

Heritage (Decision about (partial) Cancellation Proposal – Wakefield Gardens Heritage Precinct) Notice 2010

Notifiable Instrument NI 2010—226

made under the

***Heritage Act 2004* section 47 & 50 Notice of Decision about (partial) Cancellation Proposal**

1. Name of instrument

This instrument is the Heritage (Decision about (partial) Cancellation Proposal – Wakefield Gardens Heritage Precinct) Notice 2010 -

2. Details of the Cancellation

The decision removes 18 O’Connell Street (Block 44 Section 21) Ainslie as an ‘identified dwelling’ in the Wakefield Gardens Heritage Precinct as noted in the Register Entry map. The amended Register Entry for the Wakefield Gardens Heritage Precinct is at Attachment A.

3. Reason for decision

The ACT Heritage Council consider that the works made to the building prior to listing has compromised the integrity of the original built form and that the heritage significance has been extensively and irreversibly diminished.

4. Date of Cancellation

6 May 2010

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Gerhard Zatschler
Secretary
ACT Heritage Council

7 May 2010



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20046. Wakefield Gardens Housing Precinct

Sections 21-23, 27 – 30, 33,34,39, 44 – 47(Blocks all) and adjacent road easements as identified as part of H46

AINSLIE

This document has been prepared by the ACT Heritage Council.

This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the ***Heritage Act 2004***), as the case may be, is taken to be registered under the ***Heritage Act 2004***.

Conservation Requirements (including Specific Requirements), as defined under the ***Heritage Act 2004***, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under ***the old heritage places register or old heritage objects register*** is restricted under the ***Heritage Act 2004***.

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46. WAKEFIELD GARDENS GARDEN CITY HERITAGE PRECINCT

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LOCATION:

District of Canberra Central, Division of Ainslie, Sections 21-23, 27-30, 33, 34, 39, 44-47 and all adjacent road easements as identified in Figure 46 and indicated on the Territory Plan Map by the Heritage Places Register Overlay H46.

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE

The features intrinsic to the heritage significance of the place and requiring conservation comprise:

- (1) An early C20th 'Garden City' planned subdivision including:**
 - (i)** road pattern - curvilinear symmetrical arrangement of streets and parks;
 - (ii)** pre-existing stand of eucalypts utilised in planning arrangements - deliberately incorporated into pocket and corner parks;
 - (iii)** hierarchical road pattern with wide arterial roads around the perimeter of the subdivision, secondary curving streets within the subdivision and narrow width roads around the internal reserve. A rectangular subdivision featuring a strong axial arrangement north-south and east-west. The east-west axis is part of the major Canberra axis formed by Macarthur Avenue/Wakefield Gardens crossing Northbourne Avenue at right angles;
 - (iv)** a strong hierarchy of reserves and other green spaces in a highly ordered pattern with a primary central landscaped reserve incorporating community facilities, four secondary reserves (corner parks) and pocket parks;
 - (v)** symmetrical subdivision of blocks, including tapered triangular blocks, generated from the road pattern;
 - (vi)** land use allocated to distinct uses to create an ordered and efficiently planned environment ie. residential, recreational, community and commercial uses;
 - (vii)** generous landscaped verges containing substantial street trees, pathways, corner parks and pocket parks;
 - (viii)** patterns of modest dwellings in a generous garden setting whereby the gardens enhance the streetscape and form a buffer of landscaped open space between adjacent dwellings;
 - (ix)** single storey detached dwellings and single storey semi-detached dwellings sited symmetrically across adjoining pairs of blocks creating the appearance of a single building in a garden setting;
 - (x)** generally uniform front setbacks with occasional variations where one or two houses will have an increased setback to break the unity and create visual interest in the streetscape;
 - (xi)** highly-ordered composition of dwellings, driveways and public space;
 - (xii)** dwellings with unifying architectural style, scale and materials;
 - (xiii)** garages sited towards the rear of the block to deliberately down play the presence of a utilitarian structure in the streetscape and to give emphasis to the garden setting of each dwelling;
 - (xiv)** driveways along side boundaries generally sharing or 'pairing' the verge crossing with the neighbouring block;
 - (xv)** public utility services removed from the streetscape and located underground or at the rear of blocks;
 - (xvi)** unified landscape treatments and street furniture including verges, driveway materials, street trees, hedges, fences, street signs and lighting.

- (2) A distinct pattern of housing development and landscape demonstrating early Federal Capital planning philosophy for the provision of low-density public housing:**

- (i) blocks and original cottage forms of equivalent size - originally planned to provide medium cost rental accommodation for middle income public servants.
- (3) The Federal Capital architectural style/character of the original public housing.**
- (i) Federal Capital Commission (FCC) designs reflecting a mix of international styles and subtle variations of roof forms and materials including examples of rendered masonry construction with prominent gables;
 - (ii) Department of the Interior (DOI) designs utilising pitched roof forms and red face brick exteriors;
 - (iii) Use of repetitive elements across designs including chimneys on gables and recessed and projecting porches.
- (4) Historic remnants of the original street furniture including street signs, fire hydrants and footpath lighting and other elements including kerbs and gutters and examples of brick drains within some verges.**
- (5) Mature public and private treescape of historic, aesthetic, natural and amenity values.**
- (6) Individual places of specific aesthetic, architectural, historical and social value as identified in Schedule 1.**

STATEMENT OF SIGNIFICANCE

The Garden City heritage precincts of Alt Crescent, Barton, Blandfordia 5, Braddon, Corroboree Park, Forrest, Kingston/Griffith, Reid and Wakefield Gardens collectively and individually demonstrate the early principles of Garden City planning.

'Garden City' planning, in combination with American 'City Beautiful' principles, underpinned the initial planning of Canberra by the Federal Capital Advisory Committee (FCAC), Federal Capital Commission (FCC) and the Department of Interior (DOI) between 1920 and the Second World War.

The philosophy behind Garden City planning was to create healthy working and living environments for urban residents. It developed internationally through the 1900s and many of the principles were integral to Walter Burley Griffin's winning design for the new Federal Capital of Australia.

Garden City planning has evolved to become the basis of professional town planning practice, and Canberra as a whole reflects this progressive evolution. The key significance of the heritage precincts is their demonstration of Garden City characteristics that reflect aspects of the original Garden City philosophy.

Since the Second World War, Garden City planning has followed a continuous process of rationalisation to suit changing lifestyles. Key features such as the presence of central landscaped reserves overlooked by housing, the generous verge widths, generous block sizes and front setbacks and government supplied and maintained hedges have been lost or diminished.

The heritage precincts also demonstrate historical and social aspects of the detailed planning and construction of early Canberra by the FCAC, FCC and DOI. The delineation of suburbs/precincts into segregated socio-economic classes was a departure from the Garden City ideology of combining social classes together. As the date for the opening of the provisional parliament house was set for 1928, there was an

urgent need to accommodate both government staff and workmen engaged in building city infrastructure and administrative facilities. A lack of private-sector interest and capability forced the government to construct the major portion of new housing within Canberra throughout the 1920-40 period.

