

Local Planning Policy – Character Retention in Inglewood Heritage Area

1. CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy (Policy) Character Retention in Inglewood Heritage Area

2. INTRODUCTION

The purpose of this Policy is to provide a framework to guide development in the Inglewood Heritage Area to ensure the existing heritage character of Inglewood is retained and protected and is reflected in new development.

The Inglewood Heritage Area Policy is delineated in Figure 1.

3. OBJECTIVES

The retention of traditional buildings, gardens and streetscapes in the Heritage area is important as these collectively contribute to the character of Inglewood. To retain this character existing traditional buildings should be retained and new buildings, including additions, should complement the existing streetscape and be designed in a similar style (including detailing), scale and proportions as existing traditional buildings.

The key objectives of this Policy are to: -

- a) Ensure the retention of buildings within the Inglewood Heritage Areas built prior to 1960 where the architectural style of the building is generally intact;
- b) To ensure the retention of existing buildings referred to in (a) irrespective of whether the demolition of the building would have no adverse impact on the streetscape;
- c) Ensure that new buildings, alterations and additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings;Fop

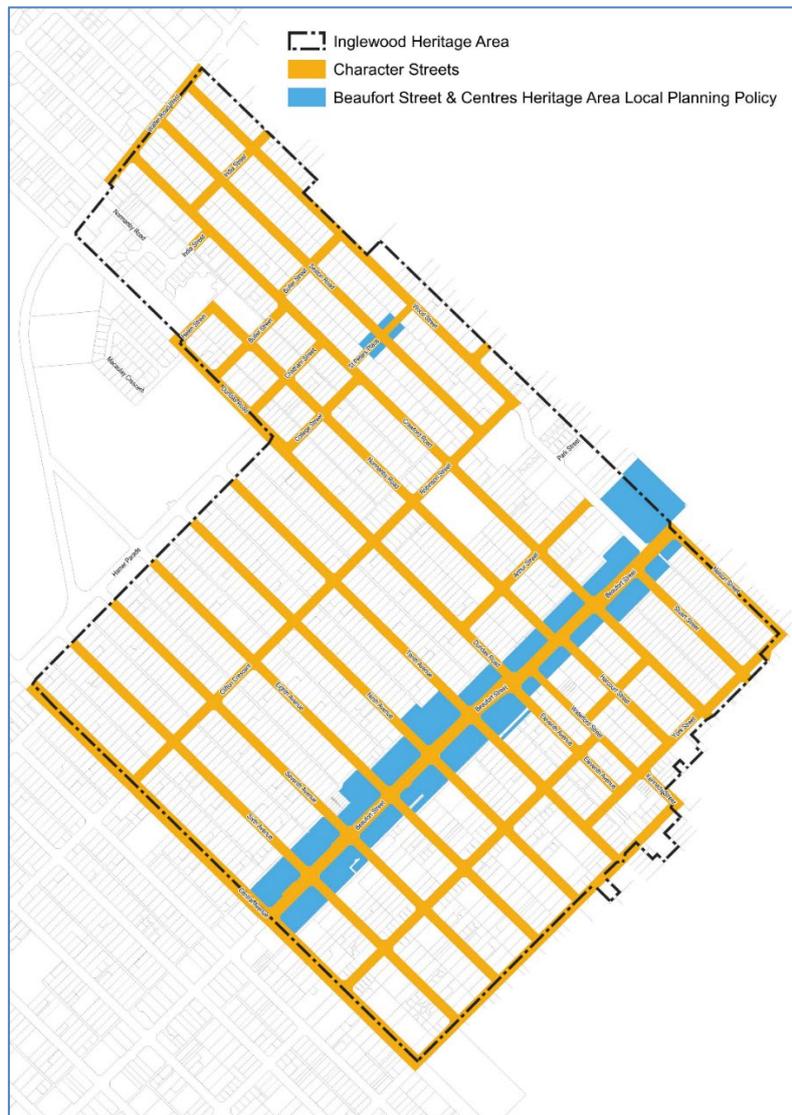
Where located on a Character Street, buildings should complement and reflect the existing streetscape by utilising heritage detailing, colours, materials and scaling;
- d) Maintain and improve existing street trees, grass verges and front gardens;
- e) Retain mature trees wherever possible; and

- f) Support environmentally sustainable design which respects the traditional character of the area.

4. APPLICATION OF THIS POLICY

This Policy applies to all Residential zoned land within the Inglewood Heritage Area, outlined in Figure 1 below.

Where there is an inconsistency between the provisions of this policy and other Policies the provisions of this policy prevails. Development on Beaufort Street or within non-residential zones will be assessed against the relevant planning policy.



*Figure 1 – Inglewood Heritage Area
(showing Character Streets)*

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Where any conflict exists between this policy and the Deemed-to-Comply and/or Element Objectives of the *Residential Design Codes*, the provisions of this policy prevail with due regard given to the *Residential Design Codes*.

5. RESIDENTIAL CHARACTER ANALYSIS – INGLEWOOD HERITAGE AREA

5.1. Location

The Inglewood Heritage Area is bounded by Central Avenue, Carrington Street, Oxford Street, York Street, the City of Stirling boundary, Walter Road West, Dundas Road and Hamer Parade (refer Figure 1).

The area has a distinct character, predominantly containing streets that retain traditional dwellings, which for the purpose of this Policy are referred to as '**Character Streets**' and are shown in Figure 1.

Figure 1 also shows areas where the original character of the area has been lost or which were previously developed in a way that does not reflect the character of the area. These are referred to as '**Non-Character Street**', and greater design flexibility is afforded in these areas.

5.2. History of Inglewood

There had been speculative investment in land in the area from the construction of the railway in the 1880s, with subdivision and settlement occurring in several stages from the 1890s. Proximity to the city and the railway made the area attractive to city workers at the time of the growth of commerce and trade that followed the gold boom period.

The area was settled gradually from the 1890s with the area closest to Railway Parade settled first. Areas to the north closest to Walter Road were settled in the 1950s. The style of dwellings varies over the area reflecting the changing styles in residential homes from the early 1900s to the 1950s.

5.3. Significance

Inglewood is an area of considerable significance.

The area is a good example of a highly intact residential area close to the city characterised by typical homes occupied by the working people of Perth from the early 1900s to the 1950s. The area has aesthetic, historic and social significance because:

- It is a typical example of the rectangular grid road and subdivision pattern; and
- It contains good examples of housing from the early 1900s and inter-war period, including very good examples of Federation Bungalow and Californian Bungalow styles.

5.4. Inglewood Streetscapes/Character Statement

Inglewood is characterised by roads laid out in a rectangular grid pattern. Traditional lot sizes vary throughout the area; however, the majority are between 650 and 750 square metres, with street frontages between 13 and 15 metres.

The area originally comprised of one dwelling per lot. However the residential zoning of the area coupled with additional vehicle access from laneways means the previously generous rear gardens are being replaced with additional dwellings. This is happening in a way that does not impact directly on the

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character of streetscapes in the area but is resulting in the loss of tree canopy within the area.

Dwellings are generally single storey, with the front door facing the street. Dwellings are set back an equal distance from the front boundary generally ranging from 5 to 9 metres in individual streets. Dwellings have front gardens with exotic plantings that reflect the period of construction. A range of fencing heights exist through the area, with front fences built in a range of styles including timber pickets, woven wire and low masonry fences. Mature trees, particularly in back gardens, provide an attractive tree canopy throughout the area (refer Figure 2).

Streets in the area are characterised by exotic mature tree lined streets with canopy coverage which supports walkability through the area. The area also contains pockets of public open space, typically grassed and framed by mature trees, which contribute to its green character. Streets have concrete pavements and grass verges on both sides with generally one single width crossover per lot.

These spaces are complemented by the main commercial precinct along Beaufort Street, forming a balance between natural amenity and urban activity.

