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(Note: Appendix 3 is included in a separate document)
1. **Purpose**

Guildford is widely regarded as a town with a high level of cultural significance associated with the post-colonial settlement of Perth.

At a national level, Guildford has been designated by the National Trust as an historic town and included in the Register of the National Estate.

At a state level, there are currently 28 individual places in Guildford on the Heritage Council of Western Australia’s (Heritage Council) Register of Heritage Places, and this number is likely to increase in the fullness of time.

At a local level, Guildford is included in the City of Swan’s (the City) Town Planning Scheme 9 (TPS 9) as a Conservation Precinct, and the City has adopted a Conservation Policy (the Guildford Conservation Policy) for the place.

It is important to retain the cultural values of the town as it develops. This Local Planning Policy (Policy) replaces the Guildford Design and Development Guide adopted by the Council in 1992 and is intended to provide detailed guidance to property owners and the City to achieve good development outcomes in an important heritage context.

The Guildford Conservation Precinct Design Guidelines are an integral part of this Policy, and are set out in **Appendix 1**.

2. **Objectives**

The objectives of this Policy are:

(a) To conserve and protect the cultural significance of the Guildford Conservation Precinct (the Precinct) associated with the post-colonial settlement of Perth.

(b) To ensure that development (new buildings, additions and adaptations) and subdivision (in accordance with the designated residential density coding under TPS 9) can be accommodated within the Precinct without adversely affecting its cultural significance associated with the post-colonial settlement of Perth; and

(c) To provide improved certainty to landowners and the community about what is considered to be appropriate development within the Precinct and the associated planning processes.

While this Policy is primarily concerned with conserving the cultural significance of the Precinct associated with the post-colonial settlement of Perth, the cultural significance of the Precinct to the Aboriginal community is fully acknowledged. Places and objects of Aboriginal cultural significance are protected under the Aboriginal Heritage Act 1972. Separately, it is the responsibility of individual landowners to ensure that the requirements of this Act are complied with.

3. **Why is Guildford important?**

Guildford is an early Swan River Colony planned town containing historic streetscapes, riparian settings and a predominance of development that occurred between the early Colonial period and the early twentieth century, and has cultural significance for the following reasons:
(a) It is one of the three settlements established in the early days of the Swan River Colony and contains substantial physical evidence of its origins and early development including its cadastral pattern, riparian landscapes, streetscapes and buildings

(b) The pattern of development and many of the surviving early buildings provide important evidence of the early pioneer families of the Swan district and of its eminent early citizens, including Governor James Stirling

(c) Rivers and almost intact floodplains largely define the town’s boundaries and this is a setting context that is unique in Western Australia

(d) It is a relatively intact example of a town based on a 19th century town plan, with a subdivision pattern of street layout and lot sizes which clearly demonstrates the town’s development from a rural settlement in the 19th century through to a residential suburb of Perth in the early 20th century

(e) The historical development of Guildford was single houses on single lots regardless of whether the places were substantial residences or cottages, and this is an important aspect of the town’s development and this remains the predominant pattern of development to the present

(f) Almost half the historic town’s buildings were erected prior to 1930, with a large proportion of these constructed prior to World War I, all of which represent the major part of the town’s development history, and giving the place its strong heritage character making it a unique town in Western Australia; and

(g) The town’s distinctive and comparatively unified character is in part a product of the blend of architectural styles and setting of the late 19th and early 20th centuries.

4. Development Context

4.1 Early Colonial Period 1829-1880 (Victorian)

Fremantle, Perth and Guildford were the first British settlements of the Swan River Colony. The main form of transport was by the river and Guildford provided port facilities for the settlers in the Swan Valley and the eastern agricultural districts. Following the arrival of Imperial Convicts in 1850, numerous public buildings were built by them up until the cessation of the system in 1868.

Early remaining buildings in Guildford are characterised by simplicity of form, the uses of local building materials, and simple decorative treatments. Typical features include simple rectangular plans, Flemish, English and English garden wall bond brickwork walls, steeply pitched roof (mostly covered with shingles originally), centrally located front doors often with fan or hopper lights, multi-paned vertical format window and where verandahs were applied, they were full width format with square or stop chamfered posts and decorative valance boards between posts. Most buildings had simple brick chimneys, corbelled out at the top.

Few commercial buildings survive from this period, however those that do exhibit robust simplicity, the use of brick as the main wall material and proportions that reflect those used in domestic architecture. A number of two storey buildings were built using these principles, with little decorative embellishment.
4.2 Late Colonial Period 1880-1900 (Late Victorian and Early Federation)

The 1880s and 1890s was a period of increasing prosperity in the Swan River Colony, especially after the discovery of gold in the Eastern Goldfields in the early and mid 1890s. Guildford also benefited from this prosperity as the town continued to develop, and trade and commerce prospered. A number of wealthy graziers and merchants built homes at the fashionable west end of the growing town, overlooking the river.

Buildings from this period are characterised by a slightly greater complexity of form and were more elaborate.

Typical features include more complex rectangular plans, bay windows, hipped and gabled corrugated iron covered roofs, bullnosed verandahs, chamfered verandah posts with timber fretwork. Many buildings were constructed in the traditional bonds, but the now familiar stretcher bond was coming into common usage. Decorative stucco work was introduced, chimneys became taller and were decorated with more elaborate chimney caps. Doors were still commonly located centrally with fan and sidelights and windows by this time were mostly of the double hung sash pattern.

When rail transport opened in 1881, Guildford’s commercial centre in James Street began to develop apace. Typically commercial buildings were located on their front lot boundary, with brick and stucco facades, decorative parapets, framed shopfronts with ingoes and verandahs across the full width of the premises. Construction behind the facades was often quite simple and roofs were generally simple gables, gambrels, or sometimes skillion roofs.
4.3 Late Federation Period (1900-1918)

By the turn of the century, a major railway interchange began to develop at Midland Junction and the Government Railway Workshops were relocated there from 1902. Activity was re-focussed and Guildford was eclipsed as a commercial centre. The town remained popular as a place to live, with residents including retired pastoralists, public servants and executives, as well as workers whose employment was at Midland Junction. A number of small scale streets with cottages and houses developed across the town.

During this period, building trends that had commenced in the preceding decade became the norm.

