

CITY OF SUBIACO
PLANNING POLICY 3.11

HAMERSLEY ROAD GROUP HERITAGE AREA

ADOPTION DATE: 24 JULY 2018

REVIEW DATE: 18 JUNE 2019

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 each heritage area.

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 the 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 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 heritage significance of the Heritage Area which is significant for the reasons explained in the statement of significance for the area.

1.0 Statement of Significance

The Hamersley Road Group Heritage Area, is of cultural heritage significance within the City of Subiaco for the following reasons:

Aesthetic Value

- As an aesthetically pleasing streetscape with a strong identifiable character, featuring an avenue of mature street trees, which frame views of the largely intact Federation and Interwar residences;
- For its collection of many good, representative examples of Federation and Inter War cottages and villas which collectively illustrate a range and evolution of detailing between the 1890s and the 1940s; and
- For the cohesive streetscape created by a limited palette of materials and styles.

Historic Value

- As a representative collection of houses that illustrate the scale and standard of housing for the homes of unskilled workers to semi-professional and tradespeople, in the early twentieth century;
- For the evidence it provides about the manner in which the residences of semi-professional and tradespeople existed alongside the residences of working people and employees;
- For its association with the subdivision and rapid settlement of the area from the 1890s to the 1920s which demonstrates the rapid change of the district in the gold boom period and shortly thereafter; and
- For illustrating the major impact of the construction of the nearby Daglish Railway Station in 1922-24 on the consolidation of the western part of Subiaco.

Social Value

- Development within the area provides a contrast with the more elevated areas towards Kings Park (which attracted a more mixed development that included a significant number of larger villas suitable for the families of merchants, senior civil servants and professional men) and with the more low-lying areas towards the northern side of the suburb (which included a higher proportion of cottages occupied by the families of labourers and other low-skilled workers).

2.0 Key Features/Elements

The Planning Policy is specifically concerned with the component parts of the Hamersley Road Group Heritage Area that directly contribute to the public, streetscape views (including the setting, building envelopes, external fabric and detailing). Key features/elements within the Hamersley Road Group Heritage Area are identified in the *Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco* prepared by Hocking Heritage Studio, June 2017 and the *Heritage Assessment of the expanded Hamersley Road Group Heritage Area & Sadlier and Redfern Street Heritage Area* prepared by Greenward Consulting, October 2018.

3.0 Levels of Contribution

The *Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco* prepared by Hocking Heritage Studio in June 2017 and the *Heritage Assessment of the expanded Hamersley Road Group Heritage Area & Sadlier and Redfern Street Heritage Area* prepared by Greenward Consulting in October 2018 determined the contribution of each dwelling to the overall significance of the Heritage Area (Table 1).

All places that were assessed as making considerable or some contribution are considered to be contributory places for the purposes 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 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 Hamersley Road Group 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		
The Heritage Assessment of 230-280 and 241-281 Hamersley Road, Subiaco and the Heritage Assessment of the expanded Hamersley Road Group Heritage Area & Sadlier and Redfern Street Heritage Area 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
230 Hamersley Road (Lot 76)	1 Derby Road (Lot 90)	236 Hamersley Road (Lot 78)
240 Hamersley Road (Lot 80)	3 Derby Road (Lot 89)	241 Hamersley Road (Lot 57)
246 Hamersley Road (Lot 83)	5 Derby Road (Lot 88)	243 Hamersley Road (Lot 58)
265 Hamersley Road (Lot 7)	9 Derby Road (Lot 87)	244 Hamersley Road (Lot 82)
266 Hamersley Road (Lots 26, 27 & 28)	11 Derby Road (Lot 86)	277 Hamersley Road (Lot 18)
267 Hamersley Road (Lot 6)	15 Derby Road (Lot 85)	282 Hamersley Road (Lot 34)
271 Hamersley Road (Lot 4)	17 Derby Road (Lot 84)	283 Hamersley Road (Lot 91)
272 Hamersley Road (Lot 31)	23 Derby Road (Lot 100)	284 Hamersley Road (Lot 35)
274 Hamersley Road (Lot 32)	31 Derby Road (Lot 40)	286 Hamersley Road (Lot 36)
280 Hamersley Road (Lot 33)	33 Derby Road (Lot 41)	287 Hamersley Road (Lot 500)
294 Hamersley Road (Lot 39)	37 Derby Road (Lot 95)	292 Hamersley Road (Lot 38)
	234 Hamersley Road (Lot 77)	296 Hamersley Road (Lot 40)
	238 Hamersley Road (Lot 79)	8 Sadlier Street (Lot 93)
	242 Hamersley Road (Lot 81)	
	245 Hamersley Road (Lot 59)	
	247 Hamersley Road (Lot 60)	
	248 Hamersley Road (Lot 84)	
	249 Hamersley Road (Lot 61)	
	251 Hamersley Road (Lot 521)	
	262 Hamersley Road (Lot 251)	
	263 Hamersley Road (Lot 8)	
	268 Hamersley Road (Lot 1)	
	269 Hamersley Road (Lot 5)	
	270 Hamersley Road (Lot 30)	
	275 Hamersley Road (Lot 3)	

	281 Hamersley Road (Lot 17) 290 Hamersley Road (Lot 37) 298-298a Hamersley Road (Lot 41) 300 Hamersley Road (Lot 42) 6 Sadlier Street (Lot 92)	
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4.0 Conservation Principles

- Ensure that the key features/elements of the Hamersley Road Group 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.

5.0 Key Development Constraints

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

6.0 Development Principles

In accordance with *Local Planning Policy 3.4 Development Guidelines for Residential Heritage Areas*.

7.0 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.

For information regarding other works that do not require development approval in a heritage area refer to *Local Planning Policy 7.7 Development approval exemptions*.

Local Planning Policy 7.2 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.

Figure 1 – Policy Area

