CITY OF BUNBURY

LOCAL PLANNING POLICY –
STIRLING STREET HERITAGE AREA

PURPOSE:
1. The Stirling Street Heritage Area is significant to the cultural heritage of the City of Bunbury as it illustrates the evolution of settlement in Bunbury, and contains areas of cultural landscapes and notable streetscapes highly valued by the community.

2. The Stirling Street Heritage Area is designated under the Heritage Protection provisions of the City of Bunbury Town Planning Scheme No. 7.

3. The purpose and intent of this Local Planning Policy is to provide development and design guidance for development within the heritage area.

OBJECTIVES:
In accordance with the aims of the Scheme, achievement of the following objectives is sought for all developments and land uses in the Stirling Street Heritage Area:

1. To conserve and protect the cultural heritage significance of the Stirling Street Heritage Area.

2. To ensure that new buildings, alterations and additions can be accommodated within the area without adversely affecting the Stirling Street Heritage Area’s cultural heritage significance.

3. To provide improved certainty to landowners and community about the planning processes for development within the Stirling Street Heritage Area.

APPLICATION
This Local Planning Policy applies to all premises within the existing Stirling Street Heritage Precinct, as detailed in the Plan at Attachment 4.1 to this Local Planning Policy until such time as the proposed modifications (as shown in Attachment 4.1) are adopted.

GUIDELINES:
Refer to attached.

COUNCIL DECISION NO/ DATE : 29/08 - 26 February 2008

SOURCE OF POLICY:
Development Services

REVIEW RESPONSIBILITY:
Development Services
Disclaimer

While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.

It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.
LOCAL PLANNING POLICY
STIRLING STREET HERITAGE AREA

1. Development Assessment

In considering any application for planning approval in relation to a place located within a Heritage Area, the Local Government will apply and have regard to the following:

- matters set out in section 6.5 of the State Planning Policy 3.5 – Historic Heritage Conservation.
- development control principles set out in section 6.6 of the State Planning Policy 3.5 – Historic Heritage Conservation.
- design guidelines set out in Attachment 4.2 to this Local Planning Policy;
- structural condition of a place, and whether a place is reasonably capable of conservation;
- level of significance (if any) assigned to the place in accordance with the City of Bunbury Local Planning Policy – Assessment of Cultural Heritage Significance; and
- The level of contribution provided to the area by each individual place within the area.

2. Levels of Contribution

The level of contribution that a place makes to the significance of an area is one of the matters considered in determining an application.

Whilst the area as a whole is considered to be significant, places within the area will fall into one of the following categories detailed in Table 1. Following review of the precinct, levels of contribution will be depicted on the plan of the Stirling Street Heritage Area.

Table 1: Levels of Cultural Heritage Contribution

<table>
<thead>
<tr>
<th>Level of Contribution</th>
<th>Description</th>
<th>Management Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Considerable Contribution</td>
<td>Very important to the significance of the Heritage Area. Recommended for entry in the Heritage List.</td>
<td>Conservation of the place is highly desirable. Any external alterations or extensions should reinforce the significance of the area in accordance with the Design Guidelines.</td>
</tr>
<tr>
<td>Some/Moderate Contribution</td>
<td>Contributes to the significance of the Heritage Area.</td>
<td>Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area in accordance with the Design Guidelines.</td>
</tr>
</tbody>
</table>

1 Note that, as detailed in the City of Bunbury Local Planning Strategy for Heritage and Character (adopted by Council on 6 November 2007) these Design Guidelines are to be reviewed and revised in conjunction with the review of the City of Bunbury Municipal Inventory. It is anticipated that this review will commence in 2008. Revised Design Guidelines will be advertised for public comment.
| No Contribution | Does not contribute to the significance of the Heritage Area. | Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area in accordance with the Design Guidelines. |

3  **Accompanying Material**

The City of Bunbury may require an applicant to provide one or more of the following to assist the local government in the determination of its application. This is additional to the requirement for accompanying material set out in clause 9.2 of TPS7.

3.1  **Heritage Impact Statement**

If a development proposal has the potential to substantially impact upon the exterior fabric of a place in the Heritage List, the Local Government may require a Heritage Impact Statement (prepared by a suitably qualified heritage professional) to be submitted as part of the accompanying material to an application for planning approval.

The contents of the Heritage Impact Statement must, at a minimum, address the following matters in sufficient detail to the satisfaction of the Local Government:

(a) how the proposed works will affect the significance of the place;
(b) what alternatives have been considered to ameliorate any adverse impacts; and
(c) how the proposal will result in any heritage conservation benefits that might offset any adverse impacts.

If a proposal affects a place that is entered in the State Register, or a large or complex place of “exceptional” significance, the Local Government may require a Conservation Plan to be prepared.

3.2  **Structural Condition Assessment in the Case of Demolition**

If structural failure is cited as a justification for the demolition of a place in the Heritage List, evidence should be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.