By this time the stretcher bond brick cavity wall had become the norm, with decorative stucco work. Typical features included the bullnosed front verandah with elaborately turned posts or chamfered posts and timber fretwork. Decorative timbered and rendered gables were common, the centrally located front door, hopper light and sidelights, often glazed with coloured leadlights became more common. The double hung sash persisted, but casement windows began to make an appearance. Corrugated iron remained the dominant type of roofing, and tall chimneys with stucco chimney caps persisted as a feature.

Commercial development continued along similar lines to the last decade of the nineteenth century and simply framed gable roofed, corrugated iron-clad warehouses and railway buildings were built.

4.4 1920s: The Inter-war Period (1918-1930)

During this period, Guildford expanded gradually. It remained a popular place to live and sustained a number of small local industries, including a timber mill. The town became a focus for entertainment with the establishment of a picture theatre, in addition to the hotels.

Buildings constructed during this time were similar to those of the preceding period and in sympathy with them. The proportions and form were similar, with details somewhat simplified. The double hung sash window, once the prevalent window type gave way to the casement window, timber detailing was simplified, roof pitches slightly reduced and eaves overhangs marginally increased.

A number of new buildings built in this period were timber framed and weatherboard clad cottages, some built for First World War veterans.

Commercial development continued along similar lines to Late Federation Period, using similar decorative details. Other commercial types included simply framed gable roofed corrugated iron clad warehouses and railway buildings.
5. Application of Policy

This Policy applies to all the land within the Guildford Conservation Precinct (including land owned or managed by the City and other government bodies) and will be given due regard by the City, having been adopted under clause 2.4A of the City's Town Planning Scheme No. 9 (TPS 9), when assessing and determining applications for planning approval for development in accordance with the Scheme and assessing and providing comments with respect to applications for subdivision/amalgamation within the Precinct. The extent of the Precinct is shown on the map which has been included as Appendix 2.

In accordance with clause 2.5.7 of TPS 9, all development (except that exempted under clause 2.5.8 of TPS 9) within the Conservation Precinct requires the City's planning approval.

Development is defined under the Planning and Development Act 2005 (the Act) as the development or use of any land, including:

(a) Any demolition, erection, construction, alteration of or addition to any building or structure on the land

(b) The carrying out on the land of any excavation or other works

(c) In the case of a place to which a Conservation Order made under section 59 of the Heritage of Western Australia Act 1990 applies, any act or thing that:

(i) Is likely to change the character of that place or the external appearance of any building; or

(ii) Would constitute an irreversible alteration of the fabric of any building

For the purposes of this Policy, development includes single dwellings, fencing, the external painting of buildings or structures and the removal and planting of vegetation (although, in some instances, the removal and planting of vegetation is exempt from the need for planning approval as outlined in subclause 5.6.2 of the Design Guidelines).

Note: Failure to obtain planning approval is a contravention of the Town Planning Scheme, which is considered an offence and liable to penalties under the Act.

Outline Development Plans (ODP) are required to be prepared for land which is zoned Residential Development or Industrial Development under the City's Town Planning Scheme prior to any subdivision and development, in order to provide site specific...
design guidance. These ODP’s shall accord with this Policy as well as the Guildford Conservation Policy.

6. Policy

6.1 General Principles

The following general principles shall be applied within the Precinct.

6.1.1 The Traditional Pattern of Development Shall be Retained

The traditional pattern of development within the Precinct, described as follows, shall be retained. Guildford reflects something of the pattern of a country village or small town, with its grid pattern streets arranged around a village green (Stirling Square), a combination of broad and narrow streets, with smaller lots around the centre of town and larger lots with larger residences overlooking the river. Buildings are set squarely on their lots with front and side setbacks that mirror the scale of the streets.

6.1.2 Conservation of Heritage Buildings is a Primary Objective

(a) Heritage buildings shall be retained and conserved wherever possible. This is a primary objective in a conservation precinct such as Guildford

(b) The loss of each heritage building impacts on the cultural significance and character of the town as a whole in a negative way. Demolition of a heritage building is rarely appropriate and shall be avoided wherever possible. It is acknowledged however that there will be circumstances where demolition may be appropriate. In these cases, the onus rests with the applicant to provide a strong justification for it.

Demolition approval shall not be expected simply because redevelopment is a more attractive economic proposition, or because a building has been neglected. Consideration of an application for demolition shall be based upon:

(i) The cultural significance of the place and its level of contribution to the cultural significance of the Precinct

(ii) The feasibility of restoring or adapting it or incorporating it into new development; and

(iii) The extent to which the community would benefit from the proposed redevelopment

6.1.3 Restoration and Adaptation shall be encouraged

The restoration and adaptation of buildings is preferable to demolition. Many of Guildford’s buildings are capable of restoration and adaptation. Heritage buildings can be brought up to an acceptable level of comfort for contemporary living by, for example, upgrading kitchens and bathrooms, without losing their cultural significance.
6.1.4 Historic Outbuildings shall be retained wherever possible

Historic outbuildings, such as stables, sheds and the like, shall be retained and conserved where significant. These buildings form an integral part of the cultural significance and character of the Precinct.

6.1.5 Additions shall be sympathetic to original buildings

Most places (heritage places included) in Guildford are capable of accepting additions, without having a negative impact on the cultural significance and character of the place. Additions shall not visually intrude on the original building or the street context and shall be in sympathy with the character of the existing property. Additions shall be distinguishable from the original building.

6.1.6 New Buildings shall respect their historic context.

New buildings have the capacity to contribute to the streetscape and to complement the existing heritage context of the area. New buildings in Guildford shall respect their historic context, and respond to the existing character, scale, form, siting, material and colours.

6.1.7 New Buildings shall not try to look like heritage buildings

New buildings shall not be direct copies of heritage buildings and shall be visually distinguishable from them. It is important to distinguish between heritage and new buildings so that heritage values are not diminished by replication. The distinction may be either subtle, or could be a marked contrast.

The subtle distinction method uses the patterns and proportions of surrounding original buildings and either uses more modern materials, a distinction in detailing or creates a neutral space, such as a link building.

The marked distinction method involves using contemporary design and respecting the surrounding original building qualities, proportions, scale and the like.

6.1.8 Landscape Features

The riparian landscape and streetscapes of Guildford have been identified as elements which contribute to the Precinct's cultural significance.

