

CITY OF SUBIACO
PLANNING POLICY 3.17

SALISBURY AND RUPERT STREET HERITAGE AREA

ADOPTION DATE: 11 DECEMBER 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 all heritage areas.

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 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.

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 statement of significance for the area.

1. Statement of Significance

The Salisbury and Rupert Street Heritage Area is of cultural heritage significance within the City of Subiaco for the following reasons:

- The defined period and nature of development in the area has resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual details. The majority of the properties have retained a medium to high level of authenticity, and collectively they provide a good representative collection of middle-class Subiaco houses dating from the early twentieth century (extending from c.1899-1923).
- Together with the adjacent Chester Estate, the area provides a comprehensive collection of places that epitomize the physical and traditional social character of what is now known as the City of Subiaco's Triangle Precinct. As part of this larger collection of places the area makes an important contribution to the sense of place and local identity of Subiaco.
- The history of the houses in the area 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 skilled tradespeople.
- The development of several houses by known builder/developers of the period helps to illustrate the important role of speculative developers in the rapid residential development of Subiaco in the early twentieth century.
- The history of the subdivision and early sale of residential lots in the area 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. Key Features/Elements

The planning policy is specifically concerned with the component parts of the Salisbury and Rupert Street Heritage Area that directly contribute to the public, streetscape views (including the setting, building envelopes, external fabric and detailing). Key features/elements within the Salisbury and Rupert Street Heritage Area are identified in the *Heritage assessment of the southern end of Subiaco's Triangle Precinct*, prepared by Greenward Consulting, August 2018.

3. Levels of Contribution

The *Heritage assessment of the southern end of Subiaco's Triangle Precinct Area* (August 2018) 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 Salisbury and Rupert Street 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 Rupert and Salisbury Street 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 <i>Heritage Assessment of the southern end of Subiaco's Triangle Precinct</i> , (August 2018) determined the level of contribution of each building to the overall significance of the Policy Area (Figure 1).		
Considerable significance	Some significance	Little/no significance
17 Heytesbury Road (Lots 117 & 116)	21 Heytesbury Road (S/L 1 & 2 S/P 19514)	33 Heytesbury Road (S/P 5406)
23 Heytesbury Road (Lot 83)	25 Heytesbury Road (Lot 82)	53 Heytesbury Road (Lot 40)
27 Heytesbury Road (Lots 81 & 201)	31 Heytesbury Road (Lots 79 & 200)	2 Nicholson Road (previously No. 191 Thomas Street, constructed c. 1908) (Lot 333)
35 Heytesbury Road (Lots 45 & 44)	39 Heytesbury Road (Lots 42 & 43)	87 Rupert Street (rear of No.57 Heytesbury Road) (S/L 200)
55 Heytesbury Road (Lot 39)	51 Heytesbury Road (Lot 41)	105 Rupert Street (S/P 5485)
57 Heytesbury Road (S/L 200)	59 Heytesbury Road (Lot 5)	112 Rupert Street (S/P 2955)
2 Nicholson Road ('Avro' house constructed c.1918) (Lot 333)	2 Nicholson Road (purpose built hospital building constructed c. 1936) (Lot 333)	123 Rupert Street (Lot 27)
4 Nicholson Road (Lots 64 & 304)	6 Nicholson Road (Lots 62 & 303)	84 Salisbury Street (Lot 84)
12 Nicholson Road (Lot 58)	8 Nicholson Road (Lots 61 & 302)	90 Salisbury Street (Lot 86)
89 Rupert Street (Lot 204)	10 Nicholson Road (Lots 301 & 59)	96 Salisbury Street (Lot 90)
94 Rupert Street (Lot 46)	91 Rupert Street (Lot 201)	
95 Rupert Street (Lot 36)	93 Rupert Street (Lot 37)	
100 Rupert Street (Lot 49)	96 Rupert Street (Lot 47)	
102 Rupert Street (Lot 50)	97 Rupert Street (Lot 35)	
104 Rupert Street (Lot 51)		
107 Rupert Street (Lot 32)		
111 Rupert Street (Lot 31)		
94 Salisbury Street (Lots 89 & 209)		
95 Salisbury Street (Lot 4)		
97 Salisbury Street (lot 3)		

99 Salisbury Street (Lot 2)	98 Rupert Street (Lot 48)	
101 Salisbury Street (Lot 1)	110 Rupert Street (Lot 52)	
103 Salisbury Street (Lot 66)	115 Rupert Street (Lot 30)	
106 Salisbury Street (Lot 95)	117 Rupert Street (Lot 29)	
	121 Rupert Street (Lot 28)	
	85 Salisbury Street (Lot 103)	
	86 Salisbury Street (Lot 85)	
	87 Salisbury Street (Lot 75)	
	89 Salisbury Street (Lot 74)	
	91 Salisbury Street (Lot 73)	
	92 Salisbury Street (Lots 87 & 208)	
	93 Salisbury Street (Lot 5)	
	98 Salisbury Street (Lot 91)	
	100 Salisbury Street (Lot 92)	
	102 Salisbury Street (Lots 93 & 94)	
	105 Salisbury Street (Lot 65)	

4. Conservation Principles

- Ensure that the key features/elements of the Salisbury and Rupert Street 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

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

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

6. Development Principles

In accordance with *Local Planning Policy 3.6 Development Guidelines for Residential Heritage Areas* except in regards to the following:

I. Solar Panels

Solar Panels visible from the primary street are permitted on north facing dwellings as long as the system is mounted in a way that does not require the removal of, or cause undue damage to, any significant heritage fabric. Any fixing holes should be able to be satisfactorily repaired when the system is removed at a later date.

II. Front fence height

Street walls and fences within the primary street setback area may be solid to a maximum height of 1.2 metres above natural ground level and visually permeable above that height to a maximum height of 1.8 metres as measured from the primary street side of the front fence.

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 2105*.

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

