

3.1 CHARACTER RETENTION GUIDELINES MT LAWLEY AND MENORA

PART 1 - INTRODUCTION AND PURPOSE

1.1 INTRODUCTION

Where there is an inconsistency between the provisions of these Guidelines and other Policies the provisions of these Guidelines shall prevail, except where the Beaufort Street Local Development Plan applies.

1.2 OBJECTIVES

The purpose of these Guidelines is to ensure that the heritage character of Mt Lawley and Menora is retained and protected, as well as being reflected in new development.

The retention of the heritage buildings, gardens and streetscapes is important, as these are the features that give the area its special heritage character. Some buildings in the area are included on the State Register of Heritage Places, the City of Stirling's Heritage List and Local Heritage Survey, but many more contribute to the character of the area. New buildings, where they occur, should be designed to fit into the existing streetscape, and be designed in a similar style, scale, and proportions as the existing heritage buildings.

Given the above, the key objectives of these Guidelines are to: -

- Ensure the retention of buildings within the Heritage Protection Areas dating from the early 1900s to the 1950s where the architectural style of the building is generally intact;
- 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, respects the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;
- Maintain and improve existing street trees, grass verges and front gardens;
- Retain mature trees wherever possible; and
- Provide a framework for the assessment of development applications in line with the above points.

1.3 GUIDELINE AREA

These Guidelines apply to all land within the Heritage Protection Area Special Control Area outlined in Figure 1 Guideline Area.



Figure 1 - Guideline Area

1.4 HOW TO USE THESE GUIDELINES

1.4.1 BEFORE USING THE GUIDELINES

Before using the guidelines, it is advisable to become familiar with the area. Driving or walking through Mt. Lawley and Menora looking at the buildings, gardens, streetscapes, and parks is the best introduction to understanding the heritage value of the area.

1.4.2 USING THE GUIDELINES

Part 2 of these guidelines provides a brief analysis of each Heritage Protection Area focusing on aspects that give the area its special heritage character. This considers the area as a whole, including the characteristics of the streetscape and the features typical of the buildings in the area. This aims to provide a context for new development as well as informing applicants of why there is a need to ensure that the development complements the existing buildings and character in the area.

The Guidelines apply to all types of development within the Mt Lawley and Menora Heritage Protection Areas, including the conservation of existing buildings, additions to existing buildings, new development, fences, carports, and garages. These guidelines provide principles and specific recommendations for detailed design, focusing on key elements such as the built form and streetscape.

All new development must meet the objectives of the relevant section.

The City's Approvals Business Unit will use the guidelines to assist in determining whether your proposed development is in keeping with the heritage character of the area.

1.5 RELATIONSHIP TO OTHER PLANNING DOCUMENTS

In preparing your development proposals, these guidelines should be read in conjunction with other planning documents including:

- City of Stirling Local Planning Scheme
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- The City of Stirling planning policies, specifically including those relating to residential development (eg; Residential Building Height and Development Abutting Rights of Way), and
- The Beaufort Street Local Development Plan.

Where any conflict exists between these guidelines and the Acceptable Development standards of the *Residential Design Codes*, the provisions of these guidelines shall prevail with due regard given to the Performance Criteria of the *Residential Design Codes*.

The words and expressions used in the Guidelines are to have the same meaning as those given in Local Planning Scheme No.3.

**1.5.1 RELATIONSHIP OF LOCAL PLANNING POLICY 3.1 TO THE BEAUFORT STREET
LOCAL DEVELOPMENT PLAN**

- a) The area which is subject to the Beaufort Street Local Development Plan remains part of the area which is also subject to Local Planning Policy 3.1.
- b) The Beaufort Street Local Development Plan controls the built form and architectural style of new mixed use, non-residential, and residential multiple dwelling development (within the local development area).
- c) The Beaufort Street Local Development Plan prevails if there is any inconsistency with Local Planning Policy 3.1 in relation to clause (a) and (b) above.
- d) All other matters shall be in accordance with the relevant provisions of this Local Planning Policy.