The influences of early planning philosophy, including social segregation, and the urgent need for large public housing estates are reflected in the highly-ordered layout and aesthetic unity of the precincts. Blocks and dwellings within each precinct are of comparable size to accommodate government employees of a similar class and the dwellings are repetitions of a limited number of designs. In many instances the layout of buildings, fences and public landscaping for entire sections was planned and constructed as a single project. Large rear gardens reflect the planners' intention to provide opportunities for residents to grow fruit and vegetables in the face of critical shortages of locally available fresh produce.

The precincts demonstrate a mix of international architectural styles including 'Arts & Crafts', 'Federation', 'Interwar Californian Bungalow' and 'Interwar Georgian Revival', whilst reflecting the trend of the interwar period towards the subtle or minimal decoration as a precursor to Modernism and in contrast to the ornamentation of the previous Victorian and Federation periods.

The architectural character of the precincts is also valued for its high degree of aesthetic unity and demonstration of technical innovation in the design of low-density public housing subdivisions for the period. This includes the use of alternate exterior elevations on the same floor plan, the mirror reversing of floor plans, and the recurring use of architectural elements such as recessed porches or chimneys centrally located on a gable facade.

The limited number of remaining examples of privately-built housing from the original construction period are valued for their ability to reflect the comparable architectural and social values of the private sector or specific individuals during the period 1920-1940.

The landscape treatment of the precincts is also valued for its aesthetic unity. This emanates from the spatial treatment of landscape including setbacks providing for a generous garden setting and separation between dwellings, with garages at the rear of the block, and the unity in the existing grassed verges, hedges, and street trees.

The resultant composition of architectural and landscape elements form a cohesive streetscape that the community values.¹

The retention and diversity of mature exotic and endemic trees on public and private land within the precincts enhances the concept of Canberra being a Garden City.

Additional values specific to the Wakefield Gardens Garden City heritage precinct are:

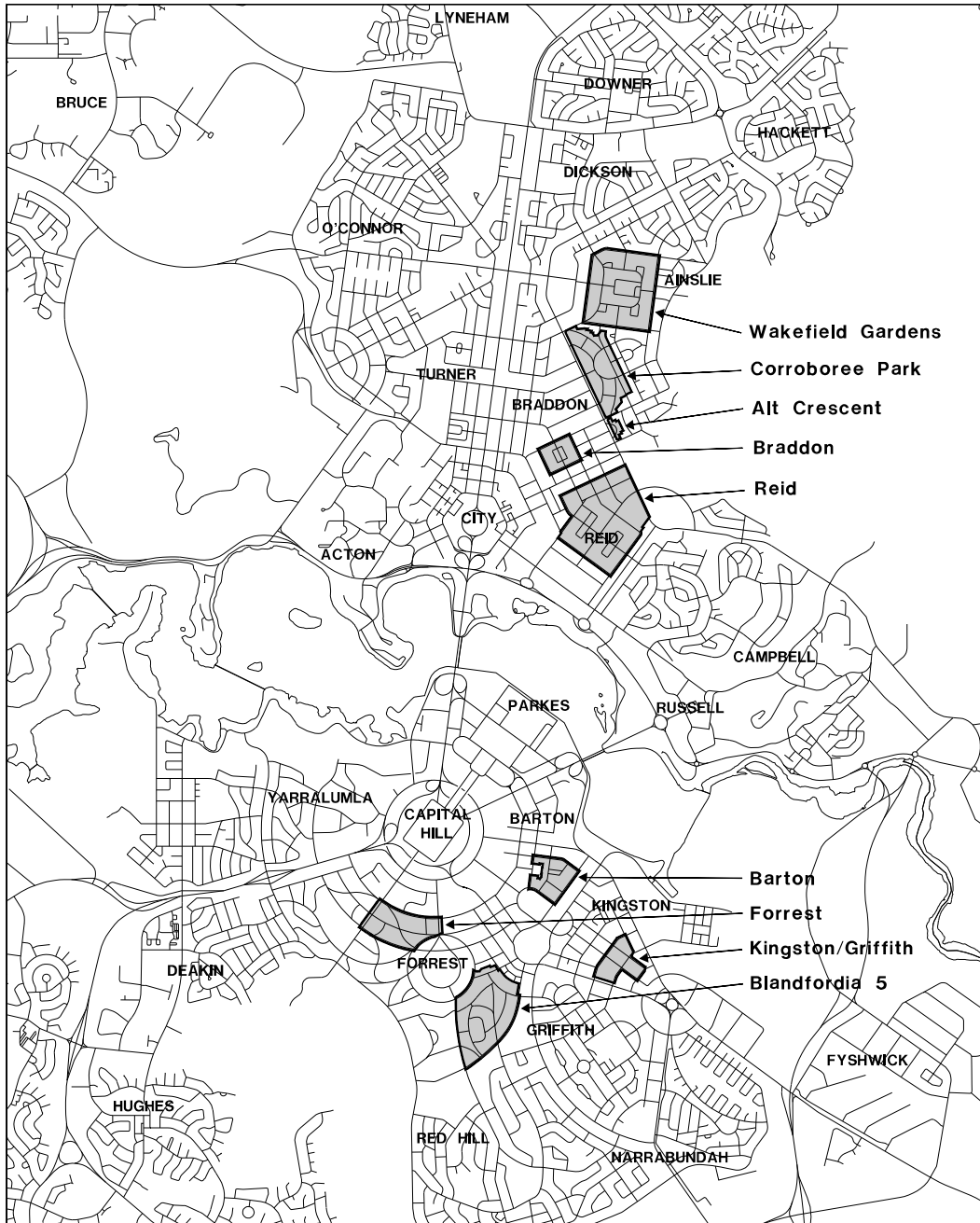
- The first stage of the precinct was constructed between 1925 and 1929 to meet the urgent need to provide housing for lower income public servants and workmen prior to the opening of the provisional Parliament House in 1927.
- The "Beaufort Steel House" at Block 1 Section 23 Ainslie is a rare example of a prefabricated steel construction house intended for mass production. It has prefabricated steel frames sheeted with steel and the roof is gabled and sheeted with ribbed steel deck. The steel casement windows are vertically proportioned modules. The eaves lining is integral with the guttering and the same details are carried over to the gables. The Beaufort House, designed for the Department of Aircraft Production, is significant as an example of restructuring of war industry to accommodate the post war housing shortage. The house was opened for exhibition between 19 and 27 April 1947 and had more than four thousand visitors including

the then Prime Minister, Mr Chifley. The production of prefabricated steel houses was abandoned in 1948 due to a shortage of steel.

- The bus shelter on Section 46 provides evidence of the pattern of urban development in north Canberra and the growth of the public transport in the ACT. The bus shelter was constructed in 1937. It was erected as a terminus and included a lavatory for ACTION employees. The architectural plans, dated 1936, show a urinal without a privacy door. The shelter is one of seven non-standard shelters selected by the Department of the Capital Territory in 1981 for retention as historical features.
- The precinct contains privately built examples of early Canberra architects including the work of Kenneth H Oliphant who was one of Canberra's first independent practising architects. Oliphant's work has contributed notably to the urban architectural character of Canberra.
- The public domain landscaping of Wakefield Gardens was directed by Thomas Charles Weston, Superintendent of Parks, Gardens and Afforestation, Canberra 1913-1926. Weston's use of Australian native species was an unusual practice for this period.

