

**CITY OF SUBIACO**  
**LOCAL PLANNING POLICY 3.15**

**Park Street Heritage Area**

**ADMINISTRATIVE**

<b>Version</b>	<b>Date</b>	<b>Comment</b>
0.1	25 October 2023	Draft for public advertising
1.0	28 May 2024	Final for publishing

**AUTHORITY**

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

**STATUTORY BACKGROUND**

The Park Street Heritage Area is designated as a heritage area in accordance with clause 9 of Schedule 2 Part 2 (the deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This Policy is adopted consistent with clause 9(2) of the deemed provisions, which requires a local planning policy for each heritage area. In addition to the minimum requirements outlined in the deemed provisions, this policy identifies the contribution, or otherwise, of all places within the heritage area and sets out planning controls that support conservation of the identified heritage values of the area.

This Policy applies in conjunction with the Scheme, the R-Codes Volume 1 and any other relevant local planning policies.

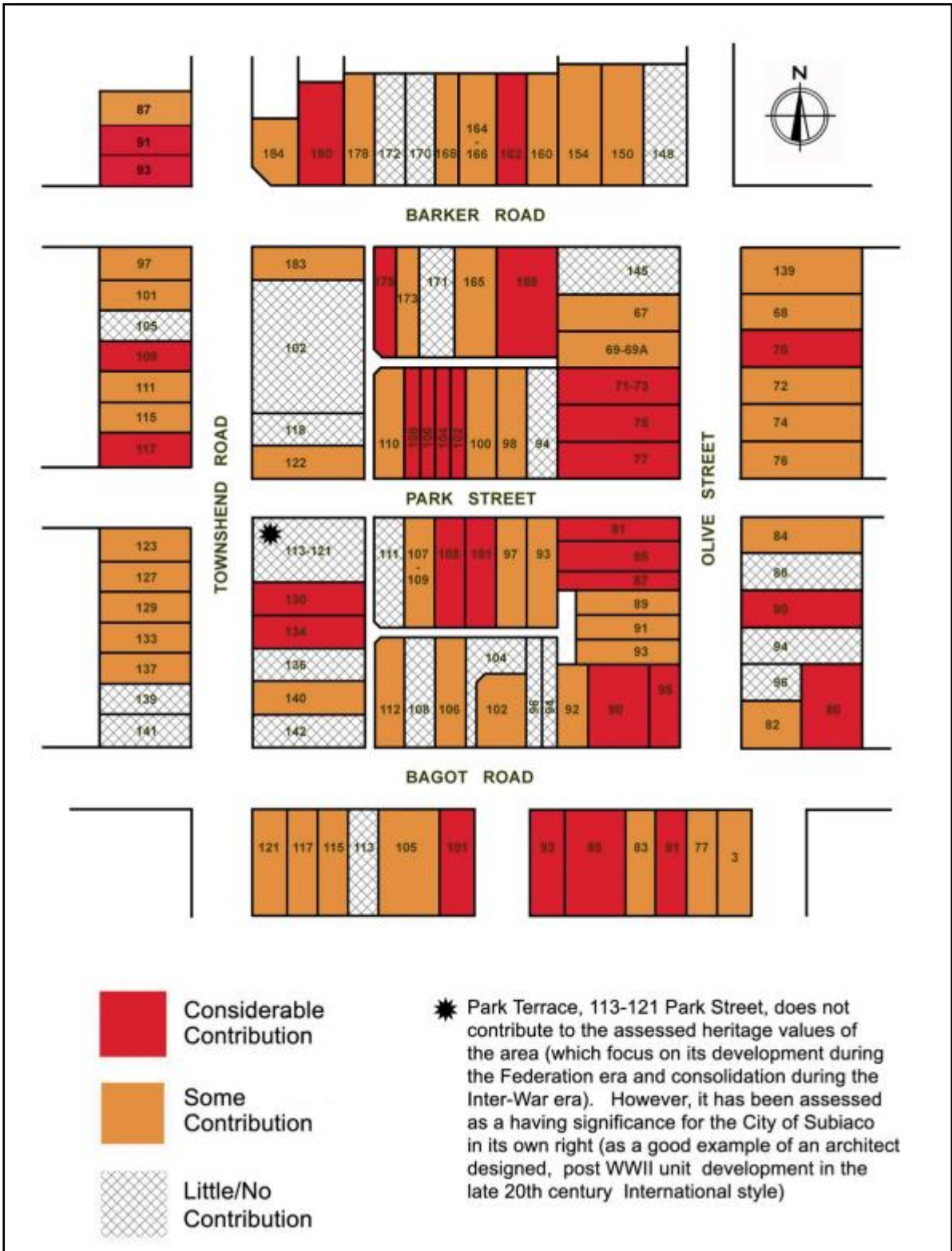
**PURPOSE**

- 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**

This policy should be read in conjunction with the local planning policy that provides development guidelines for residential heritage areas.