PART 2 - RESIDENTIAL CHARACTER ANALYSIS

2.1 MOUNT LAWLEY HERITAGE PROTECTION AREA

2.1.1 DESCRIPTION OF THE AREA

The Mt. Lawley Heritage Protection Area is bounded by Walcott Street, Railway Parade, Central Avenue, the rear boundary of lots on the north-western side of North Street, the edge of Hamer Park, Bradford Street and Alexander Drive (refer Figure 2). The area is historically separated into two further areas being Mt. Lawley (Estates 1&2) and Mt. Lawley (East), which are discussed further in these guidelines.



Figure 2 - Mount Lawley Heritage Protection Area

2.1.2 HISTORY OF MOUNT LAWLEY

The eastern part of Mount Lawley was subdivided and settled in several stages from 1896 when Gold Estates of Australia first offered for sale lots in the area from First to Third Avenues and from Guildford Road to John Street.

Mount Lawley was named after Sir Arthur Lawley, Governor of Western Australia from April 1901 to August 1902. It is believed that Lawley allowed his name to be used on condition that the area contained no public houses. The name was initially applied to Estate 1, subdivided in 1902 and extending from Walcott Street to Regent Street and from the river to Clifton Crescent.

The area was extended in 1912 with the subdivision of Estate 2 between Clifton Crescent and Alexander Drive. The release of the subdivision coincided with the government takeover of the tramway service in the area. The subdivisions were carried out by Samuel Copley, a real estate speculator, and Albany banker John Robinson. Many of the street names in Estate 2 include the suffix 'royd' which was the maiden name of the wife of Samuel Copley.

The road layouts of Estates 1 and 2 differed from the adjacent subdivisions where streets were laid in a regular grid. The layout of Estate 1 followed the contours of the land with the result that roads such as Clifton, Lawley, and Queens Crescents and Farnley and Clotilde Streets curved with the gradient of the land and added diversity to the general subdivision pattern.

2.1.3 SIGNIFICANCE

Mt. Lawley (Estates 1 and 2) is an area of exceptional significance.

Mount Lawley Estates 1 and 2 provide a rare example in Perth of a substantially intact residential area from the first decades of the twentieth century. The area is characterised by an innovative street layout based on the natural topography of the area, together with a traditional streetscape featuring verges, footpaths, and regular planting of street trees. There is a predominance of large homes from the early twentieth century and inter-war period, many of high architectural quality, in established landscaped gardens. A canopy of mature trees in back gardens gives an established quality to the area.

The area has aesthetic, historic, social and scientific significance for the following reasons:

- Road and subdivision pattern;
- Excellent examples of housing from the early 1900s including examples of Federation Bungalow, Queen Anne, Arts and Crafts and Californian Bungalow architectural styles;
- Street design including the general street layout including grass verges and street trees;
- Garden layout, design and quality.

Mount Lawley (East) is an area of considerable significance.

Mount Lawley (East) is a good example in Perth of a substantially intact residential area characterised by large and medium sized homes from the early twentieth century and inter-war period, many of high architectural quality, in established landscaped gardens.

The area has aesthetic, historic and social significance for the following reasons:

- Typical example of rectangular grid road and subdivision pattern;
- Good examples of housing from the early 1900s and inter-war period including some very good examples of Federation Bungalow and Californian Bungalow style houses;
- Street design including the general street layout including grass verges and street trees;
- Garden layout, design and quality.

2.1.4 MOUNT LAWLEY STREETSCAPES

Mt. Lawley is laid out on a rectangular grid with lots of approximately equal size in individual streets, but with some variation across the area. Traditional lot sizes vary throughout the area; however, the majority are between 650 and 750 square metres with street frontages between 13.0 and 15.0 metres. There are some smaller lots of approximately 500 square metres in area closer to the railway. There are back lanes in some locations in Mount Lawley Estate No.1 and generally in Mount Lawley (East).