¹Industry Representatives, precinct residents and the general community were invited to attend one of a series of consultation workshops held during October 2000 to discuss proposed revisions to the conservation objectives and development controls for the Precincts. During these workshops all participants agreed that the Precincts had special values that should be conserved.

Figure 1: Canberra's Early Garden City Planned Precincts



SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF THE PRECINCT

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991*, a series of specific requirements have been identified to implement conservation objectives to ensure the retention of the heritage significance of the place.

Intent:

To retain and conserve the intrinsic features of the precinct:

- for their ability to demonstrate historical values including ‘Garden City’ planning principles and architectural and landscape design from the initial period of urban development within Canberra;
 - for the aesthetic unity of the streetscapes arising from the harmonious integration of low-density built forms within a mature landscape setting, and high proportion of landscape space and trees; and
 - for the social values associated with the retention of communal landscaped reserves and community facilities,
- whilst managing change to meet the contemporary requirements of residential usage.

The following interpretations shall apply in respect of the inclusion of ‘shall’ and ‘should’ within these Specific Requirements:

‘shall’ the requirement is mandatory and must be complied with in any development or action post-dating gazettal of this Register.

‘should’ the requirement represents the Heritage Council’s interpretation of how a development may fulfil the relevant objective in a manner that is consistent with the conservation of the heritage values identified in the statement of significance and intrinsic features. The Authority shall have discretion to accept an alternate solution subject to the applicant demonstrating to the satisfaction of the Authority that:

- the alternative solution fulfils the relevant conservation objective without risk of adverse impact upon the heritage values, and
- the alternative solution provides a high quality outcome which is comparable to the outcome that would be achieved by directly complying with the relevant requirement, or
- the alternative is necessary to address public health and safety concerns.

1.0 CONSERVATION OF THE 'GARDEN CITY' SUBDIVISION AND URBAN INFRASTRUCTURE

Objective 1.1 - Road and Subdivision Patterns:

To conserve the existing original road hierarchy and layout, pedestrian circulation patterns and subdivision layout.

Mandatory Requirements

1.1a Blocks shall retain the visual characteristics of the original development when viewed from the street or adjacent public domain ie. a single detached dwelling or duplex.

Requirements subject to the discretion of the Authority

1.1b Roads should retain their current alignments and widths and should remain bitumen or asphalt sealed. Kerbs should remain of 'upright' design. Kerbs and gutters should retain their current alignments and should be concrete.

1.1c New traffic calming and other road and traffic control devices should be designed to minimise disruption to the original street pattern, and the installation of raised humps or islands should be avoided.

1.1d Original footpath alignments and widths should be retained. Surfacing treatments should be consistent throughout the precinct.

1.1e Original traffic islands should be retained and maintained in their current locations. Preferred surface treatments are gravel, pebble or grass and the practice of planting low shrubs and flowering plants in traffic islands should be continued.

Objective 1.2 – Parks, Pocket Parks, Corner Parks, Reserve and Street Trees:

To conserve the landscaped reserves and parkland, and to conserve and reinforce the historical pattern of street trees consistent with early Garden City principles and contemporary social values.

Mandatory Requirements

1.2a The central reserve at Section 27 Block 11 and incidental green space at Section 39 shall remain landscaped urban open space. New recreation and community facilities shall only be permitted where they are consistent with a Conservation Management Plan for the reserve that has been endorsed by the ACT Heritage Council.

1.2b The pocket parks at sections 44 – 47 and corner parks as identified on Figure 2 shall remain landscaped urban open space.

1.2c Trees shall be protected during development. Vehicles, equipment and materials shall not be parked or stored within the drip line of trees or on the reserve.

Requirements subject to the discretion of the Authority

- 1.2d** Where trees occur in an historical formal arrangement, the original alignments, spacings and species (including patterns of species variation) should be retained, with trees being replaced where missing or in a declining or hazardous condition.
- 1.2e** Where trees occur without a definable arrangement or pattern, the general character of the planting should be conserved where it enhances the landscape character of the precinct.
- 1.2f** ‘Environmental Weeds’ or pre-1940 trees where the species has not proven suited to the location may be replaced with an alternate species. Replacement species should, at maturity, be of similar size, shape and habit to the original.
- 1.2g** Non-original trees that do not complement the pre-1940 species or patterns should be removed.
- 1.2h** Any development on the central reserve at Section 27 Block 11 and incidental green space at Section 39 should reinforce the axis between the reserve, the incidental green space and Wakefield Avenue.
- 1.2i** The introduction of buildings or other major structures into the pocket parks at sections 44 – 47 and corner parks as identified on Figure 1 should not be permitted.

Objective 1.3 – Original Street Furniture and Utility Services:

To ensure that remaining examples of street furniture (including bus shelters, seats, street signs, footpath lighting and fire hydrants) dating from the period 1920 - 1940 are retained and conserved *in situ*.

Mandatory Requirements

- 1.3a** Alterations and additions to the identified original bus shelter on Section 46 shall reflect and complement its architectural style. This includes changes to external finishes, including painting.

Requirements subject to the discretion of the Authority

- 1.3b** Remaining examples of street furniture from the period 1920-1940 should be retained and conserved *in situ*. Modifications to retain ongoing functional use, eg: the inclusion of reflective street nameplates on original precast signposts, may be permitted.

Objective 1.4 – New Street Furniture and Utility Services:

To ensure that the design of new street furniture and utility services is complementary with remaining examples of street furniture from the period 1920-1940, and that it is of a uniform appearance that is sympathetic to the streetscape character of the precinct.

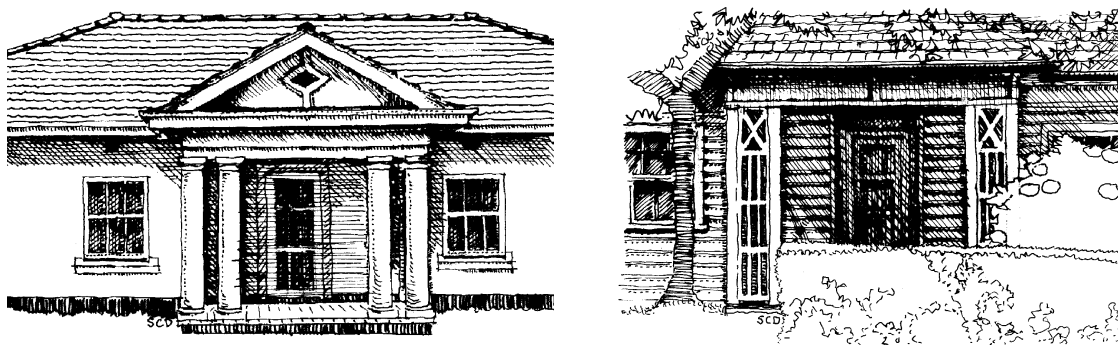
Requirements subject to the discretion of the Authority

- 1.4a** The design, scale and location of new or replacement street signs and footpath lighting should complement the design, scale and location of original street furniture and the streetscape character.
- 1.4b** The design and location of new fire hydrants, road lighting or any other new street furniture should complement the streetscape character.