This policy applies to all proposals for development (including subdivision) located within the Park Street Heritage Area, as shown in **Figure 1**.



**Figure 1 – Park Street Heritage Area**

## **POLICY**

### **1.0 Objectives**

- (a) To conserve existing buildings identified as making a considerable or some contribution to the cultural heritage significance and character of the heritage area.
- (b) 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 Cultural heritage significance of the Park Street Heritage Area**

The Park Street Heritage Area is significant for:

- The area helps to illustrate the early development of the suburb of Subiaco – noting that approximately 50% of the existing properties still provide clearly recognisable physical evidence of the nature of local development in the period c.1897-1905.
- The existing development within this area continues to represent the rapid development of the rising ground near public transport routes as a desirable 'middle-class' residential area during the late nineteenth and early twentieth century, and its consolidation through to the 1930s.
- 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 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 area makes an important contribution to the sense of place and local identity of Subiaco (both on its own and in association with other Heritage Areas in the Triangle Precinct).
- The history of the subdivision and early sale of residential lots helps to illustrate the status of Western Australia (and Subiaco) as a place of opportunity during the gold rush era of the late nineteenth century – attracting significant interest and investment

### **3.0 Key features/elements of the Park Street Heritage Area**

This policy is specifically concerned with the component parts of the Park 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 Park Street heritage Area include:

- Mixed, mature street planting (including a variety of common street trees such as peppermints, bush box, honey locust, and various eucalypts).
- Varied lot frontages, which are most typically 10m to 12m but which now range from about 5.1m to 20.2m for houses, and from around 20m to 44m for the flat developments.
- Front setbacks ranging between about 2m to 9.5m, but most typically in the order of about 2.5m to 4.5m.
- Side setbacks typically ranging from about 0m to 2m, but with a few wider side gardens on amalgamated lots.
- Front boundaries predominately finished with modern timber picket fences, but with some variations including open frontages, post and rail fences with crimped wire panels, masonry piers with palisade or timber picket infill panels, and solid masonry courtyard walls.
- Use of brick walls for about 75% of the pre-1940 housing, the majority of which originally had a tuck-pointed or face brick finish with contrasting detailing in smooth and/or rough cast render (including details such as stringcourses, eaves panels, window sills and gable ends).

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, rendered.

- Use of timber framing with weatherboard cladding for about 10% of the current properties (originally about 25% of the pre-1940 housing, but greatly reduced by demolitions and redevelopments since 1960).
- Predominant use of corrugated metal roof sheeting, but with some use of clay tiles;

Note: Some of the houses with corrugated metal roof sheeting are likely to have originally been clad with terracotta tiles, but there is limited readily available physical or documentary evidence to indicate which places may have been altered in this way.

- Original housing stock predominantly to a standard that would have been considered suitable for 'middle class' families (but also including small terraces, suitable as modest rental accommodation, and one large two storey house).
- Predominant development of simple suburban houses, which did not clearly represent any of the key architectural styles of the major period of development (spanning 1890s-1925).

- Some, mostly limited, use of detailing derived from the Federation Queen Anne and the Inter-War Bungalow styles.
- Compatible architectural forms and detailing, including:
  - Predominately single-storey houses (some now extended with rear two storey additions)
  - A breakdown of the apparent bulk of the main facades through the varied use of design elements such as stepped facades, shallow projecting window bays and return or straight verandahs)
  - Varied use of symmetrical and asymmetrical facades (the former more common for the earliest surviving houses)
  - Predominant use of gable-hipped roof forms, often with street front gable(s) as key decorative elements that helped to create an individual character for each place.
  - Brick chimneys with traditional detailing and/or finishes reflecting key elements of the detailing and/or finishes to the main façade.
  - Entrance doors featuring moulded architraves, highlights and sidelights, located under verandahs.
  - Narrow, vertical proportions to the timber framed windows, most typically casements (in groups of three or four) or individual double hung sashes.
  - Raked or bull-nosed verandahs to the main façade, with timber posts (turned or square), brackets and friezes (typically timber).