There are several streets where the character of the traditional streetscape has been altered. This has occurred through the amalgamation or subdivision of lots for unit development which do not follow established setbacks or through buildings constructed since 1960 which does not contribute to the character of the area due to homes built from the 1960's onwards.



Figure 2 – Layout of Inglewood Streets

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5.5. Traditional Inglewood Dwellings

Traditional dwellings in Inglewood were generally constructed between 1900 and the 1950s, are single storey and generally constructed of red brickwork which in many instances are partly rendered. Some original weatherboard and iron dwellings remain.

Dwellings are generally modest in scale and proportion and typical of middle-class housing of their era. Wall heights are generally higher than contemporary standards with wall plates at around 3.5 metres above ground. Styles are predominantly Federation and Californian Bungalow with some examples of Mediterranean and Spanish Mission styles particularly in the more recently developed northwestern part of the area.

Federation Bungalow - c.1890-c.1915

The Federation Bungalow style, which emerged toward the end of the Federation era, is one of the architectural styles found in Inglewood. It developed from simple single-storey homes with wide verandahs, common in colonial countries such as India. The style is seen as a bridge between the ornate Federation Queen Anne houses and the later, more robust Inter-War Californian Bungalow.

Stylistically, the Federation Bungalow style was strongly influenced by the Arts and Crafts movement and the concepts of the 'simple life' found in the West Coast of the United States during the late nineteenth and early twentieth centuries. It was widely regarded as a style suited for the Australian 'bush architecture' due to its spacious verandahs and simple construction that provided for relaxed lifestyles and easy accessibility to the outdoors. Figure 3 below provides an example of a Federation Bungalow.

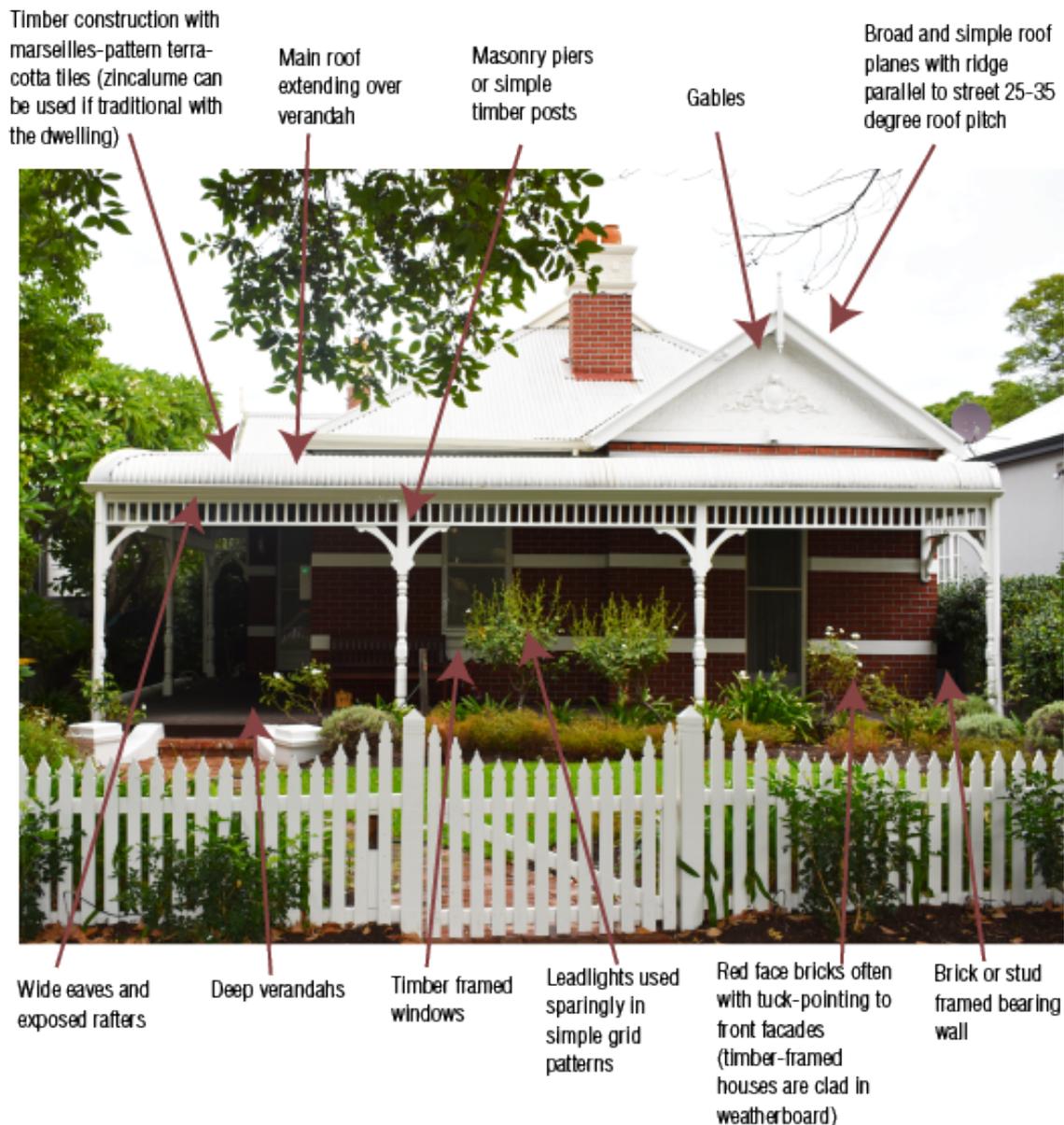


Figure 3 – Example of a Federation Bungalow

Inter-War California Bungalow - c.1915-c.1940

California Bungalows became popular in the United States in the early twentieth century. Built with natural materials, they were low-profile homes designed for relaxed living, particularly suited to California's mild climate.

Australian architects were designing individual interpretations of the Californian Bungalow, during the early years of the twentieth century and by the early 1920s many builders had embraced the style.

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In Australia, the Inter-war California Bungalow was generally built in brick with chunky carpentry details, rather than the fully timber construction that characterised the style in the United States. Residences built in this style are usually free-standing, single storey set on single lots with informal lawns and gardens, often using natural materials and finishes. An example is shown in Figure 4.