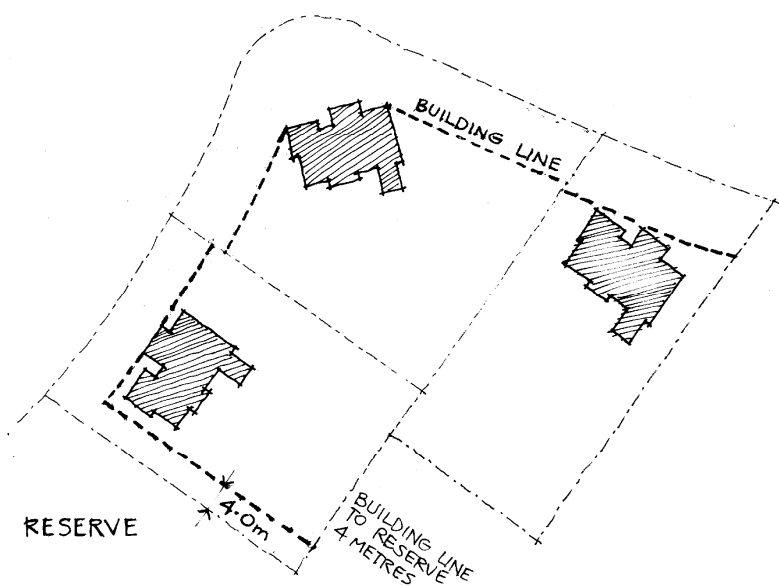
1.4c	Traffic signage should be kept to an essential minimum.
1.4d	New street furniture or utility services should not require the removal or detrimental pruning of trees within verges, parkland and reserves.
1.4e	New utility services should be incorporated along existing overhead routes or be routed underground in a manner that does not impact on built or major landscape elements.
1.4f	Existing installations of overhead utility services within verges or forward of average building lines should progressively be removed.
2.0 CONSERVING LANDSCAPE AND STREETScape VALUES	
Objective 2.1 - Siting, Setbacks and Garden Settings for all dwellings: To conserve and reinstate the historical arrangement of dwellings across the precinct and the provision of a generous garden setting for each dwelling.	
Mandatory Requirements	
2.1a	Development shall not preclude any current or future provision of vehicle accommodation behind the building line.
2.1b	Additions to dwellings or the construction of new dwellings, buildings or structures shall not be permitted closer to a front boundary than the original building line, irrespective of existing encroachments.
2.1c	Side setbacks for dwellings shall be not less than 1.8 metres and at least 4.8 metres in combined total. For semi-detached dwellings having a shared party wall on a side boundary (eg. a duplex), the side setback to the other side boundary shall be a minimum of 3 metres.
2.1d	Site coverage of built development (including the area of any dwelling, garage, carport, outbuilding or other roofed area but excluding driveways and unroofed paved areas) on a residential block with an area less than or equal to 850m ² shall not exceed 30% of the area of the block.
2.1e	Site coverage of built development (including the area of any dwelling, garage, carport, outbuilding or other roofed area but excluding driveways and unroofed paved areas) on a residential block with an area greater than 850m ² but less than or equal to 1600 m ² shall not exceed 27.5% of the area of the block.
2.1f	Site coverage of built development (including the area of any dwelling, garage, carport, outbuilding or other roofed area but excluding driveways and unroofed paved areas) on a residential block with an area greater than 1600 m ² shall not exceed 25% of the area of the block.
2.1g	Not less than 40% of the area of a residential block shall be retained as planting area. Planting area means an area of land within a block that is not covered by buildings, vehicle parking and manoeuvring areas of any other form of impermeable surface and that is available for landscape planting.

Requirements subject to the discretion of the Authority

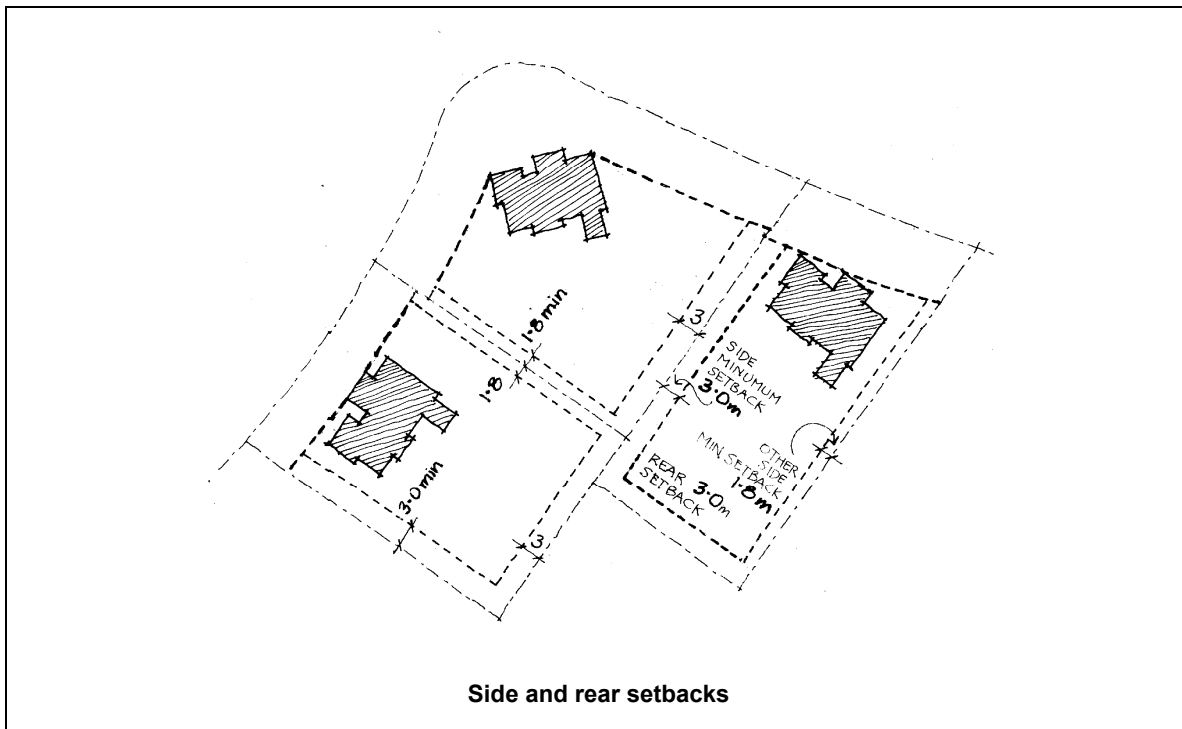
- 2.1h The original alignment of each dwelling should be retained (eg: main elevation parallel or perpendicular to the street, or angled across the block to face an intersection).
- 2.1i The original attributes of the point of entry to the original dwelling should be retained (eg: entry facing the street, entry integrated within a central covered porch).
- 2.1j Where a dwelling clearly demonstrates a breach of the predominant original building line in the street, additions to or new construction that encroaches to the predominant original building line may be permitted, except where the variation to the building line is determined to have been a feature of the original planned layout of the precinct subdivision.
- 2.1k For blocks adjacent to a public reserve or public pedestrian way, the building line along that boundary should be not less than 4 metres from the boundary.