Landscape features which are listed on a recognised heritage register and significant vegetation on the street verges shall be retained and protected.

Development of any type should respect significant existing landscape. The retention of remnant vegetation and viable traditional gardens on both private and public property is important.

Garden conservation may be appropriate in some circumstances, and interpretive approaches to the traditional garden in older houses may also be appropriate (such as using traditional layouts and species that are tolerant of low water usage).
New landscaping associated with new development should reflect current ‘Waterwise’ garden principles, while maintaining a sympathetic approach to its general context.

6.2 Relevant considerations for Development Assessment

In assessing and determining applications for planning approval for development and assessing and providing comments with respect to applications for subdivision/amalgamation in relation to a place located within the Conservation Precinct, the City will apply the following:

(a) The general principles of this Policy set out in Section 6.1 – General Principles

(b) Its Town Planning Scheme and relevant policies, including but not limited to, the Floodplain Management and Development Policy

(c) The Guildford Conservation Precinct Design Guidelines included in Appendix 2 of this Policy

(d) The individual cultural significance of the place or building and its level of contribution to the cultural significance of the Conservation Precinct

(e) State legislation and policies, including but not limited to, the Metropolitan Region Scheme Act 1963, Aboriginal Heritage Act 1972, Swan River Trust Act 1988, Heritage of Western Australia Act 1990 and the Western Australian Planning Commission’s Network City: Community Planning Strategy for Perth and Peel, Statement of Planning Policy No 5.1 Land Use Planning in the Vicinity of Perth Airport, Development Control Policy No. 1.6 - Planning to Support Transit Use and Transit Orientated Development and Development Control Policy No. 5.4 – Advertising on Reserved Land; and

(f) Any advice received from the Heritage Council and/or an independent heritage consultant with respect to the application.

6.3 Applications for Planning Approval – Accompanying Material

6.3.1 Applications for planning approval shall be accompanied by all of the information stipulated in Section 8.2 of the Design Guidelines including a completed checklist testifying to this.

6.3.2 Applications for planning approval for development may, at the discretion of the City, be required to be accompanied by one or more of the following:

(a) Heritage Impact Statement

This is a written report that shall address:

(i) How will the proposed works affect the cultural significance of the place and the Precinct?

(ii) What alternatives have been considered to ameliorate any adverse impacts?

(iii) Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?
(b) **Conservation Plan**

This is a written report provided by a professional in accordance with the Heritage Council’s standard brief.

(c) **Structural Condition Assessment in the Case of Demolition**

If structural failure is cited as a justification for demolition evidence must be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.

(d) **Replacement Building Plans in the Case of Demolition**

Prior to approval of any demolition of any place in the Conservation Precinct, plans of the replacement building shall be submitted to and approved by the City.

(e) **Archival Recording in the Case of Demolition**

In the case of a proposal for demolition of a heritage place the City may require the applicant, as a condition of approval, to submit an archival record of the place, prior to the commencement of demolition.

In most cases this would include a plan, with photographs of the place in its setting, elevations, together with a photograph of each room, and any special feature(s) that the place may have. This photograph should be keyed to the plan with numbers and arrows.

### Governance References

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**Risk Complexity Classification**

- **Review Frequency**: Biennial
- **Next Due**: 2016

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APPENDIX 1:
GUILDFORD CONSERVATION PRECINCT DESIGN GUIDELINES

1. PURPOSE OF DESIGN GUIDELINES
The purpose of the Design Guidelines is to implement the objectives and general principles set out in Section 6.1 of this Policy.

2. STRUCTURE OF DESIGN GUIDELINES
The Guildford Conservation Precinct Design Guidelines have been structured according to the following principal design elements that make up its heritage 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 of these Design Guidelines.

Section 5 of the Design Guidelines relates specifically to Residential Development whilst Section 6 relates specifically to Commercial Development.

3. APPLICATION OF DESIGN GUIDELINES
These Design Guidelines are an integral part of this Policy and will be applied as per this 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 provides one way of satisfying the Performance Criteria. Variations to the ADP may be approved by the City where the relevant Performance Criteria are considered by the City to have been met.

Where variations are proposed to the ADP, the onus will be on the applicant to demonstrate, to the Council'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.

As outlined in Section 5 of the LPP, any Outline Development Plans (ODP) prepared within the Precinct shall accord with the LPP. Variations to the ADP of these Design Guidelines may be approved as part of an ODP where the
relevant Performance Criteria are considered by the City to have been met. Any such variations to the ADP shall be clearly outlined on the ODP. 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.

Residential zoned land in Guildford has generally been designated a residential density coding of R5 (which allows for a minimum of 2,000m² per dwelling/lot) under the Scheme. (refer to Appendix 3 to see extent of R5 coding)

As allowed for under the Codes, sub-clauses 5.3.2(a) and 5.3.2(b) of this Policy specifically vary the R5 residential density code requirements in terms of minimum setbacks set out in column 8 of Table 1 and open space set out in column 7 of Table 1 of the Codes. The remaining requirements of the R5 residential density coding (e.g. those relating to the density of development and subdivision) shall be applied.

It should be noted that the residential density coding of land which is zoned Residential Development under the City’s Town Planning Scheme No. 9 (TPS 9) will be determined as part of preparation of Outline Development Plans which are required to be prepared prior to any subdivision and development. The residential density coding for this land shall be determined taking into consideration the objectives of this Policy, the Guildford Conservation Policy and any other relevant strategic planning objectives contained in the City’s TPS 9 and policies and State legislation as set out in Section 6.2 of this Policy.

4.2 Guildford Conservation Policy

The Guildford Conservation Policy was adopted by Council in 1992 as the policy statement for the Guildford Conservation Precinct under the City’s Town Planning Scheme No. 9.

The Guildford Conservation Policy provides an assessment and statement of significance and a number of principles to guide future development within the Precinct.
The Guildford Conservation Precinct Policy (and Guildford Conservation Precinct Design Guidelines) provide more detailed guidance for future development in line with the principles of the Guildford Conservation Policy.

5. RESIDENTIAL 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 building, existing neighbouring buildings, or streetscape, 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 scale is not correctly determined, there is little prospect of ameliorating the negative impact of developments that are out of scale.

The pattern of arrangement and size of buildings in Guildford are an important part of its character and this varies from street to street. The street layout and subdivision pattern provide a strong influence in scale by street and block widths. Re-subdivision can alter this aspect of scale and for this reason has generally been precluded by the R5 residential density coding which prevails within the Precinct.