4.  **Local Government Owned and Vested Premises**

The City of Bunbury will seek to lead by example through the management of premises, either owned or vested, in accordance with this Local Planning Policy.
CITY OF BUNBURY
LOCAL PLANNING POLICY
‘DESIGN GUIDELINES FOR HERITAGE AREAS’

PURPOSE:
To provide guidance to Developers, the Community and Development Services Staff in relation to assessment of new developments and extensions to properties within Heritage areas, Municipal Inventory and Heritage List properties.

OBJECTIVES:
To enhance and conserve the character of heritage areas under Town Planning Scheme No 7 and the Municipal Inventory.

Encourage developments that are in harmony with the existing character and appearance of the Heritage area.

Ensure new development and alterations or additions to existing buildings within the Heritage area are in keeping with the character and integrity of the area.

GUIDELINES:
Refer attached

Additional guidelines for conservation and extensions to Heritage properties are contained within the Heritage Building Design Guidelines policy.

COUNCIL DECISION NO/ DATE: 47/03 – 18 February 2003

SOURCE OF POLICY
City Planner

REVIEW RESPONSIBILITY
City Planner

REVIEW DATE: June Annually

Disclaimer
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It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.
1.0 APPLICATION OF GUIDELINES

1.1 The Design Guidelines apply to the defined Heritage Areas as follows:

a) Stirling Street
b) South Bunbury, Tree Streets (proposed)

Attached plans indicate the precinct policy areas.

1.2 Development in accordance with these Design Guidelines is deemed to comply. However, alternative designs may be considered subject to demonstration that the proposed development is in keeping with the objective and intent of the Design Guidelines and subject to Council approval.

2.0 GENERAL PRINCIPLES

2.1 In assessing the impact of a new proposal on the character and amenity of the area, Council has two principles to consider. Firstly, how the proposal affects the streetscape and adjoining houses, and secondly a less rigorous approach to matters that do not intrude into the public domain of setback, building bulk and materials.

The criteria in these principles are as follows:

- The effect of the proposal in terms of conserving and enhancing the architecture and character of:
  - the area as a whole
  - streetscape
  - adjoining residences
  - the subject house

- The need for accommodation to reflect present day standards.

- The need to prevent over-development of the site.

- Over-development is assessed by the degree of bulk, which could cause an overbearing effect; by greater scale of new buildings, reduction in gardens (open space) and availability of car parking.

- the particular characteristics of each site (property) which require a specific design response.
3.0  SETBACKS

3.1  Building setbacks from the streets, which are an essential factor in setting the spatial
character of Bunbury need to maintained and reflect the existing established pattern in
the street.

3.2  If existing houses in the street are setback a standard distance, new development
should also follow that setback.

3.3  The setbacks should also take account of the rhythm and pattern of development in the
street.

4.0  SCALE

4.1  Bunbury was traditionally large single storey bungalows with the occasional large two
storey residence. With recent new development, this was eroded, however, any new
proposal must be balanced carefully with the adjoining residents as to the scale,
especially alterations and additions.

4.2  Corner blocks require special consideration but should maintain the pattern and
service areas of these houses and must not have an unsympathetic impact on the
streetscape.

4.3  New development should reflect the prevailing height of existing buildings in the
street. It should be sympathetic to the existing pattern of development in the street.

4.4  If two storey dwellings are proposed in a predominantly single storey street their
impact should be carefully considered and if necessary reduced by placing the two
storey section to the rear.

4.5  Development of residences of more than two storeys is not generally supported unless
particular site characteristics or the individual design indicate that this form of
development can be constructed in a manner that will have no unacceptable impact
upon the amenity of the locality and the adjoining properties.

5.0  MASS

5.1  Building mass or bulk is the apparent massiveness of a building in relation to its
surroundings. To complement the scale of the existing streetscape new houses should
be designed to blend with, rather than dominate, that space. "Oversize" buildings,
which overwhelm existing houses and dominate the streetscape will be discouraged.

5.2  Council may also require applicants to submit models of proposed developments so
that the design and impact on streetscapes can be assessed.
6.0 ARCHITECTURAL STYLE

6.1 It is Council’s wish to maintain Bunbury’s ambience and Council will encourage the use of traditional architectural styles which predominate the City.

6.2 Whilst Council encourages traditional materials, mock “historic” building styles will be discouraged. The following information indicates some of the periods, and some of the related appropriate styles and details, which should be used as a guide for assessing new development proposals.