Examples of original entry attributes



Examples of building lines



Objective 2.2 – Trees on Private Land:

To perpetuate the long term retention of trees on private land to complement tree management on public land within the precinct. (Requirements for the conservation of trees on public land can be found at 1.2).

Mandatory Requirements

2.2a Trees or shrubs over 6 metres tall shall not be removed from leased land without the consent of the Authority and only where in accordance with approval criteria included in relevant tree protection legislation operating in the Territory.

Requirements subject to the discretion of the Authority

2.2b Where the removal of a tree is approved a replacement tree, of stock and species common or sympathetic to the precinct, should be introduced at an approved location within the block, unless existing planting is considered to be adequate in terms of its quantity and location.

Objective 2.3 – Verges:

To retain the broad grassed verges that are complemented by the patterns of street trees, and form a landscaped foreground to the precinct subdivision.

Mandatory Requirements

2.3a Verges shall be retained at their current widths and remain grassed.

2.3b The introduction of new paving shall not be permitted unless, in the opinion of the Authority, the paving is essential for pedestrian or vehicular safety, public transport, or to restore or maintain an original pathway or driveway.

2.3c The introduction of trees or shrubs or any form of planting that detract from the open character of the verge shall not be permitted, excluding approved street trees.

2.3d Verges shall not be used for the long term parking of vehicles, trailers or other equipment or for the storage of building and landscaping materials or garden refuse.

Objective 2.4 - Verge Crossings and Driveways:

To retain the original pattern and appearance of verge crossings, and minimise the visual prominence of driveways within the streetscape.

Mandatory Requirements

2.4a Shared or paired verge crossings shall be conserved in their original locations and width.

2.4b Not more than one verge crossing shall be permitted where blocks have a single frontage.

2.4c Driveways shall conform to the verge crossing location with an alignment close to the nearest side boundary.

2.4d Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted on driveways or verge crossings.

Requirements subject to the discretion of the Authority

2.4e Single verge crossings may be relocated where :

- The existing verge crossing is to be reinstated to its original location, or
- in the opinion of the Authority, the street on which the verge crossing is located does not have a prevailing pattern that will be adversely affected by the relocation, and
- the relocated verge crossing will not have an adverse impact on street trees, and
- the relocated verge crossing will retain the original width, kerb detailing and proximity to a side boundary of the original, and
- the original verge crossing location will be planted with grass and the kerb reinstated.

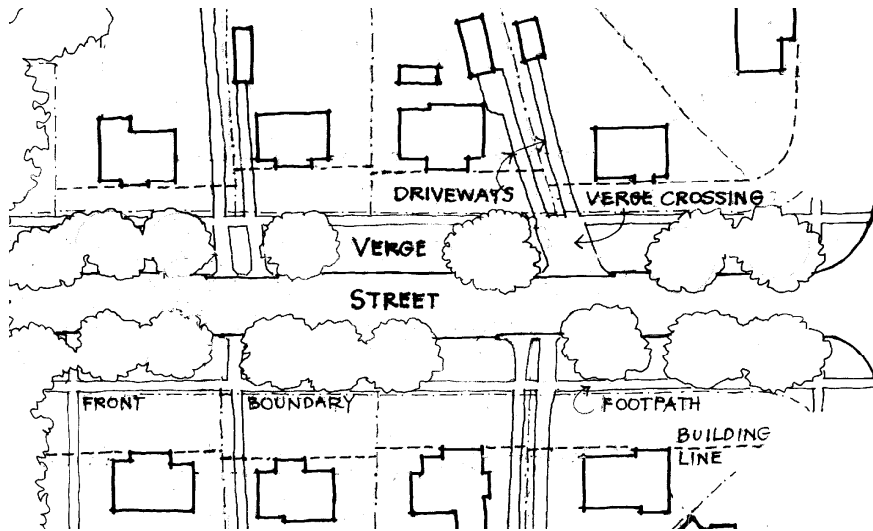
2.4f For blocks with two street frontages a second verge crossing may be permitted where:

- the new verge crossing will not have an adverse impact on street trees, and
- the new verge crossing will retain the original width, kerb detailing and proximity to a side boundary of the original, and
- any driveway connecting the two verge crossings is screened by planting.

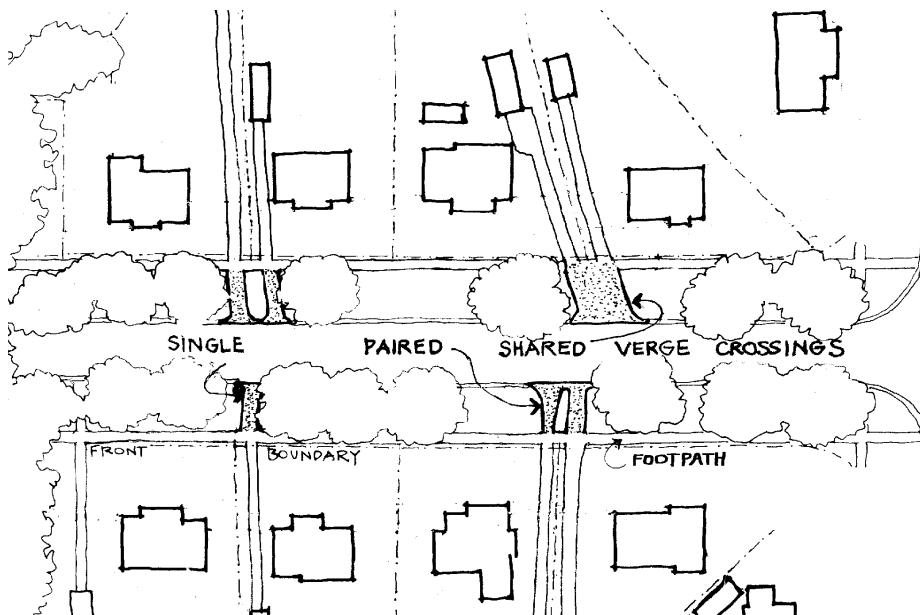
2.4g Driveways should integrate with front garden planting to reduce the visibility of the driveway from the street.

2.4h Driveways should be a single-vehicle width (<3.6m) between the front boundary and building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes.

2.4i Verge crossings should have a bitumen surface. Where existing verge crossings are surfaced in a material other than bitumen opportunities for replacement should be sought. Where required, the replacement of existing bitumen verge crossings with new bitumen is encouraged.



