

CITY OF SUBIACO

PLANNING POLICY 3.13

HAMERSLEY ROAD GROUP HERITAGE AREA

ADOPTION DATE: 24 JULY 2018

**AUTHORITY: TOWN PLANNING SCHEME NO.4
PLANNING AND DEVELOPMENT (LOCAL PLANNING
SCHEMES) REGULATIONS 2015**

STATUTORY BACKGROUND

This Policy is made under clauses 4 and 9 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Schedule 2, Part 3, clause 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the local government to adopt a planning policy for each heritage area.

Purpose

- (i) To identify key issues specific to the Heritage Area.
- (ii) To ensure that new development does not reduce the heritage values and character of the Heritage Area or the contributory value of individual places within the area.

Application of the Policy

The boundary of the Heritage Area is shown in Figure 1. This planning policy applies to all places and buildings located within the Heritage Area.

POLICY

Objectives

- i. To conserve existing buildings identified as making a considerable or some contribution to the cultural heritage significance and character of the Heritage Area.
- ii. To encourage new building developments and alterations and additions to existing buildings, that are in harmony with, and maintain the integrity of, the Heritage Area's cultural heritage significance, its established character and visual amenity.
- iii. To conserve the cultural heritage significance of the Heritage Area which is significant for the reasons explained in the statement of significance for the area.

1.0 Statement of Significance

The Hamersley Road Group Heritage Area, is of cultural heritage significance within the City of Subiaco for the following reasons:

Aesthetic Value

- As an aesthetically pleasing streetscape with a strong identifiable character, featuring an avenue of mature street trees, which frame views of the largely intact Federation and Interwar residences;
- For its collection of many good, representative examples of Federation and Inter War cottages and villas which collectively illustrate a range and evolution of detailing between the 1890s and the 1940s; and
- For the cohesive streetscape created by a limited palette of materials and styles.

Historic Value

- As a representative collection of houses that illustrate the scale and standard of housing for the homes of unskilled workers to semi-professional and tradespeople, in the early twentieth century;
- For the evidence it provides about the manner in which the residences of semi-professional and tradespeople existed alongside the residences of working people and employees; and
- For its association with the subdivision and rapid settlement of the area from the 1890s to the 1920s which demonstrates the rapid change of the district in the gold boom period and shortly thereafter.

2.0 Key Features/Elements

The Planning Policy is specifically concerned with the component parts of the Hamersley Road Group Heritage Area that directly contribute to the public, streetscape views (including the setting, building envelopes, external fabric and detailing). Key features/elements within the Hamersley Road Group Heritage Area are identified in the *Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco* prepared by Hocking Heritage Studio, June 2017.

3.0 Levels of Contribution

The *Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco* prepared by Hocking Heritage Studio in June 2017 determined the contribution of each dwelling to the overall significance of the Heritage Area (Table 1).

All places that were assessed as making considerable or some contribution are considered to be contributory places for the purposes of this planning policy.

Note: Contributory places are those that make a positive contribution to the cultural heritage significance and heritage character of the Heritage Area.

In the context of this policy, the significant fabric of a contributory place means those parts that contribute to the heritage significance and character of the place within its streetscape setting (i.e. as visible from the public realm). In addition to building fabric, this can include landscape elements and fencing.

Places that have been assessed as being of considerable contribution have generally retained evidence of their traditional external detailing/character and/or have important historical associations. Places that have been assessed as being of some contribution have

undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of some contribution also retain sufficient evidence to provide a basis for future restoration, if and when the opportunity arises. The majority of these places contribute to the Hamersley Road Group Heritage Area because of their age, design characteristics and their moderate to high level of authenticity. Individually, they are not necessarily items of particular heritage significance, but they do possess collective significance within their streetscape context. Loss of, or significant alteration to, the facades of the contributory dwellings would erode the heritage significance and character of the area as a whole.