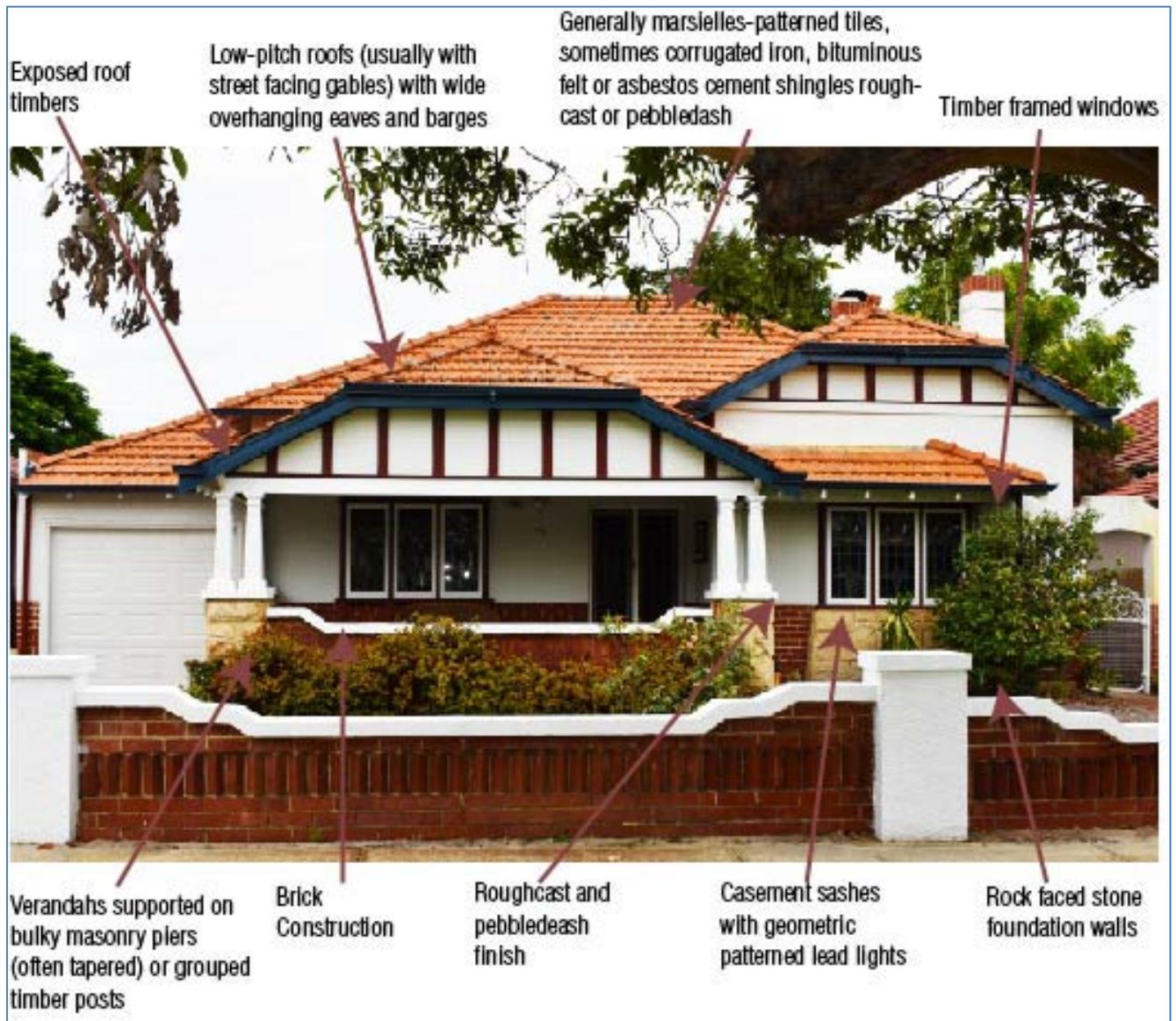


Figure 4 – Example of an Inter-War California Bungalow

Austerity Cottage - Late 1940s and 1950s

In the immediate Post-World War 2 period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years.

The lack of materials and rising costs, coupled with a need to provide housing resulted in a reduction in ornamentation, the simplification of elements such as chimneys and the reductions of verandahs to small porches.

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Many of the dwellings in Inglewood that were constructed after the Second World War continued to exhibit characteristics of the inter war styles prevalent in the area, albeit in a more simplified form.

The 'Post War Austerity' was defined as one of the common architectural forms of the time. In the eastern states of Australia this was a basic fibro clad bungalow with a touch of streamlined modernism. In Western Australia, the same style was constructed in brick and is found the areas of Inglewood and Menora that were first developed in the late 1940s and during the 1950s.

Residences built in this style are usually free-standing, single storey set on single lots, generally with no front fence, but occasionally with a very low one, and a front lawn with few plantings.

Figure 5 provides an example of the Austerity Cottage style.

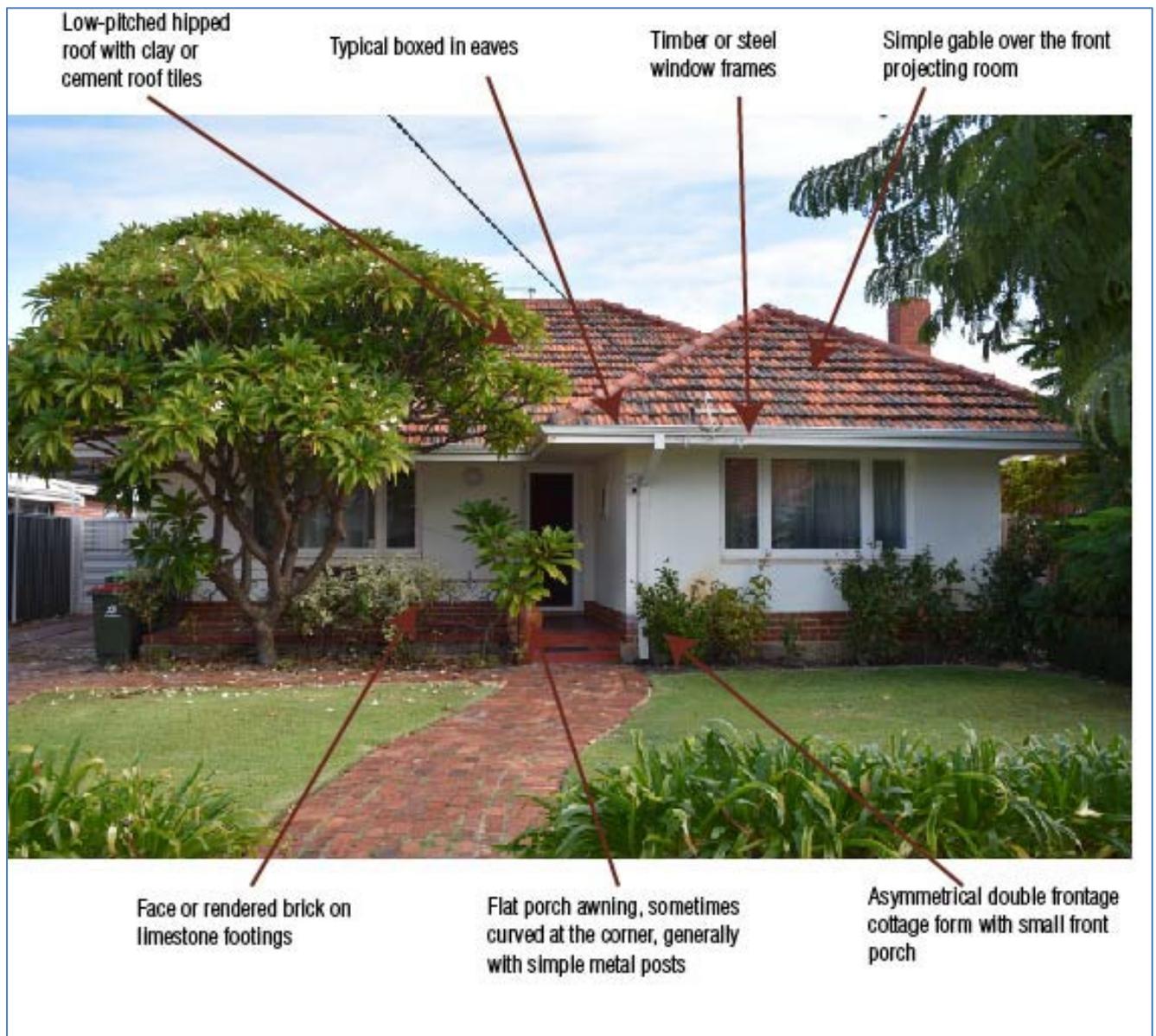


Figure 5 – Example of an Austerity Cottage

6. DEMOLITION OF BUILDINGS

6.1 Complete Demolition of a Building

A key objective for the Inglewood Heritage Area is the retention and conservation of traditional buildings built before 1960.

Where it is proposed or necessary to demolish (other than partially – refer below) a traditional building located in Residential Zone built before 1960, development approval for the works shall not be granted until separate development approval has first been granted for the demolition of the building.

The development application should include a written justification demonstrating that demolition is consistent the objectives of this policy and should include demonstrate:

- the building was constructed from 1960 onward;
- the building is no longer an intact example of its architectural style (not including additions), addressing its form, scale, materials and detailing;
- the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (property owners are responsible for the maintenance of their asset and allowing a property to fall into disrepair will not facilitate an approval for demolition) (with evidence from a qualified structural engineer or equivalent) Only where the building has been identified as an 'intrusive' or 'neutral' place (buildings of more recent design), consideration can be given to varying this requirement

6.2 Partial Demolition of a Building

Partial demolition of a building in a Residential zone within the Heritage Area will be considered as part of the assessment of a development application for additions or alterations to the building. Partial demolition will be assessed in the context of the following objectives:

- To conserve and retain buildings within the Heritage Protection Area built before 1960 where the architectural style of the building is generally intact.
- To retain the traditional house with minimum alterations.