Verges, verge crossings and driveways



Single, shared and paired verge crossings

Objective 2.5 – Hedges and Front Gardens:

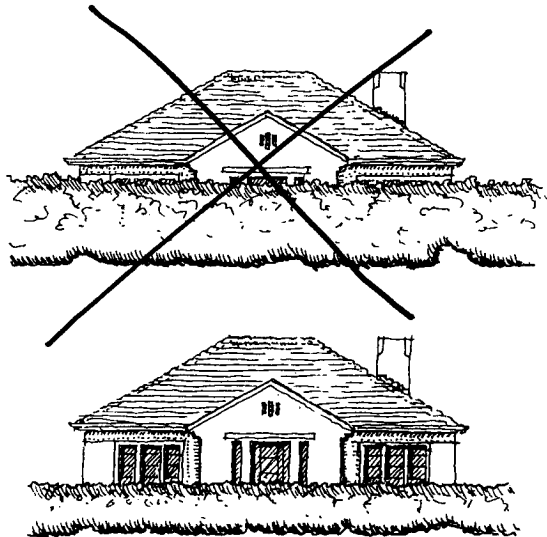
To conserve the original hedge patterns separating public from private domain and ‘framing’ the view of each dwelling and its front garden.

Mandatory Requirements

2.5a Hedges shall be retained at existing locations.

Requirements subject to the discretion of the Authority

- 2.5b** The planting of hedges along front boundaries and along side boundaries forward of the building line, and the maintenance of hedges to heights of not more than 1200mm is encouraged.
- 2.5c** Replacement or new hedge species should be evergreen and of appropriate scale and shape to form a border of typically not more than 1200mm in height.
- 2.5d** Existing hedges of species that are 'Environmental Weeds' should be replaced.
- 2.5e** A composition of soft landscaping should be retained between the building line and the front boundary. Soft landscaping may include trees, shrubs, grass and garden beds. Hard surfacing, other than for pathways and driveways, should be avoided.
- 2.5f** Retaining walls or earth mounding visible to the street should only occur where they will not have an adverse impact on the streetscape character.



Hedges should not hide the contribution of the dwelling to the streetscape

Objective 2.6 – Fences:

To re-establish unified fence patterns including heights, locations and materials.

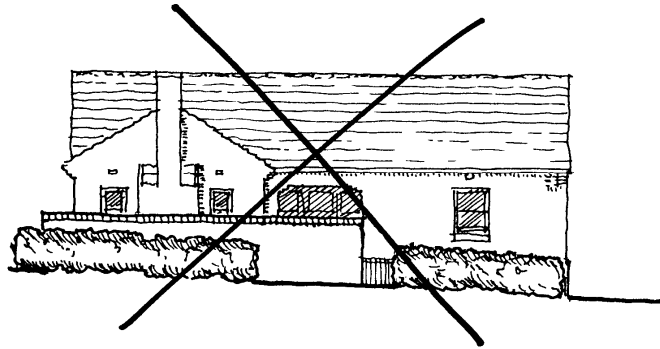
Mandatory Requirements

- 2.6a** Fences, courtyard walls and vehicular gates shall not be permitted closer to the street than the building line.
- 2.6b** Colour bonded steel and other sheet metal fencing and masonry walls shall not be approved for fences and gates between buildings and side boundaries or at any location visible to the street or adjacent public domain.

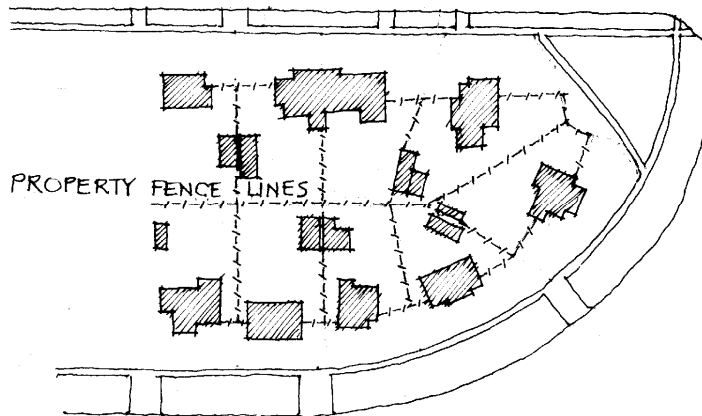
Requirements subject to the discretion of the Authority

- 2.6c** Pedestrian gates or driveway pillars forward of the building line should only be permitted where they are integrated with hedge planting and are less than 1200mm in height above natural ground level.

- 2.6d** Fences and gates between buildings and side boundaries should be:
- set at least 0.6m behind the building line; and
 - less than or equal to 1.8m in height above natural ground level; and
 - timber paling, timber lattice, brush, open mesh or metal railing.
- 2.6e** Side and rear boundary fences and gates should:
- not extend forward of the building line;
 - be less than or equal to 1.8metres above ground level; and
 - be timber paling, timber lattice, brush or open mesh metal railing.



Courtyard Walls obscure the contribution of the dwelling to the streetscape



Examples of original fence lines

3.0 CONSERVING THE UNITY OF BUILT FORM WITHIN THE STREETScape

Objective 3.1 - Unity of Built Form for all Dwellings:

To conserve the unity of built form within the streetscape by ensuring that additions to existing dwellings and new dwellings that are visible from the street or adjacent public domain, reflect and complement the scale, form, and materials of the identified original dwellings in the street.

Mandatory Requirements

- 3.1a** Two-storey development shall not be approved.

3.1b The level (RL) of the ridgeline or highest roof point of any development shall not exceed the level of the ridgeline or highest roof point of the original dwelling.

3.1c Additions shall have a finished floor level not in excess of 1.8 metres above natural ground level.

3.1d The roof form, roof pitch, wall and roof materials, eaves overhang and height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwellings shall complement the roof colours of original dwellings in the street.

3.1e The form of any roof projection or opening, where permitted, shall complement the original roof form and architectural character of the dwelling.

Requirements subject to the discretion of the Authority

3.1f Alterations and additions should be sited to retain the visual characteristics of the original development when viewed from the street of adjacent public domain ie. single detached dwelling or duplex.

3.1g Dwellings may include attics provided they will not be apparent from the street or adjacent public domain.

Objective 3.2 - Garages and Carports for all residential blocks:

To retain the historical pattern of garages sited towards the rear of the block, where they are not visually prominent in the streetscape and the form of the original dwelling is not impacted by the inclusion of a garage under the dwelling roof form.

Mandatory Requirements

3.2a Entries to basement parking shall only be permitted where the structural stability of the dwelling is assured, the entry and ramp are not prominent in the streetscape, and the top of a decline does not come forward of the dwelling.

3.2b No more than the equivalent of a double garage or a double width carport shall be visible to the street. Garage doors visible to the street shall be of a single car width.

