information will be required to accompany your Development Application.

6.1 Applications for Subdivision/Amalgamation

Applications for subdivision/amalgamation are lodged with and determined by the Western Australian Planning Commission (the Commission). The Commission is required however to refer applications for subdivision/amalgamation through to the City for comment and to have due regard to these comments in determining the application.



6.2 Applications for Development

Applications for development are lodged with and determined by the City or the MRA depending on whether the land falls under the planning control of the City or MRA. Refer to Appendix 1 for planning control boundaries.

6.3 Preparing a Development Application

Before submitting your Development Application make sure that the character of the design accords with the character of the context, the scale is similar, the form is consistent with your neighbours, the siting is similar, and that materials, colours and detailing proposed are compatible

The following books provide a good point of reference for any proposed conservation work:

- (a) Ian Evans - Getting the Details Right Restoring Australian Homes 1890's to 1920's
- (b) Ian Stapleton - How to Restore the Old Aussie House
- (c) Graeme Butler - The Californian Bungalow in Australia

6.4 Submitting a Development Application

When you are ready to submit an application, you will need to complete and sign an "MRS Form 1 Application to Commence Development" in duplicate and submit the forms and plans that accurately delineate your proposal in its context, together with other relevant information requested by planning officers.

6.5 How a Development Application is Assessed

All applications are assessed on how the proposed development affects the amenity of the area, together with the character and historical, architectural and landscape significance of the area, and in accordance with the City's Town Planning Scheme No. 9 and MRA's Midland Redevelopment Scheme and any relevant policies outlined in clause 6.2 of this Policy.

In the case of a property that is included in the State Register of Heritage Places the City/MRA will refer the proposal to the Heritage Council for its advice prior to considering the application. The City/MRA will give due regard to this advice when determining the application.

Development on land which is reserved, or on land which abuts land which is reserved, under the Metropolitan Region Scheme, is required to be referred to the Western Australian Planning Commission for determination.

The City/MRA may refer a development to its Heritage Consultant for advice at its discretion. The City/MRA will also have due regard to this advice when determining the application.

The City/MRA may approve the application, approve the application with conditions, or refuse it.



6.6 Applications for Review

Where an applicant believes that a decisions with respect to an application for planning approval (that is, a refusal or conditions of an approval), are unacceptable, they may request that the decision with respect to the application be reviewed by the State Administrative Tribunal *SAT). An appeal must be lodged within 28 days of the City's/MRA's decision. Forms for appeals may be obtained from the SAT website (www.sat.justice.wa.gov.au).

6.7. CHECKLIST

The following checklist sets out the necessary information to be provided with a Development Application lodged with the City.

**CITY'S DEVELOPMENT APPLICATION CHECKLIST
FOR
DEVELOPMENT WITHIN A CONSERVATION PRECINCT
OR
PROPERTIES LISTED ON THE MUNICIPAL HERITAGE INVENTORY**

INCOMPLETE APPLICATIONS WILL BE RETURNED

*MAXIMUM PLAN SIZES ACCEPTABLE IS A1. PLEASE INCLUDE A DISK CONTAINING
THE PLANS/ AND OR SUPPORTING DOCUMENTATION IN DIGITAL FORMAT
(.PDF).*

*PLEASE REFER TO THE CITY'S 'PLANNING FEES & CHARGES SCHEDULE' TO
CALCULATE THE PRESCRIBED FEE*

ALL APPLICATIONS

Depending on the individual cultural significance of the place and its contribution to the cultural significance of any conservation precinct within which it may be located, one or more the following **may** be required. Please check with the City's planning section to ascertain its requirements in this regard and confirm whether one of the following is required and/or has been provided.

☐ **Heritage Impact Statement**

☐ **Conservation Plan**

Note: The details required to be submitted as part of the above are outlined in subclause 6.3.2 of this Policy.

All applications **shall** be accompanied by the following information. Please confirm that this has been provided.