This framework prevents the demolition of all but a portion of an existing building. Demolition proposals should be confined to those portions of the building behind the ridge line of the roof at the rear of the building.

Existing traditional elements of the building are to be retained, and the proposal must meet the objectives of Part 7 'Residential Policy Provisions' of this policy.

Demolition of large portions of a traditional building facing a character street, or removal of original features from the front façade to facilitate a new addition are unlikely to be supported.

Where partial demolition is proposed, drawings must show the extent of the roof and wall fabric being retained. A practising structural engineer's plan, specification and detail will be required when a Building Permit for the works is submitted to demonstrate how the structural integrity of the existing building is to be maintained during building and demolition works.

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The details are to include and not limited to:

- a) Methodology statement of work sequence;
- b) Details of proposed connection to the new work;
- c) Detail of any support of existing floor, walls and roof structures required;
- d) Details of any foundation support required.

7. RESIDENTIAL POLICY PROVISIONS

Retention of traditional buildings in the Inglewood Heritage Area is a key objective of this Policy, as is preservation of ‘Character Streets’. To retain these traditional buildings and streetscapes while allowing design flexibility, different levels of design control apply to different parts of the lot as described below. This ensures traditional buildings remain the dominant feature of the streetscapes.

This approach allows increased design flexibility the further away from the Character Street development is located. Development will not be supported in the ‘Foreground’ part of a lot that does enhance and retain the character of the traditional dwelling.

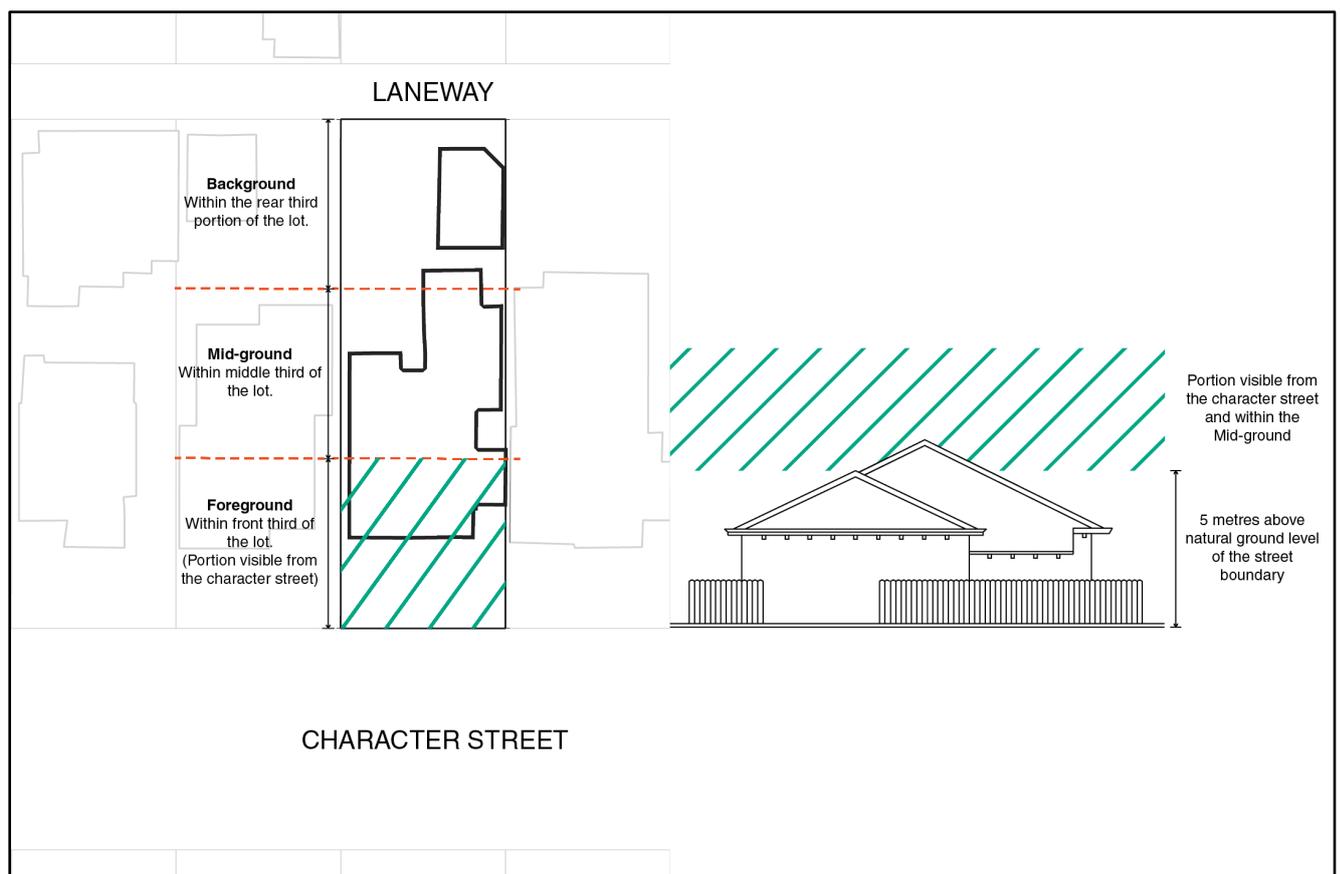


Figure 6 – Diagram of Visibility and Sections fronting Character Streets

Note: Where a property abuts two character streets (for example a corner lot) the same principles apply to both character streets

7.1 Development within the Foreground Area

This section applies to development within the foreground area identified in Figure 6. This includes conservation of, and additions to traditional and non-traditional dwellings and new dwellings.

Objectives

- Retain traditional dwellings with minimal alterations visible from the Character Street;
- Ensure conservation works retain and enhance the original character of the traditional dwelling;
- Ensure the original traditional dwelling remains the prominent element in the Character Streetscape where additions are proposed;
- Additions to traditional dwellings should reflect the heritage character of the area and the style of traditional dwelling to which they belong;
- Ensure alterations and additions to existing non-traditional dwellings respect the traditional character of the area;
- Ensure alterations and additions to existing non-traditional dwellings support environmentally sustainable design which respects the traditional character of the area;
- Ensure that design of new buildings respects the style, and character of the surrounding Locality and contribute to the character of the streetscape;
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings and the street pattern; and
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land.

7.1.1 Street Setbacks

This section augments the Street Setback requirements of the Residential Design Codes. Requirements for Carports and Garages Section 7.4.

- a) Additions and/or alterations to the traditional dwellings are to be located behind the traditional dwelling, unless restoring an original feature in the original architectural style (such as verandahs);
- b) Any single storey additions are to be setback a minimum of 2 metres behind the Predominant Building Line of the traditional dwelling;
- c) The predominant building line of new buildings is to follow the established street setback, for both primary and secondary streets irrespective of the relevant Residential Design Code Street Setback requirements (refer Figure 7);
- d) Where the street pattern varies, the building setback average of the adjacent properties fronting the same street will be used to determine the setback;
- e) Second storey additions to traditional dwellings are to be located behind the ridgeline of the traditional dwelling; and

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- f) Second storeys to new dwellings are to be setback a minimum of 4 metres from the Predominant Building Line.