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

(a) Viewed as Single Storey

New buildings, and additions to existing buildings, should generally appear as single storey as viewed from the street. Plate heights (measured from the base of the external wall to the plate) should be a minimum of 3 metres and a maximum of 4.2 metres.
(b) Double Storey Elements

(i) Double storey elements, setback behind the front building line, may be approved where sympathetic, and in scale with, development in the context.

(ii) Double storey elements, not setback behind the front building line, may be approved where it can be demonstrated that they are in keeping with development in the street. Note: Generally this will only be the case on streets on the periphery of the townsite, such as Market, Swan and Victoria Streets.

(c) Large Dwellings

Large dwellings may be approved if they can be reduced in scale by breaking up long walls into bays, by the arrangement of openings, fragmenting roof forms, or setting back upper levels, as appropriate.
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 Guildford have been simple and rectangular with steeply pitched roofs. New buildings and additions in Guildford should be sympathetic to the predominant form of buildings in the context. Where a building form
is highly repetitive, such as in the smaller scale streets of Guildford, significant variations in form appear discordant. New buildings in highly cohesive streetscapes should not interrupt that cohesiveness of form.

A small house with a simple form.

5.2.1 Performance Criteria (Form)

Residential development shall be sympathetic to the predominant 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

New buildings, and additions to existing buildings, shall respond to and reinforce existing characteristics such as plate/wall height, ridge lines and parapet lines, roof slopes (generally 30-35 degrees, though a minimum of 27.5 degrees may be acceptable) and eaves overhangs (generally 300mm wide). A skillion roof as a minor extension of an original roof form may be acceptable where plate heights make it possible.

(b) Windows

Windows shall have a vertical emphasis.
(c) Additions to Existing Buildings

(i) Additions shall not be more visually imposing than the original building.
(ii) Front facades shall not be extended forward or laterally.
(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, or even within the existing building roof space.

(d) Street Facing Building Facades

Street facing building facades shall be well articulated and detailed.
(e) Street Facing Dwelling Facades

Street facing facades, which are symmetrical, with doors in central corridors, are encouraged for new dwellings. Where doors are proposed from the side building façade, they should be obvious from the street.

5.3 SITING

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

Maintaining the predominant setbacks in the street can readily reinforce the character of the street.

In small scale streets, setbacks will generally be smaller than in other streets.

Buildings in Guildford 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. Most of Guildford’s historic development was completed before the motor vehicle came into common usage. As a result, many developments were not designed to accommodate the parking and garaging of vehicles. The parking and garaging of vehicles in the narrower streets of Guildford is a particular issue given the lack of space. Garages and carports can become a dominant and discordant feature in the streetscape and they must be carefully sited and designed to avoid negative impacts.

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 Guildford. 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 cottage set close to the front boundary to fit with the existing street pattern, with its main door facing the street, also in the established pattern. | An old pair of houses that set up a pattern for development for the street. New buildings need to be sited in a similar manner. |
(a) Residential development shall be sited in keeping with the predominant siting of development in the street

(b) The proportion of the lot frontage and dwelling façade occupied 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

5.3.2 Acceptable Development Provisions (Siting)

(a) General Siting

Notwithstanding the minimum setbacks requirements of the R5 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 the street and follow established street and side building setbacks in the street. Rear setbacks shall be in accordance with the minimum Other/Rear setback requirements of the R20 residential density coding specified under column 8 of Table 1 of the Codes.

(b) Open Space

Notwithstanding the open space requirements of the R5 residential density code specified under column 7 of Table 1 of the Residential Design Codes (the Codes), the open space requirements of the R20 residential density code specified under column 7 of Table 1 of the Codes shall be applied

(c) Street Facing Building Façade

Street facing building facades shall be well articulated and detailed. A blank wall facing the street is inappropriate and unacceptable

(d) Vehicular Access and Parking

(i) Where there is side or rear access available, vehicular access shall be from these points and garages and carports located accordingly

(ii) Car parking shall be incorporated into the design of a new development as unobtrusively as possible

(iii) A garage should be set behind the front building line of the house if possible
(e) Garage Width

(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.

(f) 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 shall be provided.

(g) 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

(h) Development in Floodplain

Structural development and landfill within the 100 year floodplain should be avoided where possible

(i) Views to Floodplain

Development at the periphery of the town shall maintain a visual relationship with the floodplains

(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 be visible from a public street or place

(k) Grouped Dwellings

Grouped Dwellings shall copy the general pattern (i.e. attached side by side pairs) of old/historic grouped dwellings in Guildford

(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 and Colours

Guildford 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 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 reinterpreted 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 and textures and details are sympathetic with the surrounding context and are not in sharp contrast. Tilt-up concrete and limestone walling are however considered to be 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.

Timber-framed extensions are also permitted for brick buildings. New timber-framed buildings are permitted in Guildford.

Traditional colour schemes in Guildford featured several colours in combination. Rendered walls were left unpainted or were lime washed with natural tones or cream or stone. Window and door frames were in combinations of dark and light colours (e.g., red and cream or Brunswick green and beige).

5.4.1 Performance Criteria (Materials and Colours)

(a) The materials used for residential development shall be in keeping with or sympathetic to those materials which have been historically prevalent in the area
(b) The colours used for residential development shall be in keeping with those colours which have been historically prevalent in the area

(c) Materials and colours of additions shall match or be complementary to those used on the associated building
(d) 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) Colours
Heritage colour schemes shall be used on both heritage and non-heritage buildings (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.)

(c) Acceptable Materials - Non-Heritage Buildings - Walls
Acceptable materials for walls include, but are not limited to:

(i) Red through to orange brick with cream struck or rolled joints. Darker brick accents are acceptable

(ii) Smooth render (for new buildings)

(iii) Timber weatherboards or timber weather boards to dado height and compressed fibrous cement (that look like timber weatherboards) for upper walls

(iv) Custom or mini orb profile walls in a painted or Colorbond finish

(d) Acceptable Materials - Non-Heritage Buildings - 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)

(e) Acceptable Materials & Colours - Non-Heritage Buildings – Roofs
Acceptable materials 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) Timber shingles, slate

(iii) Marseilles pattern terracotta tiles

(f) Acceptable Materials – Non-Heritage Buildings - Gutters and Downpipes
Acceptable materials for gutters and downpipes include, but shall not be limited to:
(i) Galvanised iron
(ii) Zincalume finish; or
(iii) Colorbond

(g) Acceptable Materials - Non-Heritage Buildings – 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

(h) Unacceptable Materials - Non-Heritage Buildings

Limestone, tilt up concrete and glass walling are inappropriate and unacceptable

(i) Additions to Existing Buildings

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

(j) Existing Face Brickwork - Heritage Buildings

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

(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. The detailing of some modern buildings can disrupt the harmony of a historic context.

