

CITY OF SUBIACO
LOCAL PLANNING POLICY 3.13

Kings Road Heritage Area

ADMINISTRATIVE

Version	Date	Comment
1.0	23 May 2017	Adoption
1.1	23 November 2021	Draft for public advertising
2.0	28 June 2022	Final for publishing

AUTHORITY

- Planning and Development (Local Planning Schemes) Regulations 2015 (**LPS Regulations**)
- City of Subiaco Local Planning Scheme No. 5 (**Scheme**)

STATUTORY BACKGROUND

This local planning policy (the Policy) is made pursuant to Schedule 2, Part 2, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) relating to local planning policies and Schedule 2, Part 3, clause 9 of the LPS Regulations relating to the designation of heritage areas.

This Policy applies in conjunction with the Scheme and any other relevant local planning policies.

PURPOSE

- To identify key issues specific to the heritage area.
- 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

The boundary of the heritage area is shown in Figure 1. This Policy applies to all places and buildings located within the heritage area.

POLICY

1.0 Objectives

- To conserve existing buildings identified as making a considerable or some contribution to the cultural heritage significance and character of the heritage area.
- 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.

- (c) 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.

2.0 Statement of significance

- The existing development within this area continues to represent the rapid development of the higher parts of Subiaco (near Kings Park) with good quality houses during the early twentieth century and its consolidation as a desirable residential area through to the 1920s.
Unlike many other local areas, the majority of the properties have retained a high level of authenticity.
- The defined period and nature of development within this area has resulted in a complementary palette of materials and design idioms, enlivened by a diversity of individual details.
- The character of the area epitomizes the valued heritage characteristics of what is now known as the City of Subiaco's Triangle Precinct and makes an important contribution to the sense of place and local identity of Subiaco.
- The history of the houses 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 within the expanded Kings Road Heritage 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.

3.0 Key features/elements

This 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 include:

- Approximately 5m wide verges, which are predominantly grassed with concrete paths adjacent to the front boundaries of the residential lots;
- Mixed street planting – predominantly Queensland box trees (*Lophostomon confertus*), peppermint trees (*Agonis flexuosa*), Royal Poinciana (*Delonix regia*) and eucalypts.
- Varied lot frontages of approximately 10-22m, (based on the original 10-12m widths with some amalgamations);
- Varied front setbacks, generally in the order of 3.5 to 6m;
- Typically small side setbacks, but with some wider side yards on amalgamated blocks;

- Front boundaries predominantly finished with modern timber picket fences, but with some variations including: unfenced, masonry walls with tall piers and metal bar infill panels, and courtyard walls;
- Traditionally single-storey houses, several now extended with two storey rear additions;
- Housing of a similar scale, although typically slightly larger on the amalgamated lots;
- Predominant influence of Federation Queen Anne detailing (ranging from complex to restrained, depending of the size and date of the dwelling);
- Collection of houses influenced by the Federation Bungalow style along Hamersley road, between Francis Street and Townshend Road.
- Similar materials, including:

- Predominant use of red face brick for the main facades, with restrained decorative detailing including tuck-pointing to the main façade(s) and contrasting 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.

Note: There is only one surviving example of a timber houses in the study area (28 Kings Road).

- Terracotta tile or grey corrugated metal roof cladding.

Note: The readily available evidence suggests that tiles were originally the predominant roofing material, but many roofs have been reclad with corrugated metal sheeting since the mid-twentieth century.

- Similar architectural forms and detailing, including:
 - Predominant use of 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 return or straight verandahs.
 - Predominant use of gabled-hipped roof forms, usually with verge gable(s) as key decorative elements that helped to create an individual character for each place (using a variety of detailing including half-timbered designs and timber shingles)

- Brick chimneys with traditional detailing and/or finishes reflecting key elements of the detailing and/or finishes to the main façade.
- Panelled entry doors located under verandahs (variously set at the front or along one side), and featuring moulded architraves, highlights and sidelights,
- Narrow, vertical proportions to timber framed windows, which are typically double hung sashes (single or paired) or casements (in groups of three or four).
- Stained glass or geometric leadlight to the main entrances and, to a lesser degree, to front windows.
- Raked or bull-nosed verandahs to the main façade, with turned or square posts and varied use of brackets and friezes, typically in timber (ranging from restrained to ornate depending on the size and style of the place).
- Raked or bull-nose window hoods set on timber brackets (particularly over the windows to projecting wings).

4.0 Levels of contribution

The Heritage Assessment of Kings Road, Subiaco and the Heritage Assessment of Places Proposed for Inclusion in the Chesters' Subdivision and Kings Road Heritage Areas, prepared by Annette Green, Greenward Consulting, determined the contribution of each dwelling to the overall significance of the heritage area (Table 1).

All places that are assessed as making considerable or some contribution are considered to be contributory places for the purposes of this 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.

Table 1 - Levels of contribution

Considerable contribution	Some contribution	Little/no contribution
<ul style="list-style-type: none"> ➤ 25 Francis Street, Subiaco (Lot 5) ➤ 10 Hamersley Road, Subiaco (Lot 97) ➤ 20 Hamersley Road, Subiaco (Lot 62) ➤ 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) 	<ul style="list-style-type: none"> ➤ 22 Hamersley Road, Subiaco (Lot 61) ➤ 24 Hamersley Road, Subiaco (Lot 60) ➤ 26 Hamersley Road, Subiaco (Lot 59) ➤ 28 Hamersley Road, Subiaco (Lot 58) ➤ 40 Hamersley Road, Subiaco (Lot 4) ➤ 44 Hamersley Road, Subiaco (Lot 3) ➤ 48 Hamersley Road, Subiaco (Lot 2) ➤ 52 Hamersley Road, Subiaco (Lot 1) ➤ 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) ➤ 25 Kings Road, Subiaco (Lot 64) ➤ 28 Kings Road, Subiaco (Lot 96) 	<ul style="list-style-type: none"> ➤ 18 Hamersley Road, Subiaco (Lot 63) ➤ 5 Kings Road, Subiaco (Lot 401) ➤ 17 Kings Road, Subiaco (Lot 69)

5.0 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 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). The Burra Charter defines key terms, including maintenance, repair, restoration and reconstruction.

6.0 Key development constraints

There are no key development constraints identified in the policy area.

7.0 Development principles

In accordance with the City's local planning policy that provides guidance on development in residential heritage areas with the exception of the following which will be in accordance with the City's local planning policy for residential development - single houses and grouped dwellings:

- (i) Heights of street walls and fences.

8.0 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.

Schedule 2, Part 7 of the LPS Regulations and the City's local planning policy related to development approval exemptions establish where development approval is required in relation to places located in heritage areas.

The fee required for the submission of a development application for works that would normally be exempt from the need for approval may be waived at the discretion of the Local Government in accordance with the City's local planning policy related to the refunding and waiving planning fees.

The information required by the City to accompany a Development Application is set out in Schedule 2, Part 8 of the LPS Regulations.

Property owners intending to make alterations 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