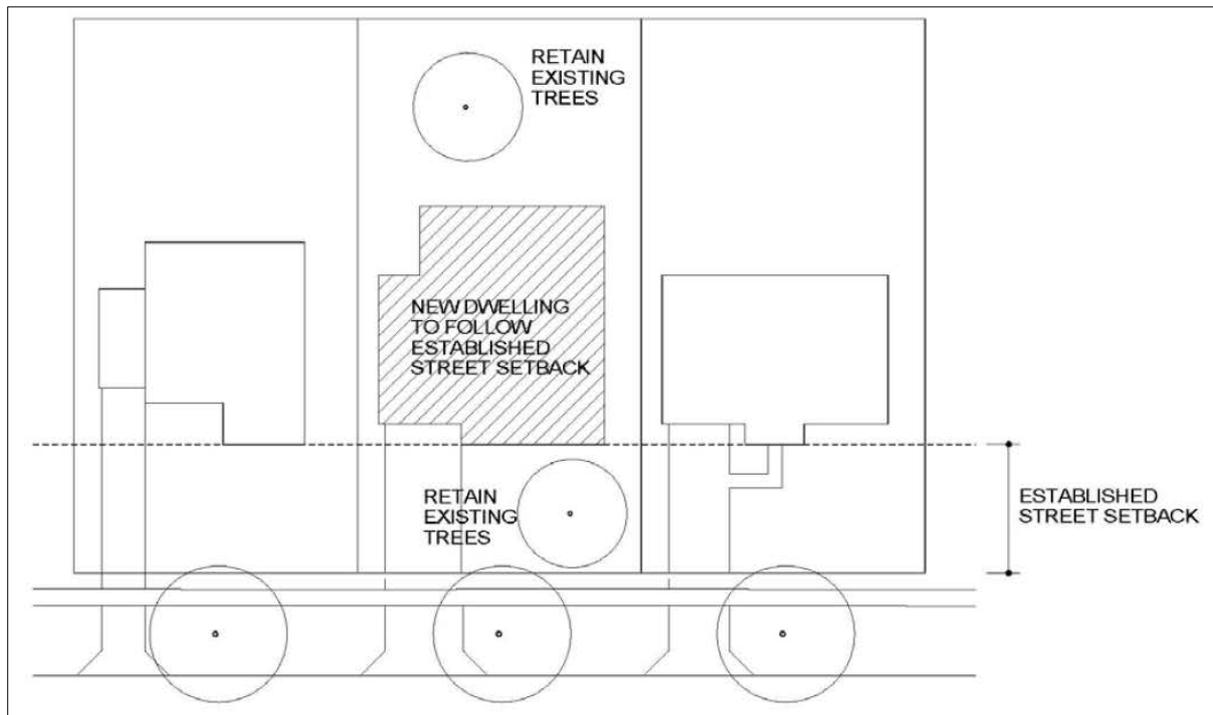


Figure 7 – Streetscape setback

7.1.2 Levels

This section augments the Site Works requirements of the Residential Design Codes.

- a) The natural ground level of the site is to be retained; and
- b) Any required retaining is to comprise brick-up or similar retaining under the building.

7.1.3 Design

- a) Additions to traditional dwellings are to reflect the architectural style, form, colour and materials of the dwelling;
- b) Additions to traditional dwellings are to be designed to ensure the original part of the building remains the prominent element in the Character Streetscape;
- c) New buildings are to be traditional in design and reflect the heritage style and scale of traditional dwellings within the streetscape (refer Part 5 – Residential Character Analysis of these guidelines); and
- d) The visual bulk of two storey buildings should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls from the front and side boundaries (Refer Figure 8).

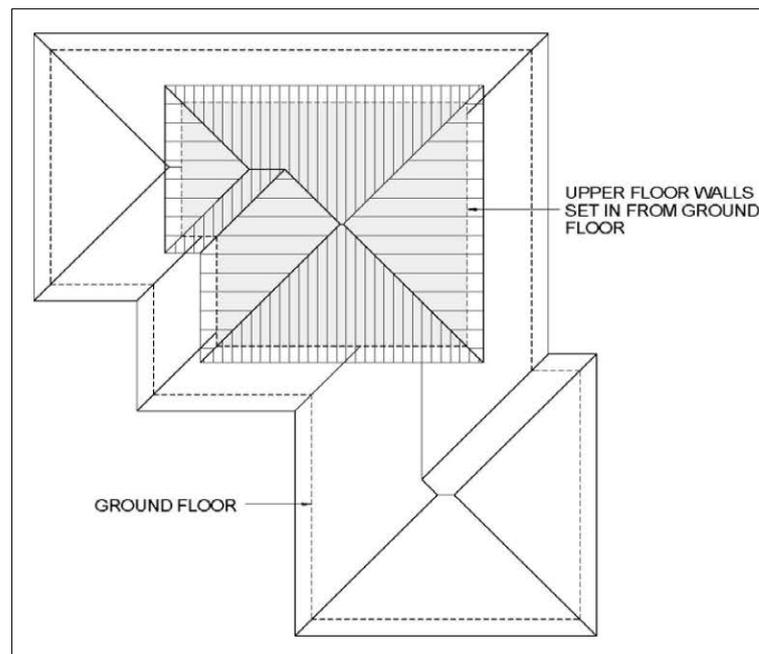


Figure 8 - Upper Storey setbacks

7.1.4 Building Height

This section augments the Building Height requirements of the Residential Design Codes.

- a) The wall heights of single-storey additions are to match the traditional dwelling, where visible from the street (including corner lots); and
- b) The ridge and wall heights of second-storey additions and new buildings are to be in accordance with the applicable Residential Design Codes. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling/plate heights.

7.1.5 Roof Pitch

- a) The roof pitch for additions is to match the roof pitch of the original traditional dwelling;
- b) Roof pitches for new dwellings are to be a minimum of 25 degrees, to a maximum of 35 degrees;
- c) Verandahs to new dwellings may have a lower pitch where this reflects the existing style in the streetscape;
- d) Roofs to new dwellings may be hipped or gabled. Gables shall have traditional timber detailing such as battens, and treatment as per Part 5: Residential Character Analysis; and
- e) Barrel vault, curvilinear and low skillion roofs may be considered where these do not impact on the integrity of the existing dwelling or streetscape.

7.1.6 Eaves

- a) Eaves are to overhang by a minimum of 300mm;
- b) The eaves line of the addition shall not be lower than the eaves line of the traditional dwelling where visible from the street, including for corner lots; and
- c) Eaves visible from a character street are to have exposed rafters, except where boxed eaves are a feature of the architectural style of the traditional dwelling – for example 'Austerity Cottage'.

7.1.7 Verandahs

- a) Where a verandah is being re-instated, the verandahs form, scale and features (e.g. posts) should be consistent with the architectural style of the traditional dwelling (refer Part 5 - Residential Character Analysis of these Guidelines);
- b) Verandahs to new dwellings fronting the Character Street are to be a minimum of one-third the width of front elevation; and
- c) Verandahs to new dwellings are to have a minimum depth of 2 metres.

7.1.8 Openings

- a) Windows are to have a vertical emphasis (meaning the height of the window opening should be visibly greater than its width (refer Figure 9));
- b) Window frames are to be constructed in timber (preferred) or wide-profile aluminum, PVC (where not located on the City's Heritage List) or steel where visible from the street;
- c) Windows to the front facade of a second storey addition are to reflect the configuration and grouping of the traditional dwelling windows facing the street;
- d) Window frames in non-masonry walls are to be recessed;
- e) Window frame colours are to be white or cream. Other colours may be considered acceptable where evidence is provided demonstrating the proposed colour scheme is reflective of the existing traditional dwelling or the original colour palette;
- f) Dormer windows are not permitted;
- g) Roller shutters are not permitted where visible from the street; and
- h) Skylights or similar are not permitted where cutting into the original fabric of the traditional roof or visible from the street