Many of the houses in the heritage area have been upgraded over recent years with a combination of additions, alterations and conservation works. To date, this has had a relatively minor impact on the aesthetic values of the traditional streetscapes.

| Table 1 - Levels of Contribution | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|
| The Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco determined the level of contribution of each building to the overall significance of the Heritage Area (Figure 1) | | |
| Considerable Contribution | Some Contribution | Little/no Contribution |
| 230 Hamersley Road (Lot 76) | 234 Hamersley Road (Lot 77) | 236 Hamersley Road (Lot 78) |
| 240 Hamersley Road (Lot 80) | 238 Hamersley Road (Lot 79) | 241 Hamersley Road (Lot 57) |
| 246 Hamersley Road (Lot 83) | 242 Hamersley Road (Lot 81) | 243 Hamersley Road (Lot 58) |
| 265 Hamersley Road (Lot 7) | 245 Hamersley Road (Lot 59) | 244 Hamersley Road (Lot 82) |
| 266 Hamersley Road (Lots 26, 27 & 28) | 247 Hamersley Road (Lot 60) | 277 Hamersley Road (Lot 18) |
| 267 Hamersley Road (Lot 6) | 248 Hamersley Road (Lot 84) | |
| 271 Hamersley Road (Lot 4) | 249 Hamersley Road (Lot 61) | |
| 272 Hamersley Road (Lot 31) | 251 Hamersley Road (Lot 521) | |
| 274 Hamersley Road (Lot 32) | 262 Hamersley Road (Lot 251) | |
| 280 Hamersley Road (Lot 33) | 263 Hamersley Road (Lot 8) | |
| | 268 Hamersley Road (Lot 1) | |
| | 269 Hamersley Road (Lot 5) | |
| | 270 Hamersley Road (Lot 30) | |
| | 275 Hamersley Road (Lot 3) | |
| | 281 Hamersley Road (Lot 17) | |

4.0 Conservation Principles

- Ensure that the key features/elements of the Hamersley Road Group Heritage Area are retained and enhanced.
- When undertaking repairs or alterations to a contributory place, change as little of the significant fabric as possible where visible from public streetscape views. Where conservation works are necessary to areas visible from public streetscape views, match the traditional techniques, materials and finishes as far as reasonably practical.
- Ensure that conservation and refurbishment of significant fabric retains the character acquired through the natural aging of well-maintained fabric, inclusive of the signs of normal wear and tear.
- Ensure that new building fabric is discernible at close inspection, and does not obscure an understanding of the original scale and design of the place.

In general it is recommended that conservation works be undertaken in accordance with *The Australia ICOMOS Charter for Places of Cultural Significance* (The Burra Charter 1999). The Burra Charter defines key terms, including maintenance, repair, restoration and reconstruction.

5.0 Key Development Constraints

There are no key development constraints identified in the Policy Area.

6.0 Development Principles

In accordance with *Local Planning Policy 3.6 Development Guidelines for Residential Heritage Areas*.

7.0 Development Applications

Normal maintenance and internal alterations can be undertaken without development approval, provided the works do not adversely affect the significant fabric of the place.

