

CITY OF SUBIACO

PLANNING POLICY 3.9

UNION AND REDFERN HERITAGE AREA

ADOPTION DATE: 23 SEPTEMBER 2014

REVIEW DATE: 19 APRIL 2016

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 Union and Redfern Heritage Area (“the Policy Area”) was originally declared as a Conservation Area under Clause 59 of the Scheme on 17 December 2013 and was expanded on 25 November 2014, 26 May 2015 and 22 September 2015. 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.

Levels of Contribution		
The heritage assessments listed under point (iii) of the objectives determined the level of contribution of each building to the overall significance of the Heritage Area (Figure 1)		
Considerable Contribution	Some Contribution	No Contribution
11 Campbell Street (Lot 10)	2 Campbell Street (Lot 34)	1-4/2A Campbell Street (S/L1-4 S/P27501)
16 Campbell Street (Lot 28)	4 Campbell Street (Lot 33)	24 Campbell Street (Lot 25)
22 Campbell Street (Lot 26)	6 Campbell Street (S/L1 S/P12120)	151 Hamersley Road (Lot 50)
135 Hamersley Road (Lot 37 & 150)	8 Campbell Street (S/L2 S/P12120)	155 Hamersley Road (Lot 2)
137 Hamersley Road (Lots 38 & 39)	10 Campbell Street(S/L1 S/P45323)	108 Heytesbury Road (lots 20 & 21)
143 Hamersley Road (Lot 7)	12 Campbell Street(S/L1 S/P45323)	118 Heytesbury Road (Lot 40)
145 Hamersley Road (Lot 6)	14 Campbell Street (Lots 29 & 30)	18 Rawson Street (Lot 17)
147 Hamersley Road (Lots 5 & 46)	18 Campbell Street(S/L1 S/P18031)	19 Rawson Street (Lot 19)
173 Hamersley Road (Lot 100)	20 Campbell Street(S/L2 S/P18031)	20 Rawson Street (Lot 18)
177 Hamersley Road (Lots 3 & 4)	26 Campbell Street (Lot 24)	5 Redfern Street (Lot 34 &221)
109 Heytesbury Road (Lot 3)	139 Hamersley Road (Lots 8 & 9)	4 Union Street (Lots 309 & 310)
111 Heytesbury Road (Lot 2)	157 Hamersley Road (Lot 1)	12 Union Street (Lots 33 & 207)
116 Heytesbury Road (Lots 41 & 42)	159 Hamersley Road (Lot 39)	
117 Heytesbury Road (Lot 36)	161 Hamersley Road (Lot 40)	
121 Heytesbury Road (Lot 34)	163 Hamersley Road (Lot 41)	
	165 Hamersley Road (Lot 42)	
	110 Heytesbury Road (Lots 18 & 19)	
	113 Heytesbury Road (Lot 1)	
	115 Heytesbury Road (Lot 1)	

<p>122 Heytesbury Road (Lots 37 & 38) 123 Heytesbury Road (Lot 33 & pt 32) 129 Heytesbury Road (Lots 37 & 200) 4 Rawson Street (Lot 11) 6 Rawson Street (Lot 12) 8 Rawson Street (Lot 13) 14 Rawson Street (Lot 16) 1 Rawson Street (Lot 27) 3 Rawson Street (Lot 26) 9 Rawson Street (Lot 24) 11 Rawson Street (Lot 23) 13 Rawson Street (Lot 22) 15 Rawson Street (Lot 21) 17 Rawson Street (Lot 20) 1 Redfern Street (Lots 35 & 36) 2 Redfern Street (Lot 30) 4 Redfern Street (Lot 29) 8 Redfern Street (Lot 27) 10 Redfern Street (Lot 26) 12 Redfern Street (Lot 25) 5 Union Street (Lot 5) 7 Union Street (Lot 6) 8 Union Street (Lot 34) 11 Union Street (Lot 8) 15 Union Street (Lot 10) 16 Union Street (Lot 30 & pt 31) 19 Union Street (Lot 12) 20 Union Street (pt Lots 27 & 28) 21 Union Street (Lot 13) 22 Union Street (Lot 26 & pt 27)</p>	<p>119 Heytesbury Road (Lot 35) 120 Heytesbury Road (Lot 39) 135 Heytesbury Road (Lot 31) 10 Rawson Street (Lot 14) 12 Rawson Street (Lot 15) 7 Rawson Street (Lot 25) 6 Redfern Street (Lot 28) 9 Redfern Street (Lot 32 & pt 33) 11 Redfern Street (Lot 34) 2 Union Street (Lot 38 & pt 37) 6 Union Street (Lot 35 & pt 36) 9 Union Street (Lot 7) 17 Union Street (Lot 11) 18 Union Street (Lot 29 & pt 28)</p>	
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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.

