

CITY OF SUBIACO
LOCAL PLANNING POLICY 3.9

Chesters' Subdivision Heritage Area

ADMINISTRATIVE

Version	Date	Comment
1.0	2 December 2014	Adoption
2.0	27 March 2018	Reviewed
2.1	23 February 2021	Renumbered
2.2	26 November 2021	Draft for public advertising
3.0	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

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

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

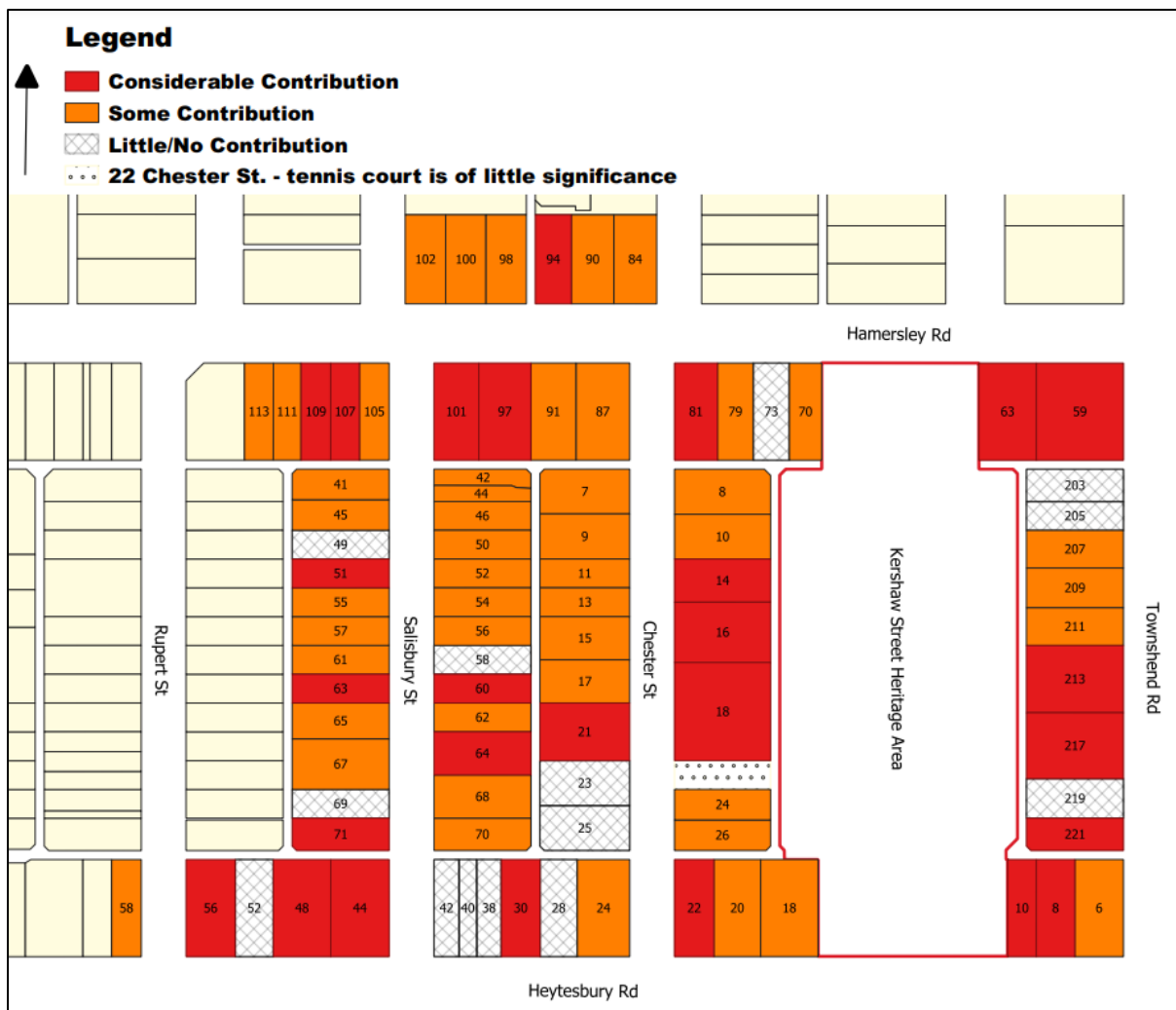


Figure 1 – Chesters' Subdivision Heritage Area

POLICY

1.0 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*.

2.0 Statement of significance

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

- The area has a direct association with James Chesters' who played a prominent role in the subdivision and development of Subiaco, from 1891 until c.1921.

This includes the subdivision itself, houses occupied by James and Sith Chesters, and properties developed by James Chesters.

- 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 the twentieth century and its consolidation as a desirable residential area through to the 1920s.
- The area is made up of a collection of aesthetically pleasing streetscapes with a strong heritage character. Unlike many other parts of Subiaco, the majority of the properties continue to make some to considerable contribution to the traditional character of the associated streetscapes and have retained a medium to 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 identify 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 Chesters' Subdivision 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 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:

- Approximately 4.5 to 5m wide verges, which are predominantly grassed with concrete paths adjacent to the front boundaries of the residential lots;
- Mature street trees forming enclosed avenues along the north-south streets;
- Varied block widths, ranging between approximately 10-43m;
- Consistent block depths in the order of 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);

- Predominance of narrow side setbacks, but with some side driveways and gardens;
- 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, hedges and courtyard walls;
- Single storey houses;
- Predominant influence of Federation Queen Anne detailing (ranging from complex to restrained, depending of the size and date of the dwelling);
- 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 are only two remaining examples of timber houses in the study area (51 Salisbury Street and 107 Hamersley Road). A few others have been demolished over time, but the material was not widely used within the study area.