Where a heritage building is being restored, wherever possible, detailing should be based on documentary evidence, such as historic photographs of the buildings and match the original.

Verandah details such as timber fretwork, iron lacework and turned posts provide important elements of decoration on traditional buildings. Other decorative elements include gables, leadlights and rendered corbelling on chimneys (brick protrusions near the top, commonly with decorative render). The proportions and shapes of windows on traditional Guildford buildings have 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.
Wherever possible the detailing of a building should be consistent with the style of the period of its construction. Traditional decorative details should not be copied on new buildings however may be reinterpreted.

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) Chimneys

Chimneys shall be appropriate to the style of the building to which they are Associated

(b) Chimneys - Heritage Buildings
The addition of a chimney to a heritage building, where one did not previously exist, will generally not be supported

(c) Verandahs

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

(d) 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 verandah without elaborate decoration shall be used

(e) Decoration - New Buildings

New buildings shall not copy traditional decorative elements

(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) Doors and Windows - New Buildings

Windows and doors in new buildings should not be direct copies of those in old or heritage buildings. 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
(h) 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.

(i) 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 Guildford's character.

Fences and Gates

Fences and gates in Guildford 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.

Driveways and Paths
Traditional paths in Guildford were of local red clay. For new paths and driveways various materials are suitable.

**Gardens**

Remnants of traditional gardens are as important to the character and atmosphere of the Precinct as the original buildings. Guildford is characterised by the existence of original gardens, some of which have remained unchanged for nearly a century. It is important to the landscape of the town that these be conserved, and desirable that new gardens be designed to integrate with them.

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) Fencing within the front/street setback area shall be appropriate in style and form to match the period of development of any buildings, to which it is associated

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

(a) Form of Fences and Gates

Fences and gates within the front/street setback area shall match the period of development of any buildings to which it is associated. According to circumstance, timber picket, picket and pier, timber post and rail with chain mesh, red brick or rendered fences may be appropriate

For properties being restored, hedges of plumbago, privet, Victorian tea tree, or rosemary may be appropriate instead of fences, or as part of a boundary definition concept
(b) Unacceptable Material for Fencing
Limestone and solid metal panel fencing is inappropriate and unacceptable

(c) Heights of Fences and Gates

(i) Except on major roads (i.e. James Street, East Street and Johnson Street), front fences shall not exceed 1200mm in height

(ii) Front fences on major roads however may be permitted up to 1800mm in height

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.

(a) Driveways and crossovers may be constructed out of orange/red gravel, stabilised clay, red brick paving, brown or red asphalt or brown concrete

(b) Footpaths in gravel and brick paving are suitable for older houses. Brick and concrete paving is suitable for new houses

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.

Typically gardens in Guildford are simply laid out with a central path, lawns, planting beds and specimen tree planting. New gardens should be simply planned, with a predominance of lawn (or low native ground covers as an interpretation of what was in place previously) over garden beds, perimeter beds, central beds, and specimen tree plantings in larger gardens.

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

Traditional tree plantings include Olive, jacaranda, 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.

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, and in particular the riparian landscape, of Guildford has been identified as one of the culturally significant features of Guildford. 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 Guildford.

5.7.2 Acceptable Development Provisions (Earthworks)

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

6 COMMERCIAL DEVELOPMENT DESIGN GUIDELINES

Note: In the context of the following guidelines, the term “commercial” refers to development located in commercial and light industrial zoned areas under the City’s Town Planning Scheme.

6.1 SCALE OR SIZE

The scale of a building, or additions to a building, is its size in relation to its context, either existing building, existing neighbouring buildings, or streetscape, 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 scale is not correctly determined, there is little prospect of ameliorating the negative impact of developments that are out of scale.

The pattern of arrangement and size of commercial buildings in Guildford is an important part of its character and this varies from street to street. The street layout and subdivision pattern provide a strong influence in scale by street and block widths. New buildings shall, in each instance, be appropriate to the immediate surroundings.

The impact of large buildings can be reduced by breaking up long walls into bays, by the arrangement of openings and fragmenting roof forms, as appropriate.

Heritage buildings shall remain visually dominant.

6.1.1 Performance Criteria (Scale of Size)

Commercial 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.

6.1.2 Acceptable Development Provisions (Scale or Size)

(a) Building Heights

(i) New buildings, and additions to existing buildings, may be up to two storeys in height, to a maximum roof height of 9 metres, as long as the development is sympathetic to, and in scale with, development in its context

(ii) The impact of large buildings may be reduced by breaking up long walls into bays, by the arrangement of openings and fragmenting roof forms, as appropriate

(iii) Buildings without parapets shall have a minimum plate height of 3m. Where buildings have a parapet on the street facade, the parapet should be a minimum of 4.5m above the ground level
6.2 FORM

The form of the building is its overall shape and volume, and the general arrangement of its main parts (i.e. proportions, materials, number of openings, and ratio of window to wall).

New commercial buildings and additions in Guildford should be sympathetic to the predominant form of the neighbours and existing building respectively, where traditional Mainstreet building forms (i.e. where buildings are built up to and fronting the street boundary with no blank walls and are able to be accessed by pedestrians directly from the street with car parking at the rear) have been followed. Where a building form is highly repetitive, significant variations in form appear discordant. New buildings in highly cohesive streetscapes should not interrupt that cohesiveness of form.

Traditional commercial buildings are simple and rectangular with pitched roofs usually concealed behind parapet walls. Decorative pediments form a distinctive pattern.

It is important that two-way views into shops and out onto the street are maximised, in order to increase visual interest, as well as greater security through casual surveillance.

| Traditional single and two storey shops, with simple forms, but often elaborate decoration. | A very simple shop form, using traditional elements in a very restrained manner. |

6.2.1 Performance Criteria (Form)

Commercial development shall follow traditional Mainstreet forms and be sympathetic to the predominant form of the surrounding development, and in the case of additions, to the existing building.