Subject of the discretion of the Authority

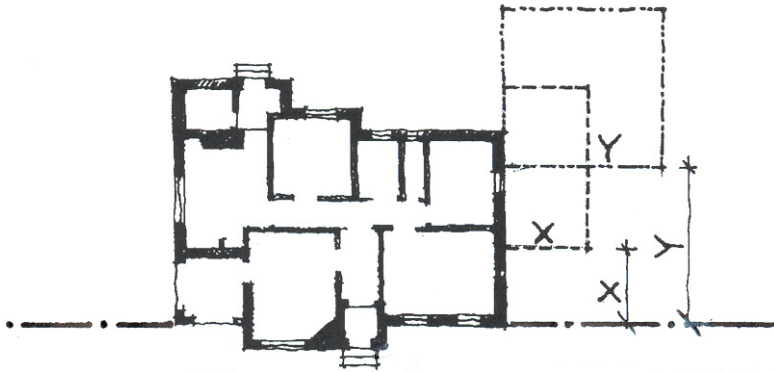
3.2c New garages or carports should be sited on or adjacent to the site of the original garage, otherwise new garages or carports should:

- utilise the original driveway, and
- retain a setback from a side boundary not less than the original garage and be no closer than 1.5 metres to a garage, carport or outbuilding on an adjacent block, and
- where located within 2 metres of a side boundary, have a wall height along the side closest to the boundary that is less than 3 metres above natural ground, and
- be set back from the nearest front face of the dwelling toward the rear of the block a minimum distance equal to the external width of the proposed garage or carport (refer XY diagram), and
- have a ridge height lower than the existing dwelling and a roof form that appears separate from the main form of the dwelling; and
- utilise scale, form, details and materials that complement the original dwelling.

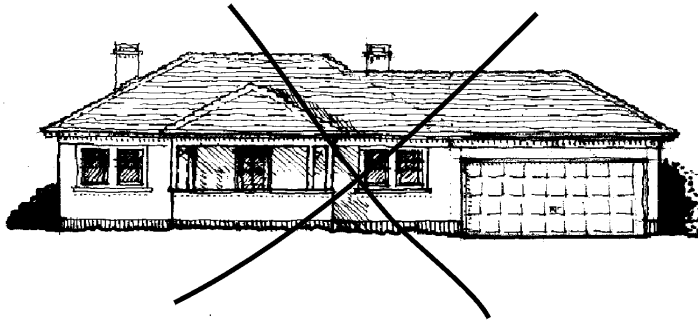
3.2d

Where a block has two street frontages, the setback of the new garage or carport from the front face of the dwelling may be reduced provided:

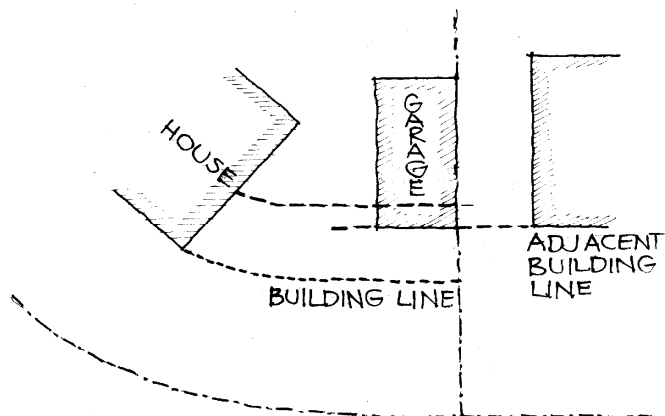
- the roof form of the garage or carport remains separate from that of the main dwelling,
- the garage or carport is not to extend forward of the front face of the dwelling, and
- the garage or carport is not to conflict visually with the alignment of the buildings on adjoining properties.



New garages and carports should be set back a minimum distance equal to their width from the nearest front face of the dwelling



Incorporating a garage under the roof line alters the form and scale of the dwelling



Where a block has two street frontages the setback from the front face of the dwelling may be reduced. The garage or carport should not extend forward of the front face of the dwelling and should respect the building line of the adjacent dwelling.

Objective 3.3 - New Architecture:

To enable contemporary architectural expression where additions are not visible from the street or adjacent public domain.

Requirements subject to the discretion of the Authority

- 3.3a** Additions that vary in architectural style to that of the original dwelling may be permitted on individual merit only where:
- the additions are detached or have minimal attachment to the original dwelling; and
 - the design, scale and materials of the additions are subordinate to the form of the original dwelling, and
 - the additions are not visible when viewed from the street or adjacent public domain; and
 - the design is of high quality and complements the architectural character of the precinct.

4.0 ADDITIONAL REQUIREMENTS FOR IDENTIFIED DWELLINGS – See Figure 2

Objective 4.1 – Form and Scale of Identified Dwellings:

To maintain the form of the identified dwelling as the dominant built form on the block when viewed from the street or adjacent public domain.

Mandatory Requirements

- 4.1a** External alterations and additions shall only be permitted to the front of a dwelling where:
- the alterations or additions will reinstate the original façade and details thereof, and/or,
 - the alteration is to a previous unsympathetic addition and will enhance the streetscape character.
- 4.1b** Subject to 4.1e below, additions to a side of a dwelling shall be set at least 1.8 metres toward the rear of the block from the nearest front face of the original dwelling.
- 4.1c** The enclosure of original unenclosed front porches or verandahs shall not be permitted.

4.1d The original roof shall not be replaced with an alternate form.

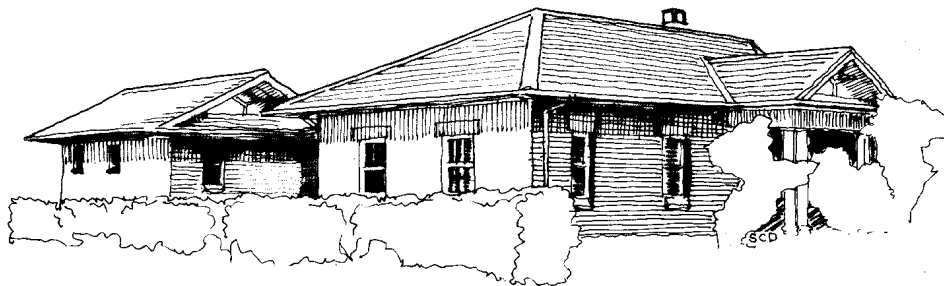
Requirements subject to the discretion of the Authority

4.1e For blocks with two street frontages or a front boundary adjoining a public reserve or pedestrian way, additions to one side elevation may occur with a reduced setback provided the apparent form of the original dwelling is retained.

4.1f Additions to dwellings should be designed to minimise disturbance to the form of the identified dwelling. Wall articulation and roof form should complement the identified dwelling. The addition of singular roof forms larger than the original roof should be avoided.

4.1g The restoration of any enclosed porches and verandahs to their original open design should be encouraged.

4.1h The restoration of non-original roofs to their original form should be encouraged.



Additions should minimise the disturbance to the roof form of the dwelling.

Objective 4.2 – Architectural Character of Identified Dwellings:

To retain the architectural character of identified dwellings.

Mandatory Requirements.

4.2a The painting or rendering of face brick dwellings shall not be permitted. The removal of render from dwellings that were originally rendered shall not be permitted other than where render is being repaired.

4.2b Applied finishes to the tiled roof of an identified dwelling shall retain the original roof colour. Applied finishes to the metal roof of an identified dwelling shall complement the roof colours of original dwellings in the street.

4.2c Roof elements such as skylights, solar hot water heaters, air-conditioners and telecommunications masts or dishes shall be sited to minimise visibility from the street or adjacent public domain.