☐ Completed **MRS Form 1 'Application for Approval to Commence Development'**. This is to be signed by the current owner of the subject property

☐ State if the site is currently connected to **deep sewerage** or if connection to deep sewerage is proposed as part of the proposal. If no deep sewerage is available then indicate what type of effluent disposal system will be used onsite



CITY OF SWAN

APPENDIX 1 - POLICY NO. POL-C-111

This policy is adopted under clause 2.4A of the City's Town Planning Scheme No. 9 & clause 5.2 of the Midland Redevelopment Authority's Midland Redevelopment Scheme.

- ☐ Provide **written documentation** which details the heritage and cultural significance of the site/buildings/object/place relevant to the property
- ☐ Provide **written documentation** to justify any non compliance or variations to planning requirements in relation to this application. This will require the exercise of Council consideration and discretion for the non compliance/variation
- ☐ A **location plan** of the site (lot) which indicates on the plan - the street number, lot number, the abutting street/roads, abutting rights of way, the nearest cross road to the site and the north point. (1:200 scale)
- ☐ A recent **feature survey** of the site undertaken by a Licensed Surveyor, which indicates existing ground levels of the site in AHD existing features of the site and verge, the location of lot boundaries and lot dimensions (the requirement for a Survey may be waived for minor applications, however details of existing ground levels and proposed changes to ground levels must be shown on the plans) (1:200 scale)
- ☐ A current copy of the **Certificate of Title** for the lot, showing ownership, lot dimensions and indicating details of any restrictive covenant/s, easements or other notifications on the title.
- ☐ Three (3) copies of a **site plan**, drawn 'to scale' (1:200) showing the **existing features** of the site and the abutting verge, including;
 - Proposed and existing building/s, signs, driveways, and individual parking bays on site, pedestrian paths and indicate the setbacks of existing buildings to the lot boundaries;
 - The existing uses of all building/s, and the uses of outdoor areas onsite
 - Existing areas of vegetation and landscaping, specifically detail the location and species/type of all vegetation in excess of 2m in height
 - Details of existing verge treatments
 - Existing fencing and/or retaining walls onsite
 - Location and type of existing stormwater drainage
 - The location of the building/s on adjoining lots and state the use of the adjoining buildings (indicate the location of neighbours windows adjoining the development site)
 - Existing drainage of the site including natural features of flood plain areas, creek lines, river, dams, wetlands
 - Finished floor level of the existing and proposed structures; and
 - The north point for the site plan.

If the site is vacant of all built features - then state 'Vacant' on the site plan (but existing vegetation will still require detailing).
- ☐ Three (3) copies of a **site plan** drawn 'to scale' (1:200), showing the **proposed development** of the site including;
 - Proposed building/s or additions to the existing building/s, excavation or filling of land, storage of materials and goods onsite, fencing
 - State the proposed use of the existing building/s, proposed building/s, and outdoor areas on site



- The location of any driveway/s, individual parking bays, and pedestrian paths
 - The measurement of all setbacks between the proposed building/s and boundaries, between buildings and the length of walls for all new building/s;
 - The location, height (above natural ground level) length and building material of all (existing and proposed) retaining walls which are part of the development, and the height of any proposed 'fill' or the depth of 'cut' on the site
 - The proposed finished floor level of the buildings and the finished ground level around the proposed building, driveway and crossover
 - Location and type of existing and proposed stormwater drainage
 - Identify all building/s which will be removed/demolished, whether in part or total. If only part is removed/demolished, clearly identify the section to be removed and the section remaining
 - Identify all natural vegetation, trees and landscaping which will be removed on site, and that which is to be retained
 - The location of any freestanding signage on the site and setbacks of the sign from boundaries; and
 - The north point for the site plan.
- ❑ Three (3) copies of all **building elevations**, to scale (not smaller than 1:100), of the **existing building/s** onsite, including;
- The architectural detail of the buildings (i.e., style of windows, doors, style of verandah/balcony columns, style and pitch of roof, chimneys, gutters, downpipes etc)
 - The colour and type of building materials used (on roof, walls, paved areas, fencing etc)
 - The height of buildings in AHD at the top of the roof/ridge line and also state the height in metres measured from natural ground level to the top of the roof/ridge line
 - Existing signage on site including the location, size, style and colour of any signage. Provide the wording/lettering/logos/symbols (to scale) of the signage. Detail if the sign is illuminated or not, and the form of illumination (external or internal); and
 - Photo/s of the existing building/s and the site
- ❑ Three (3) copies of all **elevations** (front, sides, rear) drawn 'to scale' (1:100), showing the **proposed building/s**, including;
- The line of the existing natural ground levels at the boundary and under building/s
 - The line of the finished ground level at boundary and under building/s
 - The line of the finished floor levels of the building (ground and any upper floor levels)
 - Indicate if windows are clear glass or obscure glass
 - State the height of any proposed building/s in AHD of the top of the roof/ridge line and also state the height in metres measured from natural ground level to the top of the roof/ridge line
 - The architectural detail of the buildings (i.e., windows, balconies, doors, style of verandah/balcony columns, style of roof, gutters, downpipes etc)