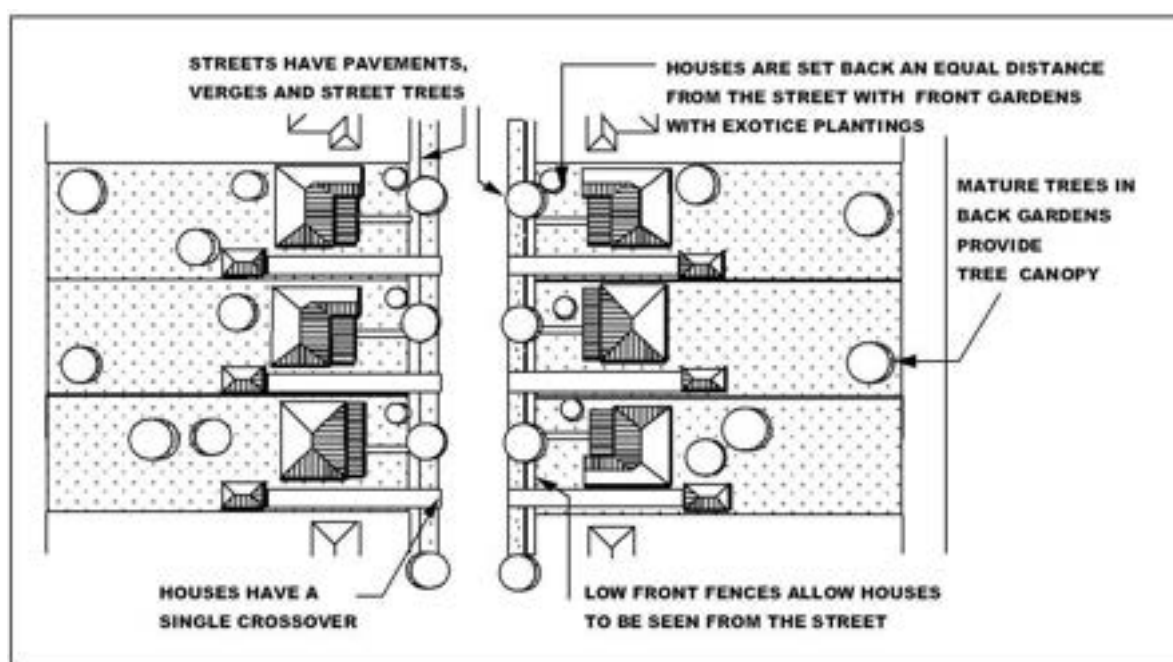


Figure 3 - Mt Lawley Streets

The area comprises predominantly single houses with one house to each block. Houses are generally single storey, located towards the front of the lot and with the front door facing the street. Houses are set back an equal distance from the front boundary from 5 to 9 metres in individual streets. Houses have front gardens with exotic plantings that reflect the period of construction (refer Figure 3).

Most houses have low (0.9 to 1.2m) front fences 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.

Streets have pavements and grass verges on both sides and various exotic species of street trees planted at regular intervals. Pavements are concrete slabs. Generally there is one single width crossover per lot.

There are some areas of public open space in the area. Generally they comprise grassed area surrounded by mature trees. The main commercial area is located on Beaufort Street.

There are a number of areas where the character of the traditional streetscape has been altered by the amalgamation or subdivision of lots for unit development. These developments are considered 'intrusive' or 'neutral' places.

2.1.5 TRADITIONAL MOUNT LAWLEY HOUSES

Traditional houses in Mt. Lawley were constructed predominantly in the period 1910 to 1950. Most houses are single storey and are generally constructed of red brickwork that in many instances is partly rendered. There are some weatherboard and iron houses remaining, including a group in Coode Street.

Houses are generally modest in scale and proportion and typical of middle-class housing of their era. However wall heights are generally higher than contemporary standards with wall plates at around 3.5 metres above ground.