Note: Much of the current verandah detailing includes modern fabric based on informed or conjectural reconstruction.

#### **4.0 Levels of contribution**

The Heritage Assessment of the Park Street Heritage Area determined the contribution each dwelling makes 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 Park 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.

<b>Table 1 – Levels of contribution</b>		
<b>Considerable contribution</b>	<b>Some contribution</b>	<b>Little/no contribution</b>
<u>Bagot Road</u> <ul style="list-style-type: none"> <li>➤ 80 Bagot Road, Subiaco (Lots 102 &amp; 103 DP 27887)</li> <li>➤ 81 Bagot Road, Subiaco (Lot 43 DP 352)</li> <li>➤ 85 Bagot Road, Subiaco (Lots 40 &amp; 41 DP 352)</li> <li>➤ 90 Bagot Road, Subiaco (Lots 2 &amp; 3 DP 930)</li> <li>➤ 93 Bagot Road, Subiaco (Lot 39 DP 352)</li> <li>➤ 101 Bagot Road, Subiaco (Lot 7 DP 352)</li> </ul>	<u>Bagot Road</u> <ul style="list-style-type: none"> <li>➤ 77 Bagot Road, Subiaco (Lot 44 DP 352)</li> <li>➤ 83 Bagot Road, Subiaco (Lot 42, DP 352)</li> <li>➤ 105 Bagot Road, Subiaco (Lots 5 &amp; 6 DP 352)</li> <li>➤ 115 Bagot Road, Subiaco (Lot 3 DP 352)</li> <li>➤ 117 Bagot Road, Subiaco (Lot 2 DP 352)</li> <li>➤ 121 Bagot Road, Subiaco (Lot 1 DP 352)</li> <li>➤ 82 Bagot Road, Subiaco (Lots 102 &amp; 103 DP 27887)</li> <li>➤ 92 Bagot Road, Subiaco (Lot 4 DP 930)</li> <li>➤ 102 Bagot Road, Subiaco (Lot 101, DP 91896)</li> <li>➤ 106 Bagot Road, Subiaco (Lot 35 DP 1552)</li> <li>➤ 112 Bagot Road, Subiaco (Lot 33 DP 1552)</li> </ul>	<u>Bagot Road</u> <ul style="list-style-type: none"> <li>➤ 94 Bagot Road, Subiaco (Lot 38 DP 1552)</li> <li>➤ 96 Bagot Road, Subiaco (Lot 103 DP 91731)</li> <li>➤ 104 Bagot Road, Subiaco (Lot 102 DP 91896)</li> <li>➤ 108 Bagot Road, Subiaco (Lot 34 DP 1552)</li> <li>➤ 113 Bagot Road, Subiaco (Lot 4 DP 352)</li> </ul>