- The colour and type of building materials used (on roof, walls, paved areas, fencing etc); and
 - The location, size, style and colour of any proposed signage. Provide the wording/lettering/logos/symbols (to scale) of the signage. Detail if the sign is illuminated or not, and the form of illumination (external or internal).
- ☐ Three (3) copies of a **street elevation**, to scale (not smaller than 1:100), of the **existing building/s** onsite and the **buildings on each adjoining property** which fronts the street frontage. (If the site is on a street corner then a separate elevation of each streetscape is required. The elevation (on each street) to be presented as one continuous elevation and including;
- The architectural detail of the buildings (e.g. style of windows, doors, style of verandah/balcony columns, style and pitch of roof, chimneys etc)
 - The colour and type of building materials used (on roof, walls, paved areas, fencing etc); and
 - The height of buildings
- ☐ Three (3) copies of all **floor plans**, to scale, of the existing building/s on site and shown in relation to the lot boundaries of the site.
- ☐ Three (3) copies of all **floor plans** (at 1:100 scale) of the **proposed building/s** and shown in relation to the lot boundaries of the site, including the activities and land uses within each floor plan.

APPLICATIONS FOR NEW BUILDINGS AND ALTERATIONS/ADDITIONS TO EXISTING BUILDINGS

In addition to the information required to be provided for **All Applications** outlined above, the following information **shall** be submitted with respect to application for new buildings and alterations/additions to existing buildings. Please confirm that this has been provided.

- ☐ Indicate on the **site plan** and/or **in writing** the intended **drainage system** for the development (e.g. direct to Council stormwater system, an extension to Council's system, a payment to Council's drainage contribution, onsite soak wells)
- ☐ Provide **written documentation** with the application to describe the **proposed activity/development** on the site and within the proposed building/s (e.g. details of the hours of operation, number of employees, describing the business operations, seating layout (eg for restaurants) the type of service vehicle and manoeuvres onsite)

APPLICATIONS FOR DEMOLITION

In addition to the information required to be provided for **All Applications** outlined above, the following information **shall** be submitted with respect to applications for demolition. Please confirm that this has been provided.

- ☐ **Structural Condition Assessment**
- ☐ **Replacement Building Plans**



☐ **Archival Recording**

Note: The details required to be submitted as part of the above are outlined in subclause 6.3.2 of this Policy.

7. DEFINITIONS

Adaptation means modifying a *place* to suit the existing use, or a proposed use.

Amenity means the liveability of the place that makes it a pleasant and agreeable place in which to live. It refers to accessibility to services and to those things influenced by design.

Association means the special connections that exist between people and a *place*.

Built Form means the configuration of the aggregate of all buildings, structures, etc., which make up a town or city.

Bulk means the combined effect of the arrangement, volume, and shape of a building or group of buildings. Generally refers to structures which in their context appear relatively large.

Character is essentially the combination of the public and private domains. Every property, public place or piece of infrastructure makes a contribution, whether large or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The physical qualities of character in Woodbridge are diverse and include:

- the era of the majority of development;
- the grid subdivision pattern;
- the siting and orientation of development / built form on lots;
- the form and distribution of open space;
- building height, scale and proportion; and
- distinctive building styles, particular design elements, materials and finishes.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a *use* involves no, or minimal impact, on *cultural significance*.