- Terracotta tile or grey corrugated metal roof cladding

- 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 street front 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, moulded 'shield' detailing and louvered panels)
 - 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 Chesters' Subdivision Conservation Area* (August 2013) and the *Heritage Assessment of Places Proposed for Inclusion in the Chesters' Subdivision and Kings Road Heritage Areas*, prepared by Annette Green, Greenward Consulting (November 2021), 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 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.

Table 1- Levels of Contribution

Considerable Contribution	Some Contribution	Little/No Contribution
<ul style="list-style-type: none"> • 221 Townshend Road (Lot 106) • 217 Townshend Road (Lots 311,189 & 313) • 213 Townshend Road (Lot 123) • 59 Hamersley Road (Lots 165, 164 & 163) • 63 Hamersley Road (Lots 162 & 161) • 65 Hamersley Road (Lots 160 & 159) • 67 Hamersley Road (Lots 125 & 293) • 81 Hamersley Road (Lots 288 & 119) • 94 Hamersley Road (Lots 212, 209 & 206) • 97 Hamersley Road (Lots 83 & 291) • 101 Hamersley Road (Lot 81) • 107 Hamersley Road (Lot 46) • 109 Hamersley Road (Lot 45) • 8 Heytesbury Road (Lots 309 & 183) • 10 Heytesbury Road (Lot 182) • 22 Heytesbury Road (Lots 278 & 139) • 30 Heytesbury Road (Lot 270 & 99) • 44 Heytesbury Road (Lot 67 & 66) • 48 Heytesbury Road (Lots 65 & 64) • 56 Heytesbury Road (Lot 311 & 61) • 14 Chester Street (Lot 129 & 297) 	<ul style="list-style-type: none"> • 211 Townshend Road (Lot 317 & 193) • 209 Townshend Road (Lot 316 & 315) • 207 Townshend Road (Lot 11) • 69 Hamersley Road (Lot 503) • 79 Hamersley Road (Lots 290 & 289) • 84 Hamersley Road (Lots 214, 211 & 208) • 87 Hamersley Road (Lots 118 & 287) • 90 Hamersley Road (Lots 213, 210 & 207) • 91 Hamersley Road (Lots 286 & 116) • 98 Hamersley Road (Lot 3) • 100 Hamersley Road (Lot 2) • 102 Hamersley Road (Lot 1) • 105 Hamersley Road (Lot 47) • 111 Hamersley Road (Lot 320) • 113 Hamersley Road (Lot 43) • 6 Heytesbury Road (Lots 185 & 310) • 18 Heytesbury Road (Lots 142 & 143) • 20 Heytesbury Road (Lots 141 & 279) • 24 Heytesbury Road (Lots 102 & 273) • 7 Chester Street (Lots 115 & 284) • 8 Chester Street (Lots 294 & 295) • 9 Chester Street (Lots 285 & 113) • 10 Chester Street 	<ul style="list-style-type: none"> • 219 Townshend Road (Lots 187 & 312) • 205 Townshend Road (Lot 10) • 203 Townshend Road (Lot 198) • 73 Hamersley Road (Lots 122 & 291) • 28 Heytesbury Road (S/L 0 S/P 52081) • 38 Heytesbury Road (Lot 14) • 40 Heytesbury Road (Lot 11) • 42 Heytesbury Road (Lot 8) • 52 Heytesbury Road (Lots 63 & 312) • 23 Chester Street (Lots 105 & 274) • 25 Chester Street (Lots 275 & 103) • 49 Salisbury Street (Lot 78) • 58 Salisbury Street (Lot 90) • 69 Salisbury Street (Lot 69) <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"> • 16 Chester Street (Lots 298, 131 & 280) • 18 Chester Street (Lots 281, 133, 134, 135 & 136) • 21 Chester Street (Lots 107 & 106) • 51 Salisbury Street (Lot 51) • 60 Salisbury Street (Lot 91) • 63 Salisbury Street (Lot 73) • 64 Salisbury Street (Lots 93 & 300) • 71 Salisbury Street (Lot 68) 	<p>(Lots 296 & 128)</p> <ul style="list-style-type: none"> • 11 Chester Street (Lot 112) • 13 Chester Street (Lot 111) • 15 Chester Street (Lots 110 & 282) • 17 Chester Street (Lots 283 & 108) • 24 Chester Street (Lots 137 & 276) • 26 Chester Street (Lot 277) • 41 Salisbury Street (Lot 305) • 42 Salisbury Street (S/L 1 S/P 5971) • 44 Salisbury Street (S/L 2 S/P 5971) • 45 Salisbury Street (Lot 79) • 46 Salisbury Street (Lot 85) • 50 Salisbury Street (Lot 86) • 52 Salisbury Street (Lot 87) • 54 Salisbury Street (Lot 88) • 55 Salisbury Street (Lot 76) • 56 Salisbury Street (Lot 89) • 57 Salisbury Street (Lot 75) • 61 Salisbury Street (Lot 74) • 62 Salisbury Street (Lot 92) • 65 Salisbury Street (Lots 72 & 307) • 67 Salisbury Street (Lots 308 & 309) • 68 Salisbury Street (Lots 301 & 95) • 70 Salisbury Street (Lot 303) 	
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	<ul style="list-style-type: none"> • 58 Heytesbury Road (Lot 27) 	
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5.0 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 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.

6.0 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

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

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 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.

7. Development principles

In accordance with the City's local planning policy that provides guidance on development in *residential heritage areas*.

8. 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 LPS Regulations and the City's local planning policy related to the 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 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.