6.2.2 Acceptable Development Provisions (Form)
(a) **Pattern and Rhythm**

The traditional pattern and rhythm of development consisting of horizontal strips of development, broken into a vertical rhythm by the compartmentation of shops and arrangement of windows to individual shops shall be maintained. Large frontages shall be treated in modules that are in keeping with the rhythm of the majority of shopfronts and have the effect of a small frontage character.

(b) **Street Facing Building Facades**

Street facing building facades shall be well articulated and detailed. Large buildings with blank building facades facing the street are inappropriate and unacceptable.

(c) **Over Pavement Awnings**

Commercial development shall be provided with an over-pavement awning for the full width of the building to provide effective weather protection for pedestrians. The awning shall be located at first floor height and not at any level above, line through with any existing awnings on adjacent developments and be simple in design.

(d) **Verandahs**

Verandahs, with verandah posts, on the public street (i.e. verge/footpath) are generally inappropriate and unacceptable, unless it can be demonstrated that this would be consistent with the original form and design of the building, and its heritage integrity.

(e) **Alignment**

New buildings should be designed to line up the principal levels of overfootpath awnings, canopies, parapet tops, window heads and sills wherever possible.

(f) **Architecture**

New buildings should be architectural statements of their own time and reflective of their function while being sympathetic with development in context.

(g) **Roofs**

(i) New buildings, and additions to existing buildings, shall respond to and reinforce existing characteristics such as plate/wall height, ridge lines and parapet lines and roof slopes (generally 30-35 degrees, though a minimum of 25 degrees may be acceptable).

(ii) New commercial buildings with an articulated front parapet wall are preferred however a pitched roof is an acceptable alternative.

(h) **Corner Sites**

Development on corner sites shall address both street frontages. Two storey
developments shall be encouraged. Both street facing building facades shall be well articulated and detailed

(i) Window Sills

Shop front window sills shall be in the range of 450mm to 600mm from the footpath level

(j) Heritage Buildings to Dominate

New development should be designed to ensure that any heritage buildings in the street remain visually dominant

(k) Windows

Windows facing the street shall not be tinted, reflective, painted out or significantly obscured by signage

6.3 SITING

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

The predominant setbacks in the streetscape should be maintained.

Commercial buildings in Guildford are set parallel to the street, and oriented to the street frontage. New commercial buildings should be oriented accordingly. Purpose-built commercial development in Guildford and in most traditional urban Mainstreet centres has been built up to the street edge to provide an appropriate urban “feel” and maximum opportunities for businesses to interact with passing pedestrians.

Additions to existing buildings shall also respect the pattern of siting and be located so as to avoid giving them undue prominence.

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 however their inappropriate siting on and around buildings have the potential to adversely affect the important heritage streetscapes of Guildford. Such items should be installed in locations where they are not visible from a public street or place.
6.3.1 Performance Criteria (Siting)

(a) Commercial development shall be sited in keeping with the traditional “Mainstreet” characteristics of Guildford

(b) External fixtures shall be located to minimise any adverse visual impact from the street or other public place

6.3.2 Acceptable Development Provisions (Siting)

(a) Building Siting

(i) Buildings shall be located parallel to the street and built up to the front boundary of the lot

(ii) Where nil side setbacks are the prevailing pattern in the street, these shall be maintained in any new development

(b) Car parking

Car parking areas associated with commercial development shall be located at the rear of the building and appropriately treated to reduce the visual impact from the street

(c) 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 be visible from a public street or place

(d) 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

6.4 MATERIALS & COLOURS

Guildford 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 character and cultural significance of the area.

The materials that contribute most to the commercial streetscape values of Guildford are those associated with the walls of buildings and their window treatments. Roofs tend to play a less significant role in commercial developments as they are generally concealed or partially concealed by parapets.

New commercial buildings and additions should use characteristic materials, textures and colours that are in use locally and in adjacent heritage buildings. The materials may be reinterpreted in new buildings and additions. It is not necessary or 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 and textures and details are sympathetic with the surrounding context and are not in sharp contrast.
The quality of new materials should be commensurate with those of existing 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.

Traditional colour schemes in Guildford featured several colours in combination. Rendered walls were left unpainted or were painted in natural tones or cream or stone. Window and door frames were in combinations of dark and light colours.

| Traditional shops with rich stucco detailing. | Brick and stucco shopfronts that make use of classical details. |

6.4.1 Performance Criteria (Materials and Colours)

(a) The materials used for commercial development shall be in keeping with or sympathetic to those materials which have been historically prevalent in the area

(b) The colours used for commercial development shall be in keeping with those colours which have been historically prevalent in the area

(c) Materials and colours of additions shall match or be complementary to those used on the associated building

(d) Where heritage buildings are being restored, materials and colours shall match the original

6.4.2 Acceptable Development Provisions (Materials and Colours)

(a) Restoration - Heritage Buildings

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

(b) Acceptable Materials - Non-Heritage Buildings - Walls

Acceptable materials for walls include, but shall not be limited to:
(i) Red through to orange brick with cream struck or rolled joints. Darker brick accents are acceptable

(ii) Smooth render (for new buildings)

(iii) Timber weatherboards or timber weather boards to dado height and compressed fibrous cement upper walls (that look like timberweatherboards) for upper walls

(iv) Custom or mini orb profile walls in a painted or Colorbond finish

(v) Combinations of up to two of the above

(b) Acceptable Materials - Non-Heritage Buildings - Windows and Doors

Acceptable materials for windows and doors include, but shall not be limited to:

(i) Timber framed (especially when visible from the street) and particularly in the historic commercial streetscapes (i.e. James Street west and Terrace Road/Swan Street)

(ii) Aluminium, where frames are wide, such as single/double sash, casement and awning (especially when visible from the street)

(iv) Timber to match existing or period in places being restored

(c) Acceptable Materials & Colours - Non-Heritage Buildings – Roofs

Acceptable roofing materials and colours include:

(i) Custom orb profile sheeting either galvanised iron, zincalume finish or Colorbond in red, brown or grey

(ii) Marseilles pattern terracotta tiles

(d) Acceptable Materials – Non-Heritage Buildings - Gutters and Downpipes

Acceptable materials for gutters and down pipes include:

(i) Galvanised iron

(ii) Zincalume finish; or

(iii) Colorbond

(e) Acceptable Materials - Non-Heritage Buildings - 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.

