

CITY OF SUBIACO

PLANNING POLICY 3.10

CHESTERS' SUBDIVISION HERITAGE AREA

ADOPTION DATE: 2 DECEMBER 2014

REVIEW DATE: 27 MARCH 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.

The Chesters' Subdivision Heritage Area ("the Policy Area") was declared as a Conservation Area under Clause 59 of Town Planning Scheme No.4. As of 19 October 2015 Conservation Areas are referred to as Heritage Areas in accordance with 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 all heritage areas.

The boundary of the Heritage Area is shown at Figure 1. This Planning Policy applies to all places and buildings located within the Heritage Area.

Purpose

- (i) To identify key issues specific to the Chesters' Subdivision 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 Heritage Area.

Application of 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.

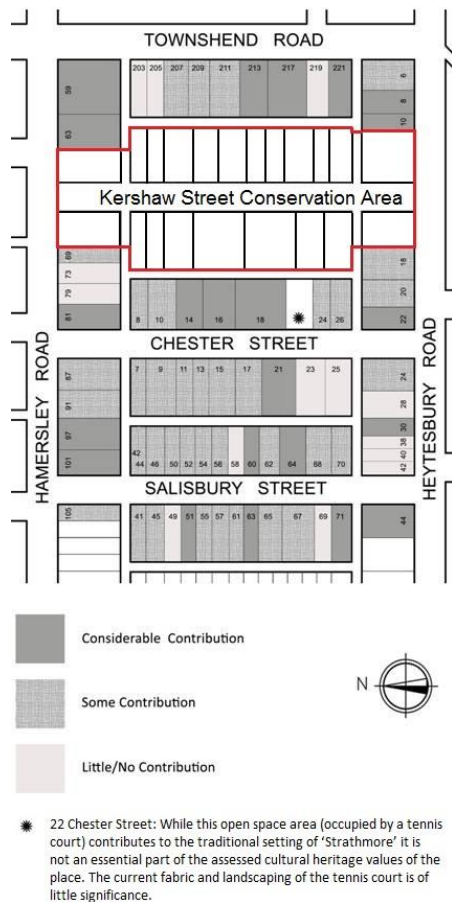


Figure 1: Heritage Area

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 innovative new building developments, and alterations and additions to existing buildings, that are respectful of, and maintain the integrity of, the Heritage Area's cultural heritage significance, its established character and visual amenity.
- (iii) To conserve the cultural significance of the Heritage Area, which is significant for the reasons explained in the *Heritage Assessment of the Chesters' Subdivision Conservation Area* prepared by Annette Green, Greenward Consulting (August 2013).

1. Statement of Significance

Chesters' Subdivision Heritage Area is of cultural heritage significance within the City of Subiaco for the following reasons:

- As a collection of aesthetically pleasing streetscapes with a strong heritage character.
- For its retention of many good, representative, suburban examples of Federation Queen Anne houses and Federation Bungalows (which collectively illustrate a gradual evolution in architectural detailing of these places between 1904 and the early Inter-War years).
- For the cohesive streetscapes created by a limited palette of materials and styles.
- For the narrow avenues of mature street trees, which frame views of largely intact Federation and early Inter-War houses along the north-south streets.
- For the evidence it provides about the manner in which the family residences of senior professional men and business owners (such as merchants, bankers, and civil servants) existed side by side with the smaller residences of more junior employees and tradesmen (such as clerks, railway employees, salesmen, gardeners and saddlers) in early twentieth century Subiaco.
- As a representative collection of houses that illustrate the scale and standard of housing considered appropriate for these families in the early twentieth century.
- For its association with the subdivision of this area by James Chesters, an investor from Melbourne, in 1892. In this context it also represents the status of Western Australia as a place of opportunity during the goldrush era of the late nineteenth century – attracting significant initial investment from the eastern states.
- For its association with the efforts of James Chesters as a local land agent and property developer, following his move to Western Australia in 1905.
- For its association with a number of other people who were prominent in the local business community or were otherwise public identities of the early to mid-twentieth century.

2. Key Features/Elements

This Planning Policy is specifically concerned with the component parts of Chesters' Subdivision Heritage Area that directly contribute to the public, streetscape views (including the setting, building envelopes, external fabric and detailing). Key features/elements within Chesters' Subdivision Heritage Area include:

- Mature street trees forming avenues along the north-south streets;
- Narrow verges, traditionally lawn, but with some modern use of ground covers;
- Varied block widths, ranging between approximately 10-43m;
- Consistent block depths in the order of 32-33m, backed by narrow access lanes.
- Generally consistent front setbacks Typically varying between about 3.5 to 4.5m, but with some local variations from about 3 to 7m);
- Single storey houses;

- Predominant Federation Queen Anne detailing (ranging from complex to restrained, depending of the size and date of the dwelling);
- Key examples of Federation Bungalow detailing;
- Complex roof forms, with a combination of hips and gables enlivened with varied detailing, including louvered gablets and tall chimneys;
- Terracotta tile or grey corrugated metal roof cladding;
- Rough cast rendered front gables with 'half-timbered' or moulded 'shield' detailing;
- Asymmetrical facades;
- A breakdown of the apparent bulk of the main façade through the varied use of design elements such as projecting wings, shallow projecting window bays and stepped, return or straight verandahs;
- A traditional use of red face brick for the main facades, with restrained decorative detailing including tuck-pointing to the main façade(s) and contrasting rendered finishes to gable ends, string courses, window sills and selected panels;
 - *Note: refurbishment projects in the mid-late twentieth century have resulted in many of the original face brick facades being painted, or, to a lesser degree, fully rendered.
- Varied timber detailing to verandahs, ranging from restrained to ornate depending on the size and style of the place;
- Narrow, vertical proportions to the timber framed windows, which are typically casements (in groups of three) or double hung sashes (single or paired);
- Raked or bull-nose window hoods set on timber brackets (particularly over the windows to projecting wings);
- Panelled entry doors set under front verandahs.
- Timber framed sidelights and highlights to the main entrance doors, typically with leadlight panels.