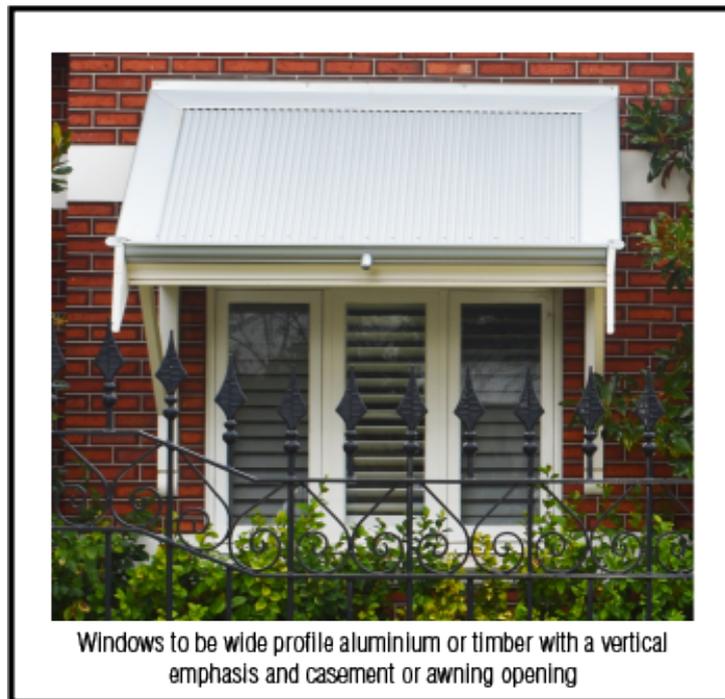


Figure 9 – Window Design

7.1.9 Materials & Details

- a) The original materials of the traditional dwelling are to be conserved as far as practically possible;
- b) Where original materials of the traditional dwelling have previously been removed, restoration to original is required;
- c) Restoration of the traditional dwelling should be based on original drawings and photographs where possible;
- d) Where replacement of materials of the traditional dwelling such as the roof and joinery are necessary, they are to be replaced with materials to match the existing;
- e) New walls and roofing to additions are to match the colours and materials of the traditional dwelling;
- f) For new buildings, traditional materials of face brick and / or render are to be used for the solid wall surface of the façade. The proportions and detailing of these should reflect the traditional dwellings in the streetscape (refer Part 5 – Residential Character Analysis of these guidelines);
- g) Bricks facing a character street are to be one course (unless rendered) and are to be in the red colour range and not be scorched or feature colour blends. ‘Tumbled’ bricks are not supported,. Recycled or handmade bricks are preferred. Mortar shall be in traditional colours (typically white or cream);

- h) Render used for new buildings are to be in a traditional finish and colour (typically white or cream) and proportions, and consistent with the traditional dwellings in the streetscape;
- i) Where limestone is used, it is to be located at the base of the building as a consistent single band and is not to exceed more than 20% of the solid wall surface of the façade (limestone in this instance refers to the use of stone or limestone cladding – limestone-coloured bricks are not permitted);
- j) Roof cover may be constructed with tiles in red or terracotta hues or corrugated iron or pre-finished roof sheeting in zincalume; and
- k) Balustrades, verandah posts and the like, are to be constructed in timber or painted metal. Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of this policy.

7.2 Development within the Mid-Ground Area

The façade of development within the mid ground area above 5m from the finished floor level of the dwelling is to comply with the requirements of section 7.1- Development of this policy, to ensure the character of the streetscape is maintained.

(Note: the façade includes side walls visible from the street)

For all other development within the midground, the requirements of 7.3 Development – within the Background or fronting non-Character Streets apply.

7.3 Development within the Background and/or Fronting Non-Character Streets

This section applies to additions to a traditional dwelling within the ‘Background’ area of a lot (refer to Figure 6). These provisions are also applicable to infill development, dwellings and associated structures constructed fronting a non-Character Street (for example, laneways or Rights of Way). Development within these areas should respect and harmonise with traditional dwellings within the Locality (refer to Figure 13) but do not have to mimic the design of the buildings.

These provisions do not apply to corner lots. All development facing a Character Street is to comply with part 7.1 of this policy.

Objectives

- Developments are to be designed to ensure the original traditional dwelling remains the prominent element in the Character Streetscape, where applicable.
- Additions to traditional dwellings should not diminish the contribution the existing dwelling makes to the character street
- Additions to traditional dwellings should ensure the heritage character of the area and the style of traditional dwellings within the Locality is maintained.
- Development should support environmentally sustainable design which respects the traditional character of the area.

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- To facilitate new buildings that respect the style and character of the surrounding Locality and which respect and integrate into the streetscape.
- Ensure the scale and form of new buildings respects that of surrounding traditional dwellings.
- To retain the appearance of a single storey-built form as viewed from the Character Street front and reduce the impacts of two storey development on the Character Streetscape.
- Ensure existing levels on site are retained as far as practical to maintain the existing natural progression of the land.

7.3.1 Setbacks

This section augments the Street Setback and Lot Boundary Setback requirements of the Residential Design Codes.

- a) Street setbacks for new dwellings fronting non-Character Streets are as per the Residential Design Codes and the City's Local Planning Policy for Developments and Subdivisions Abutting Rights of Way.
- b) The setback of additions above plate height of the existing dwelling should correspond with the predominant side setback of the traditional dwelling.

Note: The intent of clause b) is to ensure that new development is located behind the traditional dwelling, and that the traditional dwelling is the dominant feature in the streetscape.

7.3.2 Levels

This section augments the Site Works requirements of the Residential Design Codes.

- a) The natural ground level of the site is to be retained.

7.3.3 Orientation

- a) A maximum of one dwelling is to orient to the Character Street. New dwellings, including ancillary dwellings are to face a laneway or Right of Way or be located one behind another, rather than side by side (refer Figure 10).
- b) The City does not support the subdivision of a vacant lot that results in two lot frontages facing the same Character Street.
- c) Where a Right of Way abuts a vacant site, dwellings should orientate towards the Right of Way.

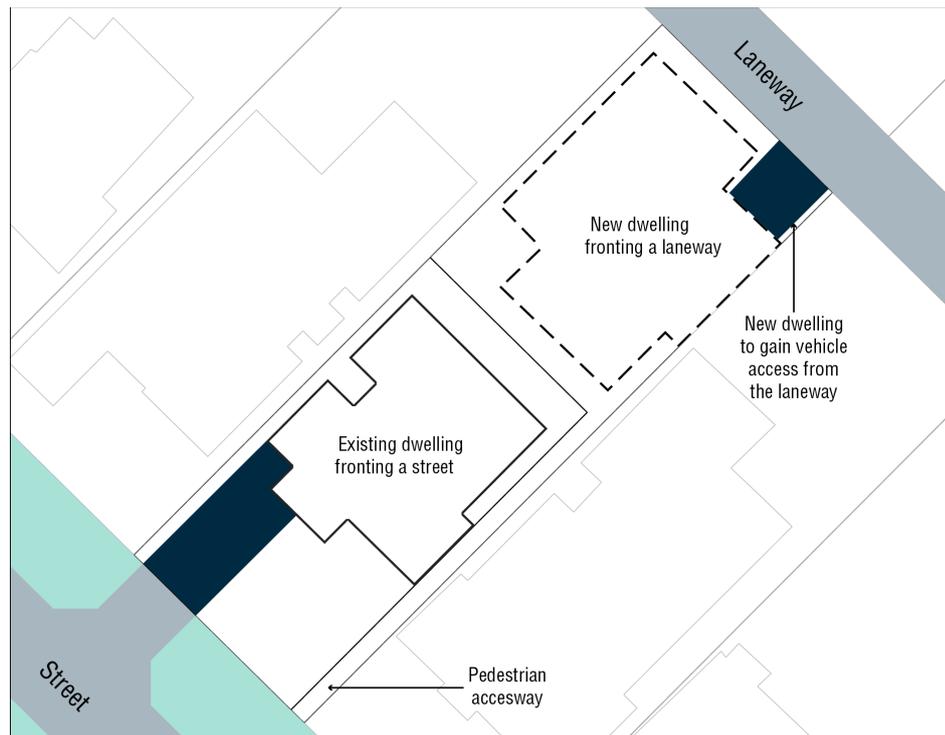


Figure 10 – Example of Infill Development

7.3.4 Built Form and Design

This section augments the Lot Boundary Setback requirements of the Residential Design Codes.

