

CITY OF SUBIACO
PLANNING POLICY 3.16

KINGS ROAD HERITAGE AREA

ADOPTION DATE: 23 May 2017

**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 Kings Road Heritage Area is of cultural heritage significance within the City of Subiaco for the following reasons:

- The existing development along Kings Road continues to represent the rapid development of the higher parts of Subiaco (near Kings Park) with good quality Federation Queen Anne houses during the early twentieth century (with a particular focus on the c.1901-1914 period).
- The defined period and nature of development along Kings Road resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual details. Unlike many other local streets, the majority of the properties have retained a medium to high level of authenticity. Collectively they provide a good representative collection of middle-class Subiaco houses dating from the early twentieth century (extending from c.1901-1923).
- The character of the Kings Road streetscape epitomizes the general character of what is now known as the City of Subiaco's Triangle precinct.
- The history of the houses along Kings Road helps to demonstrate the original settlement of this part of Subiaco as a solid middle class area, in which the family residences of more senior white-collar workers existed side by side with the smaller, but still well-built, houses of more junior white-collar workers, retail employees and tradespeople.
- The history of the subdivision and early sale of residential lots along Kings Road helps to illustrate the status of Western Australia as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant interest and investment from the eastern states.

2.0 Key Features/Elements

The Planning Policy is specifically concerned with the component parts of the Kings Road Heritage Area that directly contribute to the public, streetscape views (including the setting, building envelopes, external fabric and detailing). Key features/elements within the Kings Road Heritage Area are identified in the *Heritage Assessment of Kings Road, Subiaco*, prepared by Annette Green, Greenward Consulting, November 2016.

3.0 Levels of Contribution

The *Heritage Assessment of Kings Road, Subiaco* prepared by Annette Green, Greenward Consulting in November 2016 determined the contribution of each dwelling to the overall significance of the Heritage Area (Figure 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 Kings Road 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.

Levels of Contribution		
The Heritage Assessment of Kings Road, Subiaco determined the level of contribution of each building to the overall significance of the Heritage Area (Figure 1)		
Considerable Contribution 15 Kings Road, Subiaco (Lots 70 & 71) 6 Kings Road, Subiaco (Lot 85) 14 Kings Road, Subiaco (Lot 89) 16 Kings Road, Subiaco (Lot 90) 18 Kings Road, Subiaco (Lot 701) 24 Kings Road, Subiaco (Lot 1)	Some Contribution 7 Kings Road, Subiaco (Lots 74 & 312) 11 Kings Road, Subiaco (Lots 313 & 72) 19 Kings Road, Subiaco (Lots 67 & 68) 21 Kings Road, Subiaco (Lots 65 & 66) 4 Kings Road, Subiaco (Lot 84) 8 Kings Road, Subiaco (Lot 86) 10 Kings Road, Subiaco (Lot 4) 12 Kings Road, Subiaco (Lot 88) 20 Kings Road, Subiaco (Lots 201 & 93) 22 Kings Road, Subiaco (Lot 2)	Little/No Contribution 5 Kings Road, Subiaco (Lot 401) 17 Kings Road, Subiaco (Lot 69)

4.0 Conservation Principles

- Ensure that the key features/elements of the Kings Road Heritage Area are retained and enhanced.
- When undertaking repairs or alterations to a contributory place, change as little as 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 *Planning Policy 3.6 Development Guidelines for Residential Conservation Areas with the exception of the following which will be in accordance with Local Planning Policy 4.8 Triangle Precinct Policy:*

- (i) heights of street walls and fences.

7.0 Development Applications

Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides for development applications for works to single houses in a heritage area which may otherwise be exempt from this requirement. As outlined in *Planning Policy 1.2 Refunding and waiving planning and building fees* it is Council policy to waive fees for development applications which may otherwise be exempt under Schedule 2, Part 7.

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