<u>Barker Road</u> <ul style="list-style-type: none"> <li>➤ 159 Barker Road, Subiaco (Lots 1 &amp; 2 DP 1552)</li> <li>➤ 162 Barker Road, Subiaco (Lot 41 DP 1125)</li> <li>➤ 175 Barker Road, Subiaco (Lot 248 DP 34008)</li> <li>➤ 180 Barker Road, Subiaco (Lot 35 &amp; pt 44 DP 1125)</li> </ul>	<u>Barker Road</u> <ul style="list-style-type: none"> <li>➤ 139 Barker Road, Subiaco (Lot 26 DP 214)</li> <li>➤ 150 Barker Road, Subiaco (Lot 15 DP 419)</li> <li>➤ 154 Barker Road, Subiaco (Lot 16 DP 419)</li> <li>➤ 160 Barker Road, Subiaco (Lot 42 DP 1125)</li> <li>➤ 164 Barker Road, Subiaco (SL 2 SP 8896)</li> <li>➤ 165 Barker Road, Subiaco (Lot 3 DP 1552)</li> <li>➤ 166 Barker Road, Subiaco (SL 1 SP 8896)</li> </ul>	<u>Barker Street</u> <ul style="list-style-type: none"> <li>➤ 145 Barker Road, Subiaco (Lot 1 DP 214)</li> <li>➤ 148 Barker Road, Subiaco (Lot 14 DP 419)</li> <li>➤ 170 Barker Road, Subiaco (Lot 38 DP 1125)</li> <li>➤ 171 Barker Road, Subiaco (Lots 251-253 DP 34008)</li> <li>➤ 172 Barker Road, Subiaco (Lot 37 DP 1125)</li> </ul>
<u>Olive Street</u> <ul style="list-style-type: none"> <li>➤ 70 Olive Street, Subiaco (Lot 24 DP 214)</li> <li>➤ 71 Olive Street, Subiaco (SL 1 SP 7254)</li> <li>➤ 73 Olive Street, Subiaco (SL 2 SP 7254)</li> <li>➤ 75 Olive Street, Subiaco (Lot 5 DP 214)</li> <li>➤ 77 Olive Street, Subiaco (Lot 6 DP 214)</li> <li>➤ 85 Olive Street, Subiaco (SL 2 SP 6372)</li> <li>➤ 87 Olive Street, Subiaco (Lot 9 DP 214)</li> <li>➤ 90 Olive Street, Subiaco (Lot 17 DP 214)</li> </ul>	<u>Barker Road</u> <ul style="list-style-type: none"> <li>➤ 139 Barker Road, Subiaco (Lot 26 DP 214)</li> <li>➤ 150 Barker Road, Subiaco (Lot 15 DP 419)</li> <li>➤ 154 Barker Road, Subiaco (Lot 16 DP 419)</li> <li>➤ 160 Barker Road, Subiaco (Lot 42 DP 1125)</li> <li>➤ 164 Barker Road, Subiaco (SL 2 SP 8896)</li> <li>➤ 165 Barker Road, Subiaco (Lot 3 DP 1552)</li> <li>➤ 166 Barker Road, Subiaco (SL 1 SP 8896)</li> </ul>	<u>Olive Street</u> <ul style="list-style-type: none"> <li>➤ 86 Olive Street, Subiaco (Lot 18 DP 214)</li> <li>➤ 94 Olive Street, Subiaco (Lot 16 DP 214)</li> <li>➤ 96 Olive Street, Subiaco (Lot 101 DP 27887)</li> </ul>
		<u>Park Street</u> <ul style="list-style-type: none"> <li>➤ 94 Park Street, Subiaco (Lot 19 DP 1552)</li> <li>➤ 111 Park Street, Subiaco (Lot 25 DP 1552)</li> <li>➤ 113-121 Park Street, Subiaco (Lots 26 &amp; 27 DP 1552)</li> </ul>
		<u>Townshend Road</u> <ul style="list-style-type: none"> <li>➤ 102 Townshend Road,</li> </ul>