3. Levels of Contribution

The *Heritage Assessment of Chesters' Subdivision Conservation Area* (August 2013) determined the level of contribution of each dwelling to the overall significance of the Heritage Area (Figure 1).

All places that were assessed as making a considerable or some contribution are considered to be contributory places for the purpose 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 heritage 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 Significance have generally retained clear evidence of their traditional external detailing/character and/or have important historical associations. Places that have been assessed as being of Some Significance have undergone more substantial external alterations over time, but their underlying character still remains consistent with the heritage streetscape. Places of Some Significance 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 Chesters' Subdivision 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 Chesters' Subdivision 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		
<p>The <i>Heritage Assessment of the Chesters' Subdivision Conservation Area</i>, (August 2013) determined the level of contribution of each building to the overall significance of the Policy Area (Figure 1).</p>		
<p>Considerable Contribution</p> <ul style="list-style-type: none"> • 221 Townshend Road • 217 Townshend Road • 213 Townshend Road • 59 Hamersley Road • 63 Hamersley Road • 81 Hamersley Road • 97 Hamersley Road • 101 Hamersley Road • 8 Heytesbury Road • 10 Heytesbury Road • 22 Heytesbury Road • 30 Heytesbury Road • 44 Heytesbury Road • 14 Chester Street • 16 Chester Street • 18 Chester Street • 21 Chester Street • 51 Salisbury Street • 60 Salisbury Street • 63 Salisbury Street • 64 Salisbury Street • 71 Salisbury Street 	<p>Some Contribution</p> <ul style="list-style-type: none"> • 211 Townshend Road • 209 Townshend Road • 207 Townshend Road • 69 Hamersley Road • 87 Hamersley Road • 91 Hamersley Road • 105 Hamersley Road • 6 Heytesbury Road • 18 Heytesbury Road • 20 Heytesbury Road • 24 Heytesbury Road • 7 Chester Street • 8 Chester Street • 9 Chester Street • 10 Chester Street • 11 Chester Street • 13 Chester Street • 15 Chester Street • 17 Chester Street • 24 Chester Street • 26 Chester Street • 41 Salisbury Street • 42 Salisbury Street • 44 Salisbury Street • 45 Salisbury Street • 46 Salisbury Street • 50 Salisbury Street • 52 Salisbury Street • 54 Salisbury Street • 55 Salisbury Street • 56 Salisbury Street • 57 Salisbury Street • 61 Salisbury Street • 62 Salisbury Street 	<p>Little/No Contribution</p> <ul style="list-style-type: none"> • 219 Townshend Road • 205 Townshend Road • 203 Townshend Road • 73 Hamersley Road • 79 Hamersley Road • 28 Heytesbury Road • 38 Heytesbury Road • 40 Heytesbury Road • 42 heytesbury Road • 23 Chester Street • 25 Chester Street • 49 Salisbury Street • 58 Salisbury Street • 69 Salisbury Street <p>* 22 Chester Street: While this open space area (occupied by a tennis court) contributes to the traditional setting of 'Strathmore' it is not an essential part of the assessed cultural heritage values of the place. The current fabric and landscaping of the tennis court is of little significance.</p>

	<ul style="list-style-type: none"> • 65 Salisbury Street • 67 Salisbury Street • 68 Salisbury Street • 70 Salisbury Street 	
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4. Conservation Principles

- Ensure that the key features/elements of Chesters' Subdivision 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 conservation works are necessary, match the traditional techniques, materials and finishes as far as 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 discernable 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)*.¹ The Burra Charter defines key terms, including maintenance, repair, restoration, and reconstruction.

5. Key Development Constraints

In considering applications within the heritage area the Council will have due regard to the limited side setback of 30 centimeters on the northern boundary of No. 51 Salisbury Street. Access to the dwelling from the neighboring property at No. 49 Salisbury Street is required in order to undertake necessary maintenance and structural repairs.

In terms of heritage outcomes, the key constraints that may result in conflict between conservation and development include:

- The modest size of some of the allotments (which constrains opportunities for single storey additions).
- The narrow width of the rear lanes (which constrains opportunities for rear carports and garages).
- The relatively small back yards (these areas are highly valued for private outdoor use, which creates a degree of complexity when balancing conservation outcomes with expectations for increased modern living areas, services and amenity).

Two specific areas of potential conflict identified for the Heritage Area are under-cover off-street parking and second storey additions. Where these are clearly visible from the street they have the potential to significantly alter its character, by impacting on the scale of the buildings, the prominence of the complex single storey roofs, the prominence and authenticity of the original front facades, and general streetscape views. Some of the smaller properties, in particular, are not capable of being extended as large houses, without some degree of tension between owners' expectations, neighbours' amenity and conservation outcomes.

Innovative solutions should be investigated, as necessary, to achieve reasonable development without adversely impacting on heritage values. In accordance with Schedule 2, Part 3, clause 12, this

¹ A copy of the *The Burra Charter, 1999*, can be downloaded from the Australia ICOMOS website at <http://australia.icomos.org/>.

may include the use of discretion by the Council to apply variations to standards for the purpose of achieving a positive heritage outcome.

Development constraints, such as small lot sizes or limited opportunities for under-cover off-street parking, will not, however, be accepted as a justification for variation of the heritage guidelines, if such variation is to the detriment of the heritage significance or traditional streetscape character of the Heritage Area.

6. Development Principles

In accordance with Policy No. 3.6 *Development Guidelines for Residential Heritage Areas*.

7. 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.