Requirements subject to the discretion of the Authority

4.2d Alterations and additions that will be visible from the street or adjacent public domain should match the original details, materials and finishes for key elements including roofing and ridge capping; gutters and downpipes; fascias and eaves; wall finishes and decorative treatments; windows including fenestration patterns; entrance doors; and verandah joinery. Details, materials and finishes at locations not visible to the adjacent public domain should complement the original.

- 4.2e** Applied finishes to external walls should be coloured off-white or be of subtle, earthy tones that complement the streetscape.
- 4.2f** Chimneys visible from the street or adjacent public domain should be retained. New chimneys visible from the street or public domain should match the original proportions, finishes and capping detail.
- 4.2g** Original weatherboard-clad dwellings and mixed fibre-cement and weatherboard-clad dwellings should retain their original exterior claddings. Replacement claddings should match the profile, material and finish of the original dwelling.

Objective 4.3 – Community Buildings

To ensure community facilities are consistent with the streetscape character of the precinct.

Mandatory Requirements

- 4.3a** Alterations and additions to community buildings identified on Figure 2 shall be sympathetic to the streetscape character of the precinct and the form and scale of the existing buildings.
- 4.3b** Alterations and additions to the commercial buildings identified on Figure 2 shall be sympathetic with the streetscape character of the precinct.

Requirements subject to the discretion of the Authority

- 4.3c** The landscape setting of the identified community buildings, including spatial relationships between the built form and the landscape, and formal patterns of hard landscaping that contribute to the streetscape and landscape character of the precinct should be conserved.

5.0 DEMOLITION

Objective 5.1 – Preserving the Historical Integrity of the Precinct:

To retain original dwellings.

Mandatory Requirements

- 5.1a** The total demolition of identified dwellings shall not be permitted except in exceptional circumstances, including:
- the dwelling is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or
 - the existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition; or
 - where, in the opinion of the Authority, the integrity of the built form and street elevations of an original dwelling has been extensively and irreversibly diminished by unsympathetic alterations and additions.
- AND any replacement construction conforms to all provisions applicable to non-original dwellings.
- 5.1b** Except where a dwelling presents an immediate threat to public safety, the total demolition of an identified dwelling shall not be permitted unless an application for a replacement dwelling within a garden setting is approved.

5.1c Where in the opinion of the Authority, neglect of an identified dwelling has contributed to the dwelling becoming structurally unsound so as to necessitate total demolition, redevelopment of the site shall not exceed the gross floor area of the identified dwelling.

Additions to a replacement dwelling shall not be permitted within 3 years of completion of the replacement dwelling.

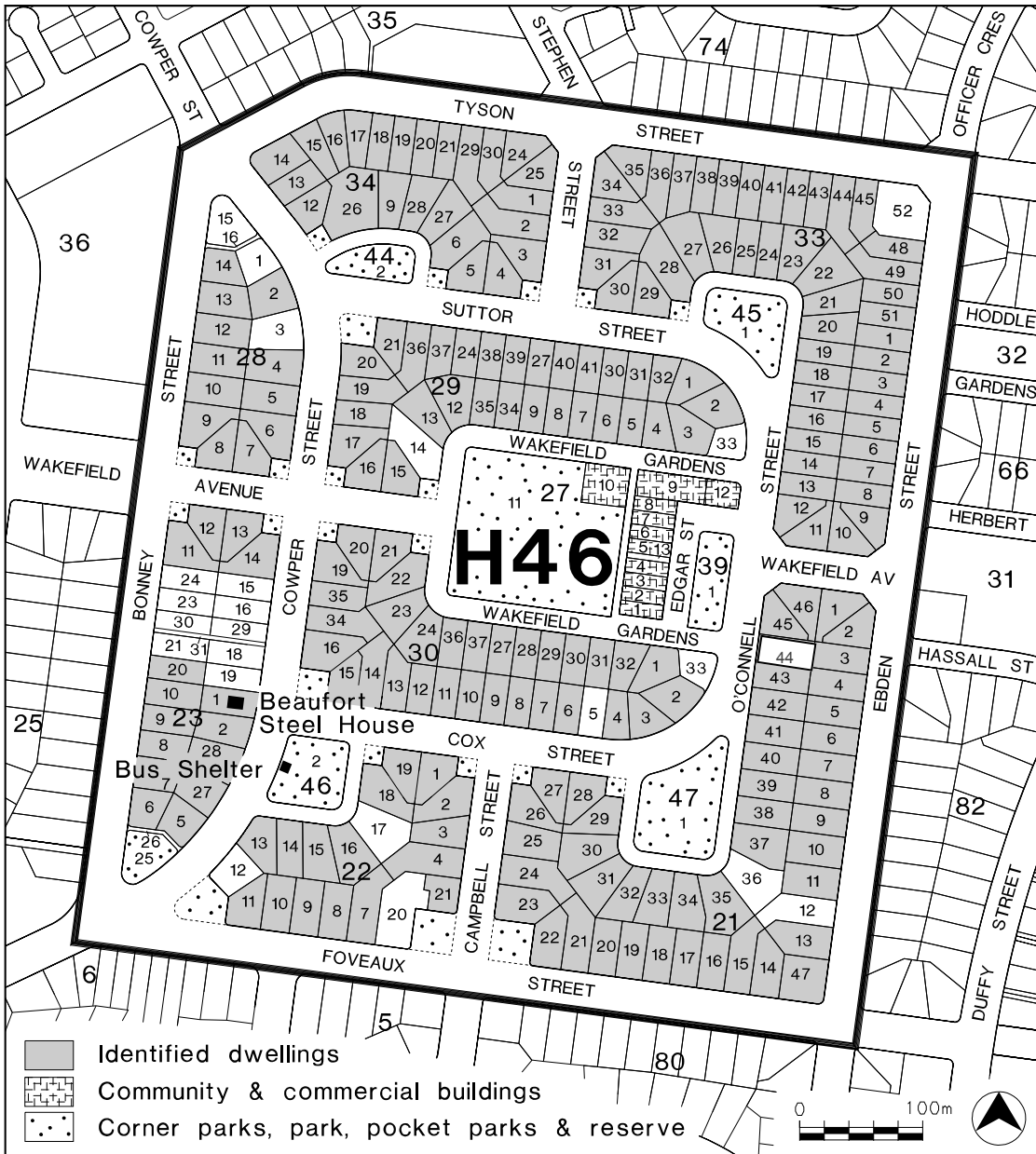
5.1d The partial demolition of original external building fabric of identified dwellings shall only be permitted in the context of permitted alteration or additions.

Requirements subject to the discretion of the Authority

5.1e Alteration to, or demolition of, internal building fabric of identified dwellings may be permitted provided the external building fabric of the dwelling is not adversely affected.

FIGURE 2: IDENTIFIED DWELLINGS, COMMUNITY AND COMMERCIAL BUILDINGS AND CORNER PARKS, PARK, POCKET PARKS AND RESERVE

SCHEDULE 1: INDIVIDUAL PLACES OF SPECIFIC VALUES



Beaufort Steel House	Section 23 Block 1
Bus Shelter	Section 46 Block 2