(f) Additions to Existing Buildings

Materials and colours of additions to existing buildings should match or be complementary to the associated building.
(g) **Unacceptable Materials - Non-Heritage Buildings**

The use of limestone, tilt up concrete wall panels, flat sheet metal cladding and glass walls are inappropriate and unacceptable.

(h) **Colours**

Colours shall generally be within heritage ranges of commercial paint manufacturers.

(i) **Existing Face Brickwork - Heritage Buildings**

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

**6.5 DETAILING**

Common details also assist in creating character. As noted in the Section 4 – Development Context of this Policy, there was a fairly common approach to detailing in various periods of development. Modern buildings are generally more simply designed than buildings in the historic context. This difference in approach to detailing in modern buildings however can disrupt the harmony of an historic context.

Commercial buildings (except for civic buildings, such as post offices and town halls) are characterised by well detailed facades generally set on the front boundary, with classically derived frontages and verandahs or awnings. Windows are predominantly glazed below the verandah or canopy level, with doors located either centrally or to one side. Older shops have stall boards, ingoes (recessed door entries) and high ceilings. Verandahs are either bull nosed, or skillion design, with a fascia for signage.

New development should respond to its context in terms of detailing, but may employ contemporary forms of expression. The detailing may draw on historic building resources, but should not copy them.

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**6.5.1 Performance Criteria (Detailing)**

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

**6.5.2 Acceptable Development Provisions (Detailing)**

(a) **Verandahs**
The style of a verandah roof, posts and decoration shall be appropriate to the style of the building.

(b) 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 regarding the original verandah, a simple replacement verandah without elaborate decoration shall be used.

(c) Decoration - New Buildings

New buildings and additions shall not copy traditional decorative elements

(d) 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

(e) Doors and Windows in New Buildings
Windows and doors in new buildings should not be copies of traditional styles however some details may be adapted to allow buildings to harmonise with the traditional streetscape.

(f) External Lighting

External lighting should be designed to be in keeping with the character of the street, to light the building effectively without drawing undue attention to it, and to provide an effective level of public amenity along the footpath.

6.6 PAVING

6.6.1 Performance Criteria (Paving)

(a) The floor levels of new development shall be similar to existing levels and must allow direct and level access from public footpaths

(b) The palette of paving materials used shall be confined to a narrow range to ensure that there is a high degree of visual harmony within the streetscape

6.6.2 Acceptable Development Provisions (Paving)

(a) Footpaths and paved areas in commercial projects, other than rear car parks, should be brick paved or paved in red asphalt with a laterite aggregate

(b) Tessellated tiles may be appropriate for commercial building ingoes (recessed door entries)

(c) Rear car parks not visible from the street may be laid in normal hot mix with a grey finish

6.7 ADVERTISING SIGNS

In heritage areas such as Guildford, architectural and overall setting characteristics must dominate.

Signage should generally be attached to buildings and be visually subservient to the building to which they are attached. The buildings and general streetscape must be the dominant element and signage must play a minor role. Traffic moves at relatively low speeds through the town so that signs are not required to be large.

Older signs, such as Bushells Tea and Arnotts Biscuit signs, are a rare asset which can be capitalised upon by businesses to raise their commercial profile in a unique and highly visible manner. Restoration of these signs is encouraged.

It is not usually necessary to attempt to create or recreate an “historic” character in the advertising, but some modern standardised corporate advertising (for example, those which are large in size, internally illuminated and/or bright in colour) will not usually be appropriate in a heritage area, as it can diminish the integrity and individuality of the area’s historic character.
Applicants are encouraged to commission a reputable graphic designer for the design of their signage, to ensure that signs are designed to a high standard, and respect and reflect the unique setting of Guildford.

Illuminated signage is effective for night-time promotion and is best suited to heritage buildings in the form of illumination from external lighting.

6.7.1 Performance Criteria (Advertising Signs)

(a) To permit adequate identification and business advertising

(b) To recognise that advertising signs can help to express the character of the heritage precinct, creating an attractive daytime and evening atmosphere

(c) To limit the number, scale and positioning of advertising signs, and to ensure that signs do not crowd the advertiser’s message

(d) To ensure that advertising signs are in keeping with the scale and character of the building upon which they will be attached, and do not detract from the architecture of the building; and

(e) To ensure that signage associated with heritage places are designed and located in a manner which conserves, protects and enhances what is valued about the building or place.

6.7.2 Acceptable Development Provisions (Advertising Signs)

(a) General Requirements

Advertising signs on buildings shall be discreet and complement the building and area. The architectural characteristics of a building shall always dominate. Signage must respect and not cover important architectural detail on historic buildings.

(b) Placement of Advertising Signs

Advertising signs shall be placed in locations on the building which would traditionally have been used as advertising areas (this is generally the front/street elevation of the building). The preferred locations are on:

(i) A parapet wall

(ii) The awning or verandah fascia

(iii) Flush onto the awning or veranda

(iv) Under a veranda or awning being orientated at right angles to street with a minimum clearance of 2.4m from the underlying ground level

(v) The face of the building; and,

(vi) The window
(c) **Window Advertising Signs**

Views into and out of a shop window shall not be significantly obscured by advertising signs.

(d) **Identification of Advertising Sign Locations**

The siting and form of advertising signs on new buildings shall be considered an integral part of the building design process, and signage areas shall be identified on new buildings and additions to existing buildings as an essential part of any Development Application.

(e) **Number of Advertising Signs on a Building**

The number of advertising signs on a building shall be restricted as follows:

(i) A maximum of three advertising signs facing the street per façade of a building. In the case of a building on a corner site with more than one street façade, this shall apply to each individual façade

(ii) A maximum of two advertising signs located under a verandah or awning. (Note - each side of a double-sided advertising sign is considered to be a separate advertising sign)
(f) Size of Advertising Signs

(i) The total area of advertising signs on any street facade shall not exceed 20% of the area of the façade

(ii) The maximum size of any individual advertising sign shall be 3m²

(g) Advertising Sign Lettering

(i) Lettering on advertising signs placed on buildings shall be restricted to 300mm high, except on larger two storey buildings, where the lettering on the principal sign where placed on upper storeys may be 380mm high

(ii) Type-faces are to be with serifs on historic buildings, but may be more contemporary on new buildings

(h) Advertising Sign Content

Content of advertising signs shall be restricted to the following:

(i) Name and address of the premises

(ii) Name of business contained within the premises; and

(iii) Type of services, activities or products available within the premises

No commercial brand product or third party advertising is appropriate.