Styles are predominantly Federation Bungalows, Federation Queen Anne with some examples of Federation Arts & Crafts, Californian Bungalow, Mediterranean and Spanish Mission styles particularly in the more recently developed northwestern part of the area. Following is an outline of the main architectural styles found in Mount Lawley.

Federation Bungalow: c.1890-c.1915

The Federation Bungalow architectural style, which began to appear towards the end of the Federation era, is one of the most prevalent architectural styles in the Mt. Lawley area. It has its origins in the single-storey vernacular houses, with commodious verandahs, that were found in colonial countries such as India, and is considered to be a transition between the more decorative Federation Queen Anne style and the later, more assertive Inter-War Californian Bungalow style of residential architecture.

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 laid back lifestyles and easy accessibility to the outdoors.

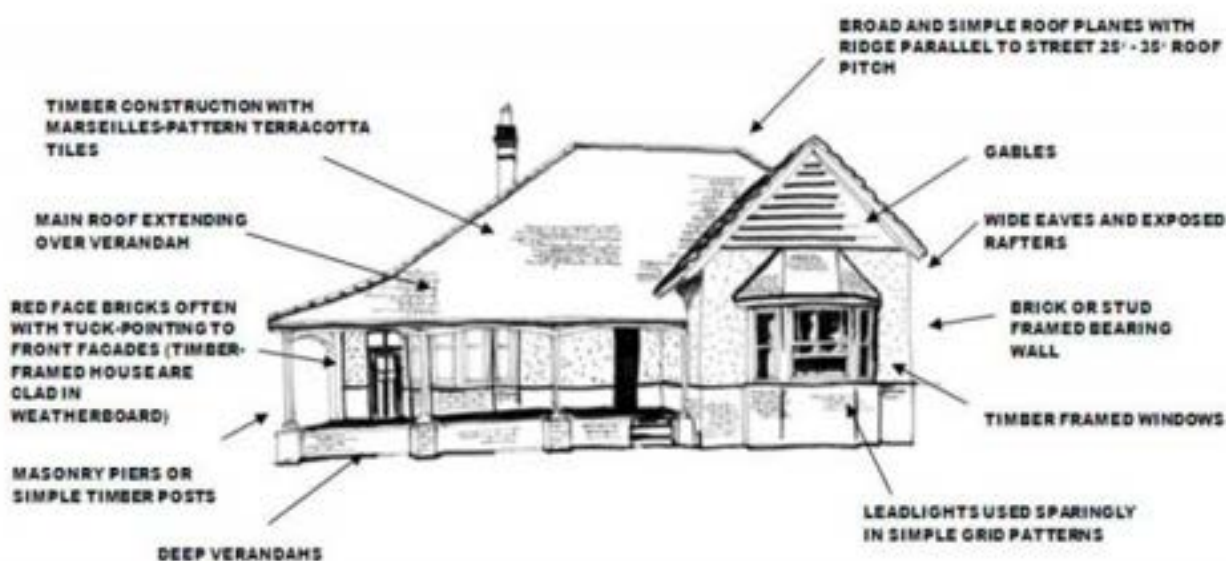


Figure 4 - Example of Federation Bungalow

Federation Queen Anne: c.1890-c.1915

Federation Queen Anne was the dominant Australian domestic style during the late nineteenth and early twentieth centuries. This style also appeared in rows of shops in the new suburbs being established during this time. Found throughout the Mt. Lawley area, it was a style influenced by a combination of traditional English architecture and the more extravagant American Queen Anne. Increasingly, decorative elements (both internally and externally) influenced by Art Nouveau, began to emerge after the turn of the century and became additional identifying features of the style.

Federation Queen Anne residences are often set in attractive gardens, with a variety of exotic plants and are picturesque and asymmetrical in appearance. Usually, one room projects forward of the front façade and the verandah then extends across the remaining frontage (refer Figure 5).