<ul style="list-style-type: none"> <li>➤ 95 Olive Street, Subiaco (Lot 1 DP 930)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 168 Barker Road, Subiaco (Lot 1 DP 4793)</li> </ul>	<ul style="list-style-type: none"> <li>(SL 1-12 SP 35)</li> </ul>
<p><u>Park Street</u></p>		<ul style="list-style-type: none"> <li>➤ 105 Townshend Road, Subiaco (Lot 10 DP 1535)</li> </ul>
<ul style="list-style-type: none"> <li>➤ 91 Park Street, Subiaco (Lot 19 DP 1552)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 173 Barker Road, Subiaco (Lots 249-250 DP 34008)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 118 Townshend Road, Subiaco (Lot 12 DP 1552)</li> </ul>
<ul style="list-style-type: none"> <li>➤ 101 Park Street, Subiaco (Lot 22 DP 1552)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 178 Barker Road, Subiaco (Lot 36 DP 1125)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 136 Townshend Road, Subiaco (Lot 30 DP 1552)</li> </ul>
<ul style="list-style-type: none"> <li>➤ 102 Park Street, Subiaco (Lot 4 SP 2224)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 183 Barker Road, Subiaco (Lot 7 DP 1552)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 139 Townshend Road, Subiaco (Lot 34 DP 1535)</li> </ul>
<ul style="list-style-type: none"> <li>➤ 104 Park Street, Subiaco (Lot 3 SP 2224)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 184 Barker Road, Subiaco (Lot 1 SP 13598)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 141 Townshend Road, Subiaco (Lot 35 DP 1535)</li> </ul>
<ul style="list-style-type: none"> <li>➤ 105 Park Street, Subiaco (Lot 23 DP 1552)</li> </ul>	<p><u>Kings Road</u></p> <ul style="list-style-type: none"> <li>➤ 3 Kings Road, Subiaco (Lot 45 DP 352)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 142 Townshend Road, Subiaco (Lot 32 DP 1552)</li> </ul>
<ul style="list-style-type: none"> <li>➤ 106 Park Street, Subiaco (Lot 3 SP 2224)</li> </ul>	<p><u>Olive Street</u></p>	
<ul style="list-style-type: none"> <li>➤ 108 Park Street, Subiaco (Lot 1 SP 2224)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 67 Olive Street, Subiaco (Lot 2 DP 214)</li> </ul>	
<p><u>Townshend Road</u></p>	<ul style="list-style-type: none"> <li>➤ 68 Olive Street, Subiaco (Lot 25 DP 214)</li> </ul>	
<ul style="list-style-type: none"> <li>➤ 91 Townshend Road, Subiaco (Lot 82 DP 1088)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 69 Olive Street, Subiaco (SL 1 SP 5049)</li> </ul>	
<ul style="list-style-type: none"> <li>➤ 93 Townshend Road, Subiaco (Lot 83 DP 1088)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 69a Olive Street, Subiaco (SL 2 SP 5049)</li> </ul>	
<ul style="list-style-type: none"> <li>➤ 109 Townshend Road, Subiaco (Lot 11 DP 1535)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 72 Olive Street, Subiaco (Lot 23 DP 214)</li> </ul>	
<ul style="list-style-type: none"> <li>➤ 117 Townshend Road, Subiaco (Lot 12 DP 1535)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 74 Olive Street, Subiaco (Lot 22 DP 214)</li> </ul>	
<ul style="list-style-type: none"> <li>➤ 123 Townshend Road, Subiaco (Lot 29 DP 1535)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 76 Olive Street, Subiaco (Lot 21 DP 214)</li> </ul>	
<ul style="list-style-type: none"> <li>➤ 130 Townshend Road, Subiaco (Lot 28 DP 1552)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 84 Olive Street, Subiaco (Lot 19 DP 214)</li> </ul>	
<ul style="list-style-type: none"> <li>➤ 134 Townshend Road, Subiaco (Lot 29 DP 1552)</li> </ul>	<ul style="list-style-type: none"> <li>➤ 89 Olive Street, Subiaco (SL 1 SP 592)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 91 Olive Street, Subiaco (SL 2 SP 592)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 93 Olive Street, Subiaco (SL 3 SP 592)</li> </ul>	
	<p><u>Park Street</u></p>	
	<ul style="list-style-type: none"> <li>➤ 93 Park Street, Subiaco (Lot 20 DP 1552)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 97 Park Street, Subiaco (Lot 21 DP 1552)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 98 Park Street, Subiaco (Lot 18 DP 1552)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 100 Park Street, Subiaco (Lot 17 DP 1552)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 107 Park Street, Subiaco (SL 2 SP 4934)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 109 Park Street, Subiaco (SL 1 SP 4934)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 110 Park Street, Subiaco (Lot 14 DP 1552)</li> </ul>	
	<p><u>Townshend Road</u></p>	
	<ul style="list-style-type: none"> <li>➤ 87 Townshend Road, Subiaco (Lot 81 DP 1088)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 97 Townshend Road, Subiaco (Lot 8 DP 1535)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 101 Townshend Road, Subiaco (Lot 9 DP 1535)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 111 Townshend Road, Subiaco (Lot 12 DP 1535)</li> </ul>	
	<ul style="list-style-type: none"> <li>➤ 115 Townshend Road, Subiaco (Lot 13 DP 1535)</li> </ul>	

	<ul style="list-style-type: none"> <li>➤ 122 Townshend Road, Subiaco (Lot 12 DP 1552)</li> <li>➤ 127 Townshend Road, Subiaco (Lot 30 DP 1535)</li> <li>➤ 129 Townshend Road, Subiaco (Lot 31 DP 1535)</li> <li>➤ 133 Townshend Road, Subiaco (Lot 32 DP 1535)</li> <li>➤ 137 Townshend Road, Subiaco (Lot 33 DP 1535)</li> <li>➤ 140 Townshend Road, Subiaco (Lot 31 DP 1552)</li> </ul>	
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## 5.0 Conservation principles

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

## 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.

Part 7 of the Deemed Provisions and the City's local planning policy related to development approval exemptions establish when development approval is required for 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 development 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 Part 8 of the deemed provisions.

Property owners intending to make alterations to their properties are urged to consult with the City's Heritage Officer at the earliest stage of the design process.