(i) Forms of Advertising Signs

Painted, printed and projected signs are all appropriate forms of signage
(j) **Pylon Advertising Signs**

Pylon advertising signs are generally considered to be inappropriate and unacceptable.

(k) **Advertising Sign Design**

Advertising signs should be kept to a simple design with simple graphics.

(l) **Painted Advertising Signs**

   (i) Temporary advertising signs painted onto historic buildings are inappropriate and unacceptable

   (ii) Advertising signs painted onto unpainted brickwork or stonework is also inappropriate and unacceptable

   (iii) Advertising signs painted onto corrugated iron or previously painted timber may be appropriate

(m) **Illuminated Advertising Signs**

   (i) Internally illuminated advertising signs are inappropriate and unacceptable

   (ii) Advertising signs may be externally illuminated however, all transformers must be concealed

(n) **Historic Advertising Signs**

The conservation of historic advertising signs is encouraged.

**Note:** In situations where the City considers that an existing advertising sign is of an historic nature and contributes to the character of the streetscape, applicants will be invited to discuss with the City options for the retention and conservation of the advertising sign.

7. **SUBDIVISION**

Guildford's subdivision pattern of street layout and lots configuration and sizes and its predominantly single residential pattern and character contribute to Guildford's cultural significance and amenity value. It is important that these attributes be conserved.

The Guildford Conservation Policy 1992 (refer to 'Appendix 1: 4.2 Guildford Conservation Policy' for status) sets out a number of principles to guide the future conservation and development of the town, including principles specific to subdivision.

The Policy provides guidance for subdivisional design within the Guildford Conservation Precinct.

The appropriate location and density of subdivision in Guildford is determined by the assigned zoning and residential density coding of the land under the City's Town Planning Scheme No. 9 (refer to 'Appendix 1: 4.1 Residential Density Codes').
7.1 PERFORMANCE CRITERIA (SUBDIVISION)

(a) Subdivisions shall reflect the orientation, size and configuration of lots and the street layout of the character of Guildford which would have been typical prior to 1930

(Note: The historic maps, included in the Guildford Conservation Policy 1992 provide an understanding of Guildford’s pre-1930 character).

(b) Subdivisions shall be designed so as to enable the protection and conservation of heritage buildings, gardens and settings.

7.2 ACCEPTABLE SUBDIVISION PROVISIONS

7.2.1 Configuration

(a) Subdivisions in a battleaxe configuration shall not be supported.

(b) Street layout should be in a grid pattern with lots configured to reflect surrounding lot shape, size and orientation.

7.2.2 Culturally Significant Buildings

Buildings which are individually culturally significant or which make a considerable contribution to the cultural significance of the precinct shall be retained.

7.2.3 Culturally Significant Vegetation on Private Property

Culturally significant vegetation listed on a recognised heritage register shall be retained.

7.2.4 Significant Vegetation on Street Verges

Significant vegetation on street verges shall be retained and protected.

Note: The City’s approval is required to remove any trees on the street verge.

8. INFORMATION TO HELP YOU MAKE YOUR APPLICATION

8.1 PLANNING YOUR DEVELOPMENT

For any form of development in Guildford, early contact with the City of Swan’s Statutory Planning Section 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.

8.1.1 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:
8.1.2 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.

8.1.3 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 and any relevant policies as outlined in Section 6.2 of this Policy.

In the case of a property that is included in the Heritage Council of WA’s State Register of Heritage Places, Council will refer the proposal to the Heritage Council for its advice. Council will have 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.

Council may refer a development to its Heritage Consultant for advice at its discretion. Council will also have due regard to this advice when determining the application. Council may approve the application, approve the application with conditions, or refuse it.

8.1.4 Applications for Review

Where an applicant believes that a decision 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 Council’s decision. Forms for appeals may be obtained from the SAT website (www.sat.justice.wa.gov.au).

8.2 CHECKLIST

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

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 of 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 sub clause 6.3.2 of the Local Planning Policy: Guildford Conservation Precinct.

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.

- Provide written documentation which details the 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.

- 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)

- 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
• Three (3) copies of a **site plan**, drawn ‘to scale’ showing the **existing features** of the site and the abutting verge, including:
  
  o 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
  o The existing uses of all building/s, and the uses of outdoor areas onsite
  o Existing areas of vegetation and landscaping, specifically detail the location and species/type of all vegetation in excess of 2m in height
  o Existing fencing and/or retaining walls onsite
  o Location and type of existing stormwater drainage
  o 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)
  o Existing drainage of the site including natural features of flood plain areas, creek lines, river, dams, wetlands
  o Finished floor level of the existing and proposed structures; and
  o 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’, showing the **proposed development** of the site including:
  
  o 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
  o The proposed finished floor level of the buildings and the finished ground level around the proposed building, driveway and crossover
  o Location and type of existing and proposed stormwater drainage
  o 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
  o Identify all natural vegetation, trees and landscaping which will be removed on site, and that which is to be retained
  o The location of any freestanding signage on the site and setbacks of the sign from boundaries

• Three (3) copies of all **building elevations**, to scale (not smaller than 1:100), of the **existing building/s** onsite, including:
  
  o 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)
  o The colour and type of building materials used (on roof, walls, paved areas, fencing, etc)
  o 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
  o 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’, 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 of the proposed building/s and shown in relation to the lot boundaries of the site, including the activities and land uses within each floorplan.

APPLICATIONS FOR NEW BUILDINGS AND ALTERATION/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 applications 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 (e.g. 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 sub clause 6.3.2 of the Local Planning Policy: Guildford Conservation Precinct.

9. DEFINITIONS

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

**Amenity** means the livability 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 Guildford 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 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 under 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 of 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 recognised 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.

Landscape means an expanse of scenery that can be seen in a single view.

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, the City of Swan’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, and verandahs) shall have the same meanings as those 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 streetscape.

**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 or Complementary** 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.