Figure 5 - Example of Federation Queen Anne

Federation Arts and Crafts: c.1890-c.1915

The Arts and Crafts movement emerged in the nineteenth century in England, where proponents such as William Morris looked towards recapturing the handicraft methods used in a rural pre-industrial age. In the United States, Gustav Stickley promoted the 'Craftsman' image in architecture, interior design, and furniture.

The Arts and Crafts movement was concerned with the integration of art into everyday life and the 'truthful use of materials and the honest expression of function', which resulted in informal, domestic scaled buildings with a comfortable familiarity.

In Australia, the Federation Arts and Crafts style of architecture drew from these overseas models and the residences built in this style display characteristics that are unassuming and homely (refer **Figure 6**).



Figure 6 – Example of Federation Arts & Crafts

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

The bungalow became popular in the United States at the beginning of the twentieth century. Expressed in 'earthy' materials, these homes were low-slung and planned for a casual lifestyle, especially in the temperate climate of California.

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. 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 suburban blocks with informal lawns and gardens, often using natural materials and finishes. Examples are shown in **Figure 7** below and in **Figure 15**.



Figure 7 – Example of Inter-War California Bungalow

2.2 MENORA HERITAGE PROTECTION AREA

2.2.1 DESCRIPTION OF THE AREA

The Menora Heritage Protection Area is bounded by the rear boundaries of lots on the southeastern side of Adair Parade, Bradford Street, Tweed Crescent, Alexander Drive and Walcott Street (refer **Figure 8**).



Figure 8 - Menora Heritage Protection Area

2.2.2 HISTORY OF MENORA

Menora was subdivided and settled in the inter and immediate post war periods. Prior to that time the area was characterised by general agricultural uses and smallholdings.

The planning of Menora, and the adjacent area of Coolbinia, on Garden Suburb principles was related directly to the influence of W.E. Bold, the Town Clerk of the City of Perth who actively promoted both the Garden City Movement and the Town Planning Movement generally in Perth both before and after World War I.

The planning of the area was influenced by developments in the field of town planning that occurred predominantly in the 1920s in Perth. During this period there was considerable interest in the Town Planning Movement, which culminated in 1928 with the enactment of the Town Planning Act of 1928. The first town planning scheme for Mount Lawley was published in 1937 and included provisions such as the restriction of the construction of flats to parts of Walcott Street and Adair Parade.

Although subdivided earlier, settlement in this area continued into the 1950s and 60s with some more recent development occurring. Menora was officially named in the 1950s, after the Jewish nine-branched candlestick.

2.2.3 SIGNIFICANCE

Menora is an area of exceptional significance.

Menora is a very significant, substantially intact residential area planned on Garden Suburb planning principles. It is characterised by landscaped parks and streets with open grassed verges and mature trees. The curved road layout provides attractive vistas to parks and streets. The area is characterised by large homes from the 1930s, 1940s and 1950s, many of high architectural quality, set in attractive established gardens which are generally landscaped to compliment the design of the house. There are a number of fine examples of a range of architectural styles including Inter-War Californian Bungalow and Functionalist and houses with elements of Spanish Mission styles.

The area has aesthetic, historic and social significance for the following reasons:

- Distinctive road and subdivision pattern;
- Excellent examples of housing generally from the 1930s, 1940s and 1950s including examples of Inter-War Californian Bungalow, Functionalist, Spanish Mission and Mediterranean styles;
- Street design including general street layout, landscaped public open spaces, wide verges, and street trees;
- Garden layout, design, and quality;
- Good example of the implementation of Garden Suburb planning principles in Perth; and
- Historic associations with the Jewish community in Perth.

2.2.4 MENORA STREETSCAPES

The road pattern in Menora varies markedly from the pattern of the adjacent Mount Lawley area, which is based on a rectangular grid. The road pattern of Menora is based on Garden Suburb town planning principles and comprises a series of crescents incorporating a series of small parks. The basis of these principles is that the suburb is designed as a whole community with a focus around a shopping or community centre and where residential lots are designed with access to areas of public open space. Street blocks are subdivided into a series of residential lots with approximately equal street frontages. Residential lots are around 840 to 1000 square metres in area with some variation and irregularity in block size as a result of the circular street pattern. The area contains some internal park areas at the backs of houses which is characteristic of Garden Suburb planning and rare, but not unique, in the context of metropolitan Perth. The subdivision pattern remains substantially as originally planned with no amalgamation or subdivision of original lots (refer Figure 9).