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 significance of the Heritage Area, which is significant for the reasons explained in:
 - *Assessment of the Rawson Street Heritage Area*, prepared by Hocking Heritage Studio, dated June 2013.
 - *Heritage Assessment 2-26 Campbell St, 2-22 Union St, 135-165 Hamersley Rd & 70-104 Heytesbury Rd Subiaco*, prepared by Annette Green, Greenward Consulting July 2014.
 - *Heritage Assessment of James Chesters' Union Street Subdivision, 2-22 Union Street, 5-21 Union Street, 159-177 Hamersley Road & 98-110 Heytesbury Road Subiaco*, prepared by

Annette Green of Greenward Consulting, December 2014.

- *Heritage Assessment of Peet and Bastow's Redfern Street Subdivision, 1-12 Redfern Street Subiaco*, prepared by Annette Green, Greenward Consulting, January 2015.
- *Heritage Assessment of 108-122 and 109-135 Heytesbury Road Subiaco*, prepared by Annette Green of Greenward Consulting, April 2015.

POLICY

1. Statement of Significance

Aesthetic Value:

The area contains aesthetically pleasing streetscapes with a strong heritage character. In particular, cohesive streetscapes have been created by a limited palette of materials and styles.

The area contains many good, representative, suburban examples of Federation Queen Anne houses and Federation Bungalows. These include both gentlemen's villas and modest suburban houses, and collectively illustrate a gradual evolution in architectural detailing of these places between 1899 and the early Inter-war years.

Historic Value:

The residential subdivision of this area represents the early development activities of Sydney and Melbourne based real estate agents and property developers. In this context it 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.

The collection of houses in the heritage area helps to demonstrate the manner in which the family residences of professional men and business owners (such as senior civil servants and merchants) existed side by side with the smaller houses of semi-professional and tradespeople.

The collection of houses in the heritage area helps to illustrate the scale and standard of housing considered appropriate for these families in the early twentieth century.

The area was a place of residence for a number of 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 the Union and Redfern Heritage Area that directly contribute to the public, streetscape views (including the setting, building envelopes, external fabric and detailing). Key features/elements within the Union and Redfern Heritage Area are identified in the heritage assessments for the policy area listed in point (iii) of the objectives above.

3. Levels of Contribution

The heritage assessments listed in point (iii) of the objectives above 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 Rawson 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 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.

4. Conservation Principles

- Ensure that the key features/elements of the Union and Redfern 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)*.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 increased setback at No.4 Rawson Street. No. 4 Rawson Street maintains a setback of 8 metres, averaging 3 metres more than neighbouring properties. This increased setback has the potential to constrain opportunities for additions that are not visible from the street. In this case additions visible from the street, although not preferred, will be considered as long as innovative solutions are investigated to

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

ensure that reasonable development is achieved with the least possible impact on the character and key heritage values of the heritage area.

There are no other key development constraints that have been identified in the heritage area.

6. Development Principles

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

7. 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 Policy 1.2 *Refunding and waiving planning and building fees* it is Council's 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

