

CITY OF SUBIACO
PLANNING POLICY 3.12

SADLIER & REDFERN STREET HERITAGE AREA

ADOPTION DATE: 24 JULY 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*.

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 Sadlier & Redfern Street 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 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 1920s 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; and
- For its association with the subdivision and rapid settlement of the area from the 1920s to the 1940s which demonstrates the rapid change of the district of the district in this period.

2.0 Key Features/Elements

The Planning Policy is specifically concerned with the component parts of the Sadlier and Redfern 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 Sadlier and Redfern Street Heritage Area are identified in the *Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco* prepared by Hocking Heritage Studio, July 2017.

3.0 Levels of Contribution

The *Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco* prepared by Hocking Heritage Studio in July 2017 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 Sadlier and Redfern 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.

Table 1 - Levels of Contribution		
The Heritage Assessment of 5-51 Sadlier Street and 103-119 Redfern Street, Subiaco 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
5 Sadlier Street (Lot 67) 7 Sadlier Street (Lot 68) 28 Sadlier Street (Lot 29) 31 Sadlier Street (Lot 16) 35 Sadlier Street (Lot 18) 37 Sadlier Street (Lot 19) 41 Sadlier Street (Lot 21) 43 Sadlier Street (Lot 22)	103 Redfern Street (Lot 77) 107 Redfern Street (Lot 35) 109 Redfern Street (Lot 34) 111 Redfern Street (Lot 33) 115 Redfern Street (Lot 32) 117 Redfern Street (Lot 31) 119 Redfern Street (Lot 102) 106 Redfern Street (Lots 83 & 82) 108 Redfern Street (Lot 81) 114 Redfern Street (Lots 78 & 79) 11 Sadlier Street (Lot 70) 13 Sadlier Street (lot 71) 15 Sadlier Street (Lot 72) 17 Sadlier Street (Lot 73) 19 Sadlier Street (Lot 74) 21 Sadlier Street (Lot 75) 23 Sadlier Street (Lot 76) 25 Sadlier Street (Lot 77) 32 Sadlier Street (Lot 28) 33 Sadlier Street (Lot 123) 39 Sadlier Street (Lot 20) 47 Sadlier Street (Lot 24) 51 Sadlier Street (Lot 25)	105 Redfern Street (Lot 36) 110 Redfern Street (Lot 80) 9 Sadlier Street (Lot 69) 45 Sadlier Street (Lot 23)

4.0 Conservation Principles

- Ensure that the key features/elements of the Sadlier & Redfern 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 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* except in regards to the following:

- i. Solar Panels
Solar panels visible from the primary street are permitted on north facing dwellings as long as the system is mounted in a way that does not require the removal of, or unduly damage, any significant fabric. Any fixing holes etc. should be able to be satisfactorily repaired when the system is removed at a future date.

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