The area comprises mainly single and double storey residences with the traditional pattern of one house to each lot. Houses are set back an equal distance from the street however setbacks vary throughout the area and are quite large in some cases. Generally the area is characterised by low masonry fences or an absence of front fences and the front garden extending to the pavement or into the street verge with no pavements in a few cases. Public and private landscape areas are integral to the character of the area. Front gardens are generally informal in design with a predominance of exotic plantings and lawn. Street trees are planted at regular intervals throughout the area. Houses were generally constructed with a single crossover and provision for parking one car. Over time larger double carports and garages have been introduced. Generally these can be accommodated without appearing intrusive as the lot frontages are wide.

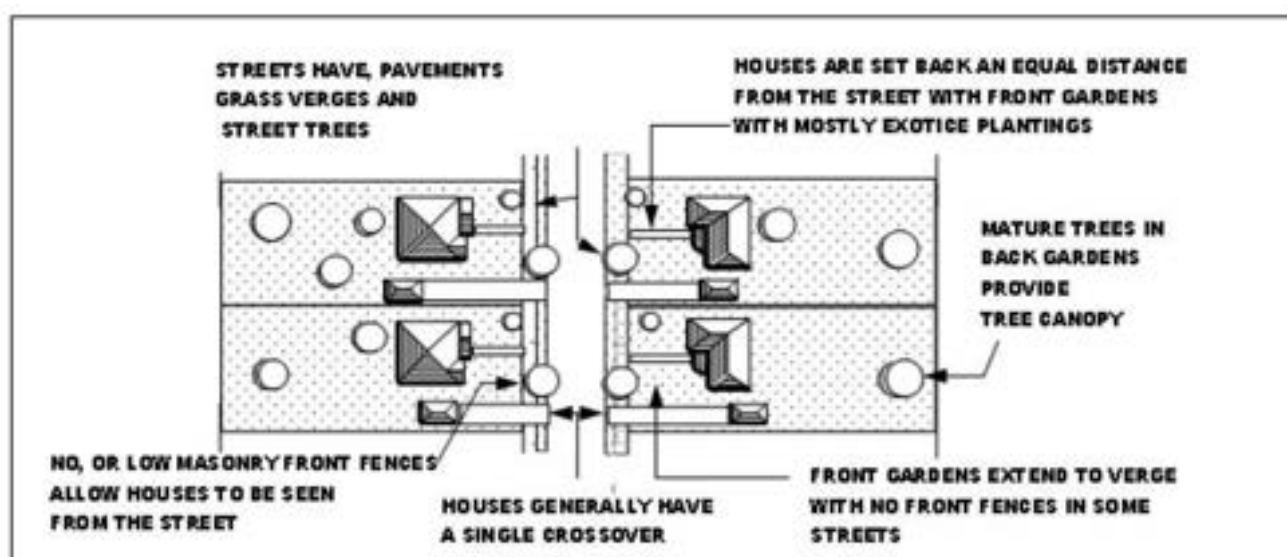


Figure 9 - Layout of Menora Streets

2.2.5 TRADITIONAL MENORA HOUSES

Houses in Menora were constructed predominantly in the period 1930s, 1940s and 1950s. Generally houses are single storey, although there are some larger two-storey homes throughout the area, and architectural styles reflect the period of construction. Examples of housing styles include Inter-War Spanish Mission, Functionalist and Californian Bungalow. There are a number of fine residences in the Inter-War Functionalist style which are rare in the context of metropolitan Perth.