Applications for development approval will need to demonstrate that the design achieves the design elements below.

- a) New development is to respond appropriately to the surrounding locality through consistent scale and bulk; and
- b) Development is to reference and respect (without the requirement to mimic) traditional buildings in the area. However, where not conspicuously visible from a character street, 3 out of the 4 below built form elements of traditional dwellings within the Locality (refer to Figure 13).
 - Traditional roof form;
 - Traditional building materials;
 - Traditional colours; or
 - Traditional window design.

Note: Where a traditional dwelling has been significantly altered from its original condition it cannot be used to justify the design criteria above, at the City's discretion.

7.4 Driveways, Carports and Garages

Objectives

- To prevent carports, garages, and parking areas from visually dominating the streetscape;
- To ensure where carports and garages are proposed, they are to be designed to ensure the traditional dwelling remains the prominent element in the Character Streetscape;
- To ensure the appearance of carports, garages and parking areas are in keeping with, and respectful to, the dwellings to which they belong; and
- To limit the area required for vehicle access to maintain landscaped gardens and streetscape.

7.4.1. Location

This section augments the Setback of garages and carports requirements of the Residential Design Codes.

- a) Garages shall be located to the rear or side of dwellings, setback (a minimum of 0.5m) behind the Predominant Building Line;
- b) Garages shall not be located in the front setback area of the character street; and
- c) Carports fronting a Character Street may be considered within the front setback area to a minimum setback of 1.5 metres from the street boundary line where they occupy less than one-third of the lot frontage.

7.4.2. Design

- a) Carports and garages are to be of the same style, design, materials and roof pitch (to a minimum of 25 degrees) and form to the traditional dwelling to which it belongs;
- b) The design provisions of Part 5 “Residential Character Analysis” of these guidelines shall apply to new carports and garages fronting Character Streets;
- c) Notwithstanding (a) flat roofed carports may be considered appropriate where they are open in style and allow an unobstructed view of the traditional dwelling from the street; and
- d) Open-style doors may be supported on carports if they match the dwelling’s fencing infill (where applicable) and keep clear views of the traditional dwelling and garden. Solid sectional doors are not permitted.

Note: Sectional open-style doors are generally not supported because their framing obstructs views of the dwelling and garden.

7.4.3. Crossovers

- a) A maximum of one crossover per lot per street frontage are permitted; and

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- b) Crossovers are restricted to a maximum of one-third the width of the front boundary.

7.4.4 Driveways

- a) Driveways widths are limited to the width necessary to provide vehicle access to the parking bays required for the dwelling, and should not exceed 1/3 of the lot frontage;
- b) Driveways may be constructed of brick paving or concrete.
- c) Where parking bays (including within carports) are provided parallel to the street, these are to be limited to the minimum width necessary under AS2890.1, and are to be provided with adequate landscaping to minimise their visibility from the street

7.5 Fences and Gardens

Objectives

- To ensure all fencing forward of the building alignment is of a design, material and colour reflecting traditional fencing and infill in the area;
- To retain and maintain open front gardens and existing trees in the streetscape;

7.5.1. Fencing Characteristics and Design Standards

For fencing characteristics in the Inglewood Heritage Area refer to Part 5 Residential Character Analysis – Inglewood Heritage Area – Inglewood Streetscapes.

Fencing is to comply with the following provisions:

- a) Fencing is to be compatible with the style and character of the dwelling in terms of design, detail, and colour;
- b) Fencing must reflect a traditional style, incorporating capped piers and infill panels with traditional detailing. ‘Blade’ or horizontal style infill is not a traditional detail;
- c) Fencing along the front lot boundary shall not exceed 750mm in height and are to be constructed of a high-quality material such as masonry;
- d) Gatehouses are not supported unless constructed of lightweight materials;
- e) The height of any open-style fencing may be increased to a maximum of 1.8m (outside of vehicle sightlines) above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron or aluminum infill with traditional detailing (rather than timber picket infill) (refer Figure 11 and 12); and
- f) Alternative forms of fencing (such as colorbond and timber lap) forward of the dwelling are permitted on the side boundaries only to a maximum height of 1.2m. The colour of the fence is to be in strict accord with the traditional dwelling and streetscape to which it belongs.

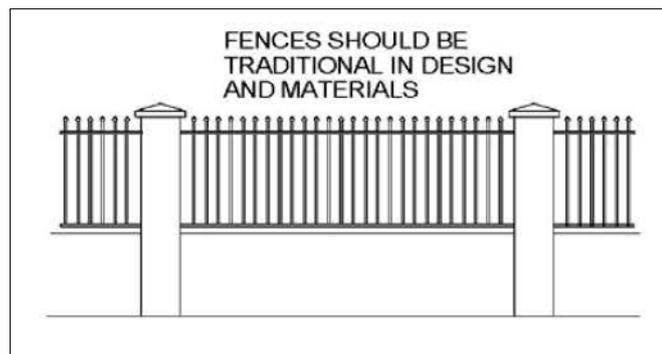


Figure 11 – Example of Open-Style Fencing

7.5.2. Garden Design

- a) Existing front gardens, mature trees, and street trees shall be retained and maintained;
- b) Where trees are to be removed, the applicant shall demonstrate justification for removal, and satisfy the City that alternative measures such as pruning are impractical; and
- c) Where mature trees are to be removed, an advanced tree is to be planted and maintained elsewhere on the site.

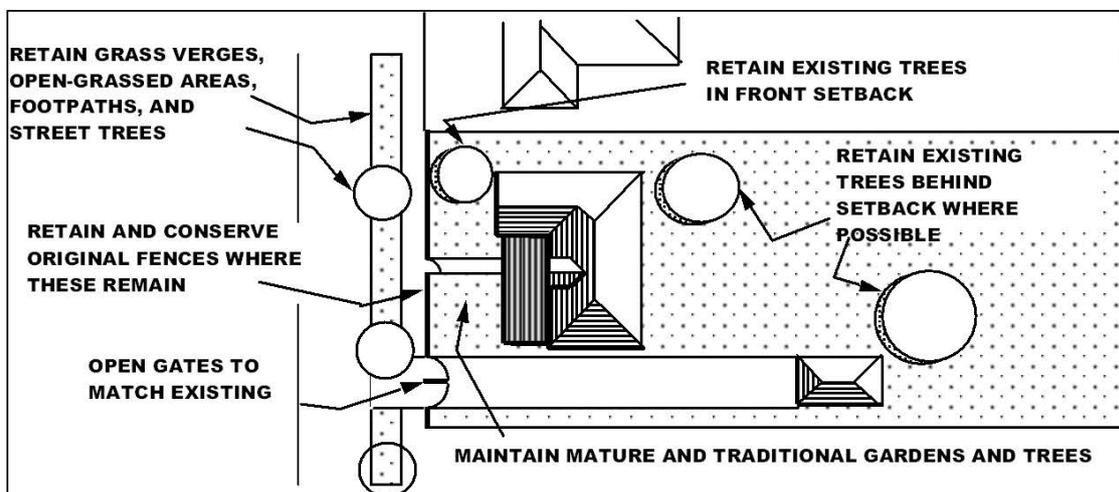


Figure 12 – Example of Traditional Garden Design

8. EXEMPTIONS

The exemptions listed below do not apply where:

- a referral to the Metropolitan Region Scheme under the Instrument of Delegation is required prior to determination; or