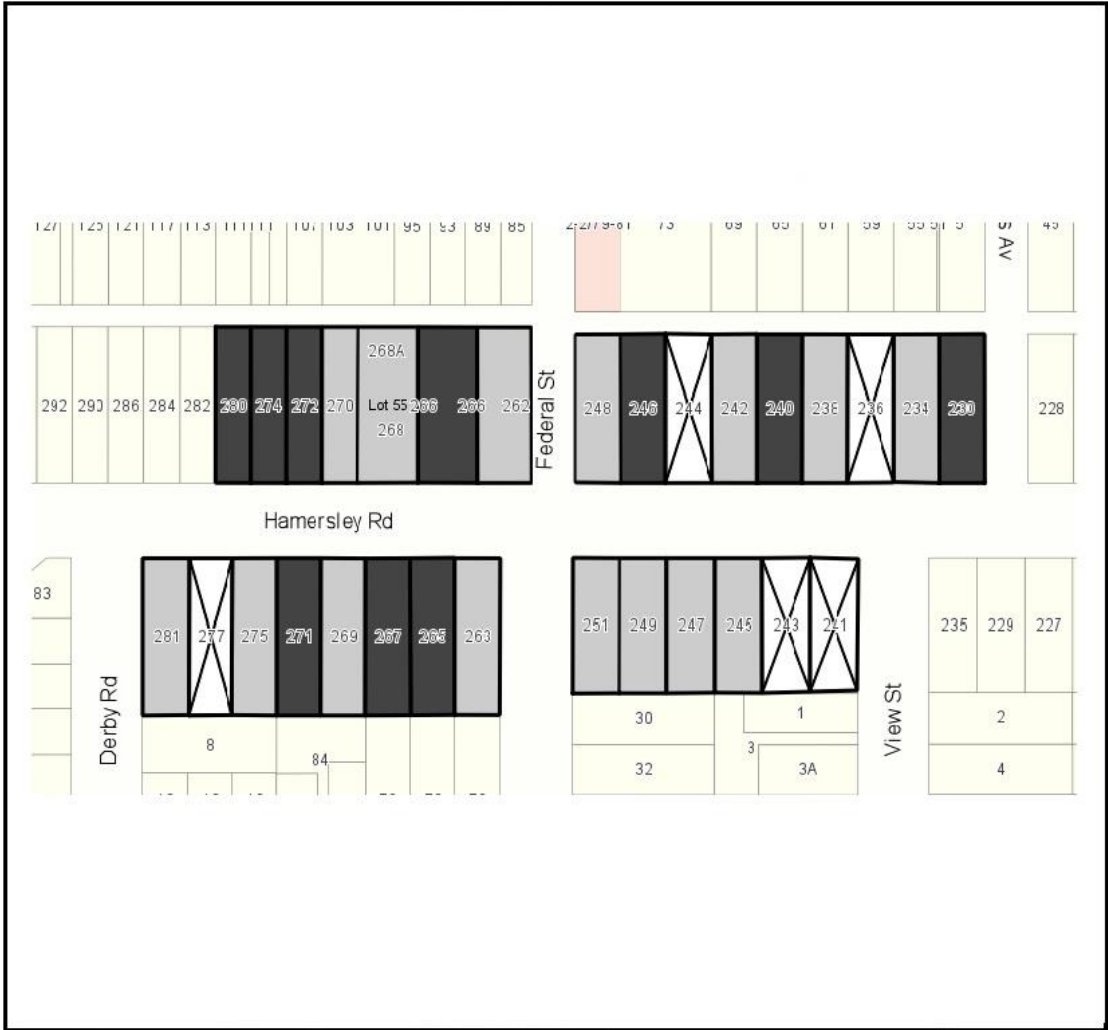
For information regarding other works that do not require development approval in a heritage area refer to *Local Planning Policy 1.8 Development approval exemptions*.



Local Planning Policy 1.2 Refunding and waiving planning and building fees outlines Council policy to waive fees for development applications which may otherwise be exempt under Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations*.

The information required by the City of Subiaco to accompany a Development Application is set out in Schedule 2, Part 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Property owners intending to make alterations and additions to their properties are urged to consult with the Heritage Officer at the City of Subiaco at the earliest stage of the design process.

Figure 1 – Policy Area



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|  <p style="font-size: small; margin-top: 5px;"> 241 Rokeby Rd Subiaco WA 6008 Phone: 9237 9222 Email: city@subiaco.wa.gov.au Web: www.subiaco.wa.gov.au </p> | <p>Legend</p> <ul style="list-style-type: none"> Considerable Contribution Some Contribution Little or No Contribution | <p>Hamersley Road Group Heritage Area</p> |  |
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