Conservation means all the processes (i.e. restoration, maintenance, preservation, reconstruction and restoration) of looking after a *place*, so as to retain its *cultural significance*.

Conservation Precinct means an area defined in the City's Town Planning Scheme 9 under clause 2.5.

Contemporary Design means design styles that are of their time and that do not use the design elements of another time, such as historicism.

Context means the specific character, quality, physical, historic and social context of a building's setting and may, according to circumstances, be a group of buildings, a part of a street, whole street, part of a town or the whole town.

Cultural significance means aesthetic, historic, scientific, social, or spiritual value, for past or future generations. *Cultural significance* is embodied in the *place* itself, its *fabric*, setting, use, associations, meanings, records, related places and related objects.

Curtilage means a defined area that surrounds a dwelling or property, but in the wider sense is the area that defines the limits of a significant place or precinct.

Development has the same meaning as is given to it in the Planning and Development Act 2005 (as amended).

Fabric means all the physical material of the *place*, including components, fixtures, contents and objects.

Form means the overall shape and volume of a building and the arrangement of its parts.

Grain means the pattern of arrangement and size of the buildings on their lots, and the subdivision pattern. The pattern or arrangement contributes to the texture on an area. Fine Grain is the quality or fine texture resulting from small and frequent subdivisions.



Heritage Item means a place, building, work, archaeological site, landscape or garden, or moveable relic, or place of Aboriginal significance identified on a heritage register.

Historic Character means the combination of particular characteristics or special qualities of a place related to its period or style of construction. This is generally summed up in the *Statement of Significance*.

Historicism means an excessive regard for past styles and may include copying them, as opposed to using contemporary design.

Infill means a new building in an established and valued historic context.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

Maintenance means the continuous protective care of the *fabric* and setting of a *place* and shall be distinguished from repair. Repair involves *restoration* or *reconstruction*.

Meanings denote what a *place* signifies, indicates, evokes, or expresses.

Massing means the size and volume of a building.

Old or Historic Places means generally those places which were developed prior to World War Two.

Place means site, area, land, landscape, building, or other work, group of buildings or other works, and may include components, contents, spaces and views.

Preservation means maintaining the *fabric* of the *place*, in its existing state, and retarding deterioration.

Recognised Heritage Register means heritage registers which provide for statutory protection of the places listed and include, the Heritage Council of Western Australia's Register of Heritage Places and the City's Heritage List.

Reconstruction means returning a *place* as nearly as possible to a known earlier condition by the introduction of materials, new or old, into the *fabric*.

Related place means a *place* that contributes to the *cultural significance* of another *place*.

Related objects means an object that contributes to the *cultural significance* of a *place*, but is not at the *place*.

Residential development related terms (dwellings, building, garage, carport, grouped dwelling, mixed use development, outbuilding, patio, pergola, residential building, verandahs) shall have the same meanings set out in the Residential Design Codes.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions, or by reassembling existing components, without the introduction of new material.

Scale means the size of a building or addition and its relationship with surrounding buildings, the existing building in the case of an addition, or the landscape.

Setting means the area around a heritage place or item that contributes to and is part of its heritage significance. It may include views to and from the place. The setting may be pristine landscape, culturally modified landscape, gardens, and streetscapes.

Statement of significance means a summary of those things that are of particular importance in relation to a particular place and tells us why a place has cultural heritage significance. It also guides how a place that is significant may be managed.

Streetscape (a) means the total visual impression gained from any one location within a street including the natural and man-made elements; and (b) is made up of the appearance of, and the relationships between, buildings in terms of design, scale, materials, colours, finishes, signs, external furniture, paving materials for roads, footpaths and landscaping.

Sympathetic means a design outcome that shares the characteristics of the context and while it will not be the same as historic neighbours, will not look out of place amongst them.

Unobtrusive means not noticeable, especially when viewed from a public place.

Urban Form means the broad shape and structure of an urban community and the distribution of its major features.

Use means the function of a *place*, as well as the activities and practices that occur at such a *place*.