1888 – 1899
Layout and Form –
Commonly rectangular, with a central passage
Back to back fireplaces
Iron roofs and bull-nosed verandahs

Finish/Materials –
Elaboration and decoration
Brick or render
Mass-produced elements – cast iron details, plaster moulding etc.
Leadlight coloured glazing
Decorated chimneys
Terracotta roof tiles/Iron roofs

External Colours –
Dark brick, untreated or rendered to give a ‘stone’ effect
Render painted in ‘stone’ colours – buff, rich creams, ochres
Deeper or lighter contrast colours on mouldings, cornices and other ornamentation
Joinery and other trim in deep greens, Indian reds, dark brown and dark bronze greens

1900 – 1918
Layout and Form –
Appearance of “L” shaped floor plans
Gabled roofs
Bay windows
Verandah sometimes reduced to entry porch
‘Eyebrows’ over windows

Finish/Materials
Ornamental woodwork, e.g. under verandahs, replacing cast iron
Iron roofs, or terracotta tiling with decorative ridges and finials
Tuck pointed brickwork, or roughcast render
Brickwork detailing and ornamentation
Increased use of pictorial leadlighting and “diamond” panes
DESIGN GUIDELINES

External Colours
- Render commonly pale cream, ochre or off-white
- Weatherboards e.g. in gables, in rich creams and pale mid-browns
- Joinery in browns and mid-blue and mid-yellow, greens (window joinery often two-tone)
- Verandahs as for Joinery
- Timber half-gables in contrast colours

1918 – 1939

Form and Layout
- Appearance of the “Californian Bungalow”
- Broad hipped roofs and gables
- Extended entry porch rather than full verandah
- Pillars rather than posts to support porches
- Other notable styles were Tudor Revival and Spanish mission

Finish/Materials
- Tiled roofs
- Half-timbered or shingled gable ends
- Brick detailing around chimneys, sills and pillars
- Timber detailing under porches and around windows
- “Paned” clear glass leadlights
- Small “feature” windows
- Rendered brick/Unpainted stone

External Colours
- Natural materials often left unpainted
- Rough-cast render or stucco in off-white
- Weather-boards stained and oiled, or in creams and buffs
- Joinery in dark brown and greens, and later in whites and off-white

7.0 AMENITY

7.1 The Council promotes a high quality public environment both through its own activities and by encouraging owners of private properties to contribute to the amenity of public spaces.

7.2 The Council supports the reinforcement of the traditional character of the domestic streets of Bunbury.

7.3 New developments should reflect these qualities and add to the enjoyment of walking in the street by designing houses which minimise environmental impacts on adjacent or nearby public spaces.
7.4 In assessing the environmental impact of new development the Council will pay particular attention to:

- Retention and enhancement of the existing landscaped areas in the street.
- Retention and enhancement of pedestrian shelter and the pleasant environment created by existing mature trees, attractive front fences, and visible (open) front gardens as well as the settings of the existing house on the lots. The latter may include elements such as glimpses of the ocean seen from the street through the gap between houses, long and closed vistas or the attractive landform or topography of the street.
- On private land, the retention of existing mature trees, and visual intrusion on the neighbouring properties.
- The impact upon neighbouring properties in respect of the extent of overshadowing of outdoor spaces, and the potential for the new development to unreasonably deprive adjacent dwellings of sunlight.

8.0 MATERIAL

8.1 Consistency in the materials used in existing developments should be reflected in new dwellings. Even if no overall consistency is apparent, sharp contrasts of form, colour and texture should be avoided.

9.0 ROOFS

9.1 The materials, colours and pitch of new roofs should be similar to those on adjacent existing houses or the pattern in the street. Sharp contrasts in materials, colours and pitch should be avoided.

10.0 PARKING AREAS

10.1 Landscaping and layout should be used to minimise the apparent area given over to parking.

10.2 Carports and garages should be grouped or included as one structure, but access to them from dwellings should be direct and sheltered.

10.3 Some parking can be included in the street setback area if it will not be out of keeping with the rest of the area.

10.4 The size of driveways and turning spaces should be the smallest which still allow effective operation. These areas, carports and garages should use similar materials to the rest of the development, to make them appear part of the total design.
11.0 STREETSCAPES

11.1 One of the features of Bunbury is the pleasant streetscape. Council is keen to preserve this feature of the area and when considering applications for planning approval shall encourage quality of streetscape.

11.2 In order to fulfil the objective Council shall have regard to the following when considering applications for planning approval –

- Preserve an open outlook from the street reserve so that front gardens and buildings are visible;
- Provide setback appropriate to the width, height and bulk of the proposed building in relation to adjoining buildings;
- Minimise the effect of the proposal on the amenity of the area by taking account of outlook, overlooking and overshadowing; and
- Consider the position and size of crossovers in relation to street trees, crossovers on adjoining properties, proximity to right of ways and streets to preserve safety and achieve a good appearance.

11.3 The following guidelines are given to assist applicants –

- Street boundary fencing should have an open aspect.
- The design, method of construction and appearance shall be in character with the building on the site and be in harmony with the character of the area.
- The setbacks from street boundaries shall take account of adjoining buildings.

11.4 Applicants should document the pattern of development along the street in terms of height, width of the building in relation to width of block, side and rear setbacks, roof types and pitches, design, colours and materials. Applications should show front facades of the two adjoining buildings as seen from the street and applicants should demonstrate how proposed developments contribute to and do not detract from the streetscape in terms of the established pattern of development and the adjoining buildings.

12.0 APPLICATIONS PROCESS.

12.1 Applications are to be assessed in accordance with Council’s Local Planning Policy ‘Development Process for the Assessment of Places of Heritage Value in the City of Bunbury’.