

CITY OF SUBIACO
PLANNING POLICY 3.11

DUKE STREET HERITAGE AREA

ADOPTION DATE: OCTOBER 2015

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 Duke Street Heritage Area (“the Policy Area”) was declared as a Conservation Area under Clause 59 of Town Planning Scheme No.4 on 24 March 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.

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 Policy

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

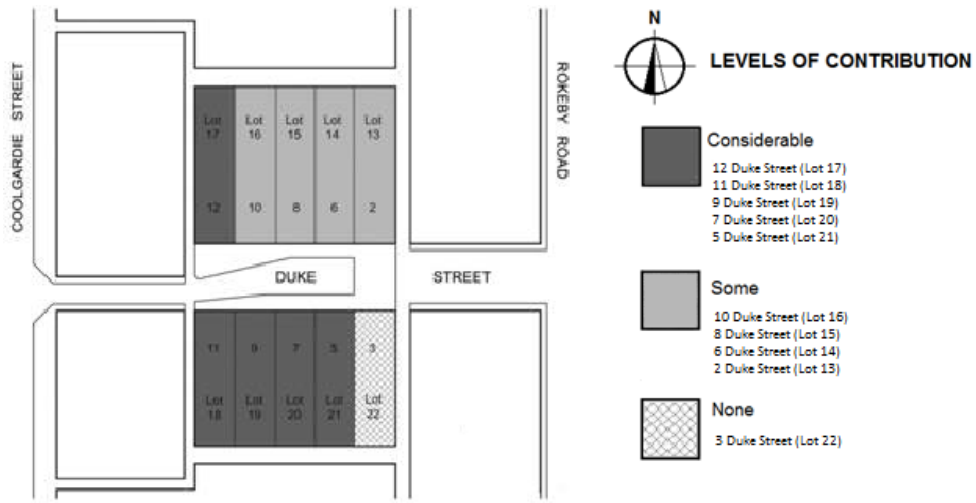


Figure 1: Heritage Area

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 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 the statement of significance for the area.

1. Statement of Significance

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

- Duke Street has a distinctive urban character that has been primarily created by the local road closure and public landscaping of the late twentieth century.
- Within this setting the heritage character is derived from the modest, single storey suburban houses dating from the Federation and early Inter-War era (c.1902-1924). Only one of these houses has been replaced (#3, c.1980s) and the defined period and nature of development has resulted in a complimentary palette of materials and design idioms.
- The subdivision of this area was undertaken by the Intercolonial Investment Land and Building Company of Sydney. This represents part of a much wider role that this company took in the development of Subiaco in the 1890s and early 1900s.
- The collection of houses in the study area helps to demonstrate the scale and standard of houses built and occupied by people such as small business owners, clerks and tradesmen in the early twentieth century.
- The study area was generally the place of residence for people who left only a small mark on the written records. However, it also accommodated at least two men who were prominent in the local community or were otherwise public identities of the early to mid-twentieth century.
- The study area includes a good representative collection of modest early twentieth century brick and timber housing developed in close proximity to the Rokeby Road tramway.

2. Key Features/Elements

This Planning Policy is specifically concerned with the component parts of the Duke 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 Duke Street Heritage Area include:

- Mature street trees;
- Grassed verges;
- Consistent block widths;

- Generally consistent front setbacks - varying between about 3 to 5m;
- Small, well maintained front gardens;
- Low front fences (with the exception of #8);
- Modest suburban houses dating from c.1902 to 1924;
- Small hipped and gabled roof forms;
- Terracotta tile or grey corrugated metal roof cladding;
- A mixture of tuck-pointed brick, rendered and weatherboard walls;
- Restrained architectural detailing;
- Raked or bull-nosed verandahs to the main facades;
- Vertical proportions to windows; and
- A low proportion of openings to wall area.
- Consistent block depths in the order of 45m, backed by wide access lanes.

3. Levels of Contribution

The *Heritage Assessment 2-12 Duke Street, Subiaco* (October 2014) 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 Duke 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 Duke Street 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 streetscape. No 3 Duke Street is the only non contributory element, but the scale and form of the place is compatible with the overall streetscape and future redevelopment of this site would have the potential to have a greater visual impact.

Levels of Contribution

The Heritage Assessment of 2-12 Duke Street, Subiaco (October 2012) 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 |
| 12 Duke Street (Lot 17) | 10 Duke Street (Lot 16) | 3 Duke Street (Lot 22) |
| 11 Duke Street (Lot 18) | 8 Duke Street (Lot 15) | |
| 9 Duke Street (Lot 19) | 6 Duke Street (Lot 14) | |
| 7 Duke Street (Lot 20) | 2 Duke Street (Lot 13) | |
| 5 Duke Street (Lot 21) | | |

4. Conservation Principles

- Ensure that the key features/elements of the Duke 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 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 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 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.

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

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.