Character Retention in Inglewood Heritage Area

- the bushfire requirements of the Planning and Development (Local Planning Schemes) Regulations 201 apply.
- a) Development approval is not required for works if — the works are of a class specified in Column 1 of an item in the Table; and
- b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Column 1 Works	Column 2 Conditions
<p>The following Incidental Structures:</p> <ul style="list-style-type: none"> • Satellite dish; • Air conditioner; • Solar panels; • Flagpole • Pergola or Shade Sail; • Screening; and • Clothes line. 	<p>Unless the development is located:</p> <ul style="list-style-type: none"> • at a place listed on the Heritage List or State Register of Heritage Places.; or • within the front setback area (or attached to the front facing portion of a building including the roof) of land within the Heritage Area.
<p>The following Incidental Structures:</p> <ul style="list-style-type: none"> • Swimming Pools – below ground for private use only; and • Letterboxes. 	<ul style="list-style-type: none"> • The works are not located at a place listed on the Heritage List or State Register of Heritage Places. • The works are not located within the front setback area of land within the Heritage Area
<p>The erection or installation of a flagpole.</p>	<ul style="list-style-type: none"> • The height of the flagpole is no more than 6 m above the natural ground level. • The flagpole is no more than 200 mm in diameter. • The flagpole is not used for advertising. • There is no more than 1 flagpole on the lot. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
<p>Fencing</p>	<p>Only where the fence:</p> <ul style="list-style-type: none"> • Compiles with the requirements of the Scheme and the relevant Local Planning

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	<p>Policy, Structure Plan, Activity Centre Plan or Local Development Plan;</p> <ul style="list-style-type: none"> • Complies with the requirements of the Residential Design Codes; • Not located within the primary street setback area of within a Heritage Area, if the fence is visible from the streetscape, it must be cream or white; and • is not located on land included in the Heritage List or State Register of Heritage Places.
<p>The filling of land and/or erection of a retaining wall on the same lot as a single house or a grouped dwelling or a multiple dwelling</p>	<ul style="list-style-type: none"> • The R-Codes apply to the works. • The works comply with the deemed-to-comply provisions of the R-Codes; • The works comply with requirements of the Scheme and relevant provisions of this Policy; • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
<p>The demolition or removal of a cubbyhouse.</p>	<p>The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</p>
<p>The installation of a water tank.</p>	<ul style="list-style-type: none"> • The water tank is not installed in the street setback area of a building. • The volume of the water tank is no more than 5 000 L. • The height of the water tank is no more than — <ul style="list-style-type: none"> (i) for a tank fixed to a building — the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

<p>Internal building work that does not materially affect the external appearance of the building.</p>	<ul style="list-style-type: none"> The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
<p>The modification or provision of external openings (windows or doors) to a building.</p>	<ul style="list-style-type: none"> Where the modification or new window complies with the deemed-to-comply provisions of the Residential Design Codes Replacement is like for like with the same size, design, materials and colours. Where the window isn't like for like the window shall: <ul style="list-style-type: none"> Be located 2m or more behind the predominant building line of the dwelling. Have vertical emphasis. Meaning the height of the window opening is greater than the width. Frame constructed of wide profile aluminum or timber. Frames are to be white or cream in colour or as per approved colour scheme The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
<p>Reroofing of a single house or a grouped dwelling or a multiple dwelling</p>	<ul style="list-style-type: none"> Replacement is like for like with the same form, pitch, design, materials and colours. The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
<p>The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling:</p> <ul style="list-style-type: none"> a pergola; a shade sail; an enclosed or unenclosed patio less than or equal to 20m² area; a garage or outbuilding less than or equal to 20m² area; 	<ul style="list-style-type: none"> The R-Codes apply to the works. The works comply with the deemed-to-comply provisions of the R-Codes; The works comply with requirements of the Scheme and relevant provisions of this Policy; The site is not abutting a secondary street and/or a right of way; The works are not located in the front or sides (or attached to the front or side facing portion of the dwelling) of the existing dwelling and is located at the rear of the dwelling. The works are not located at a place listed on the Heritage List or State Register of Heritage Places.

<p>Demolition or removal of the following structures:</p> <ul style="list-style-type: none"> • Outbuildings with a floor area of less than 25m²; • Patios; • Shade Structures; • Carports; • Air Conditioners; • Private swimming pools and outdoor spas; • Flag poles; and • Water tanks. 	<ul style="list-style-type: none"> • Detached from the dwelling where at the front of a dwelling or located between the dwelling and the side or rear lot boundary of a development site where attached or detached. • The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
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9. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes (R-Codes), Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this policy.

Character Street	<i>Means streets which display 'Original Traditional Lot' layouts and dwellings with traditional architectural styles and garden designs. These streets are shown in Figure 1.</i>
Locality	Means properties within a 75m radius from the centre of the Original Traditional Lot to which the dwelling or addition is located (refer to Figure 13). Dwellings outside of the Inglewood Heritage Area are not included within the 75m Locality area.
Original Traditional Lot	Means the lot area established during the original subdivision of the land.
Predominant Building Line	Is measured from the roof line directly above the front door of the dwelling.

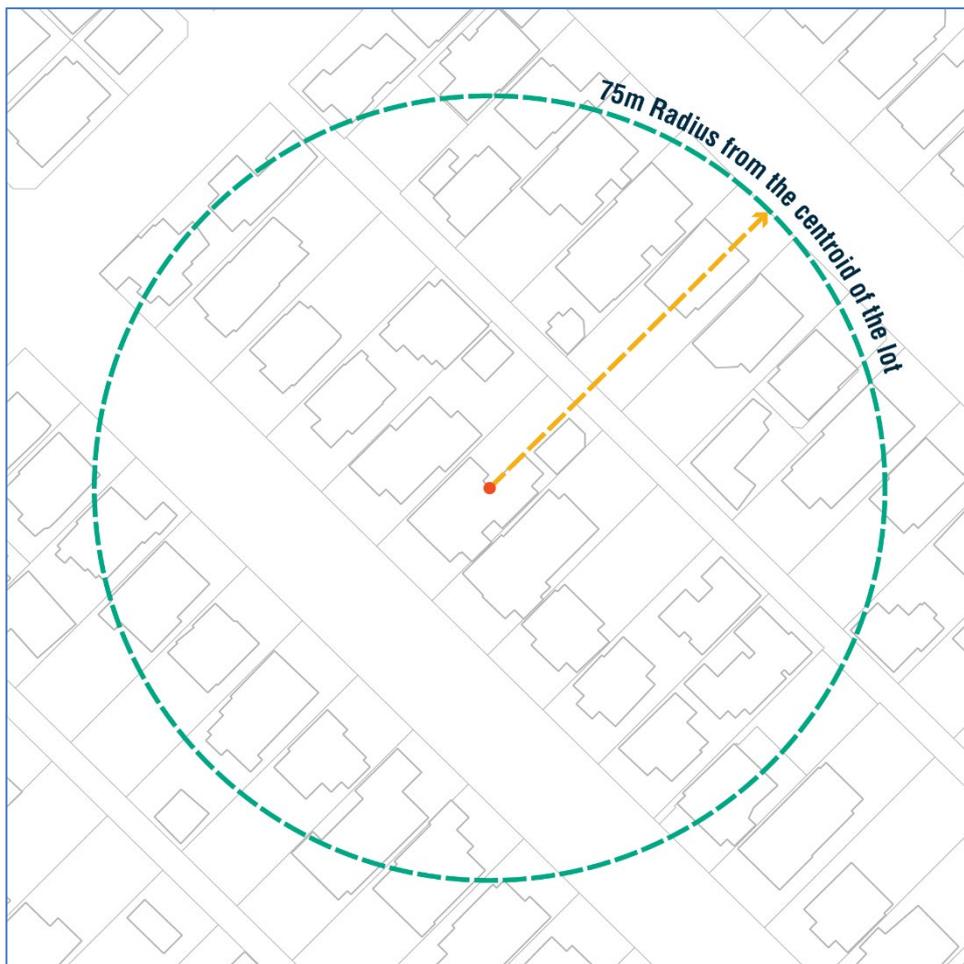


Figure 13 – How 'Locality' is determined

10. OTHER RELEVANT DOCUMENTS

- Local Planning Scheme No.4 Scheme Text
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- State Planning Policy 3.5 Historic Heritage Conservation

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Policy Owner: City Future

Policy No.
Latest adopted review date:

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