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

The bungalow became popular in the United States at the beginning of the twentieth century. Expressed in 'earthy' materials, these homes were low-slung and planned for a casual lifestyle, especially in the temperate climate of California.

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.

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 suburban blocks with informal lawns and gardens, often using natural materials and finishes. Please refer to Figures 7 & 15 for examples of an Inter-War California Bungalow.

Inter-War Spanish Mission - c.1915-c.1940

The Inter-War Spanish Mission was introduced to Australia in the 1920s and draws on architectural styles influenced by Spanish colonial architects in both California and Florida.

The style is reminiscent of the Spanish Romanesque and Baroque styles. Residences built in this style are usually asymmetrical in appearance and feature external walls with light coloured, stucco or rendered surfaces with finishes that mimic textured handcrafted surfaces typical of the adobe construction of the Spanish missions. They are usually free standing and set in landscaped settings with exotic flora that has extensive use of palms (refer **Figure 10**).

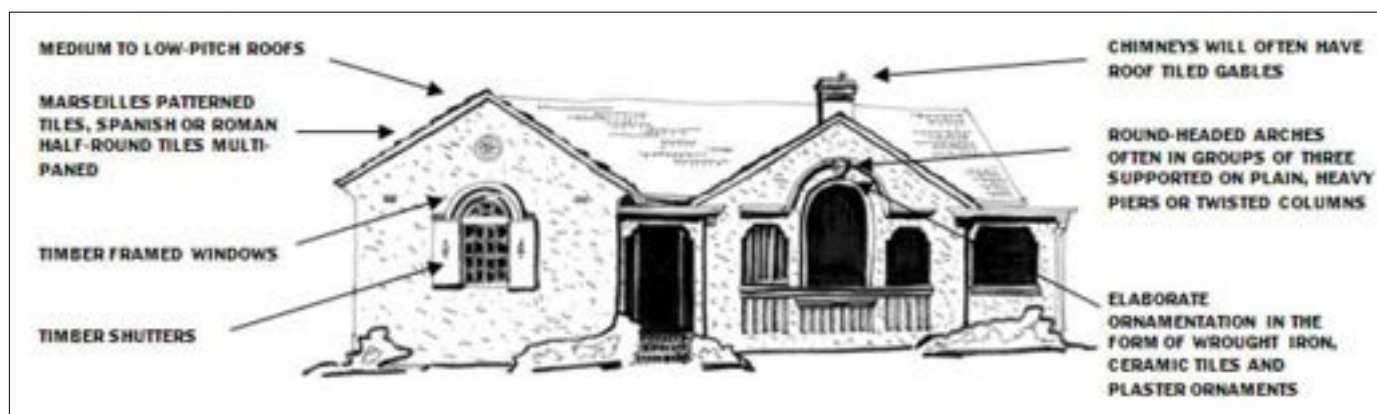


Figure 10 – Example of Inter-War Spanish Mission

Inter-War Functionalist - c.1915-c.1940

The Inter-War Functionalist style was a popular European style during the 1920s and 1930s that completely separated itself from styles of the past and instead focused on the ideas of “functionalism” and “clean lines”. It was popularised through the influences of the modern movement and has been applied in Australia to a range of buildings such as homes, commercial buildings and cinemas.

The style is typically characterised by simple, geometric shapes, light colours, large glass areas with openings often occurring in horizontal bands giving a building a “streamline effect” (refer Figure 11).



Figure 11 – Example of Inter-War Functionalist

Austerity Cottage - Late 1940s and 1950s

In the immediate Post-World War II period, new construction was impeded by financial limitations, material shortages and building restrictions, which governed the size and also the style of housing. Materials such as timber, bricks, tiles and glass remained in short supply for a number of years. However, Australians were encouraged to have large families to populate the country, and this, together with the steady flow of immigrants, resulted in a great demand for housing.

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

Many of the houses in the Menora area 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 common architectural form 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 in the areas of 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 suburban blocks, generally with no front fence, but occasionally with a very low one, and a front lawn with few plantings (refer Figure 12).

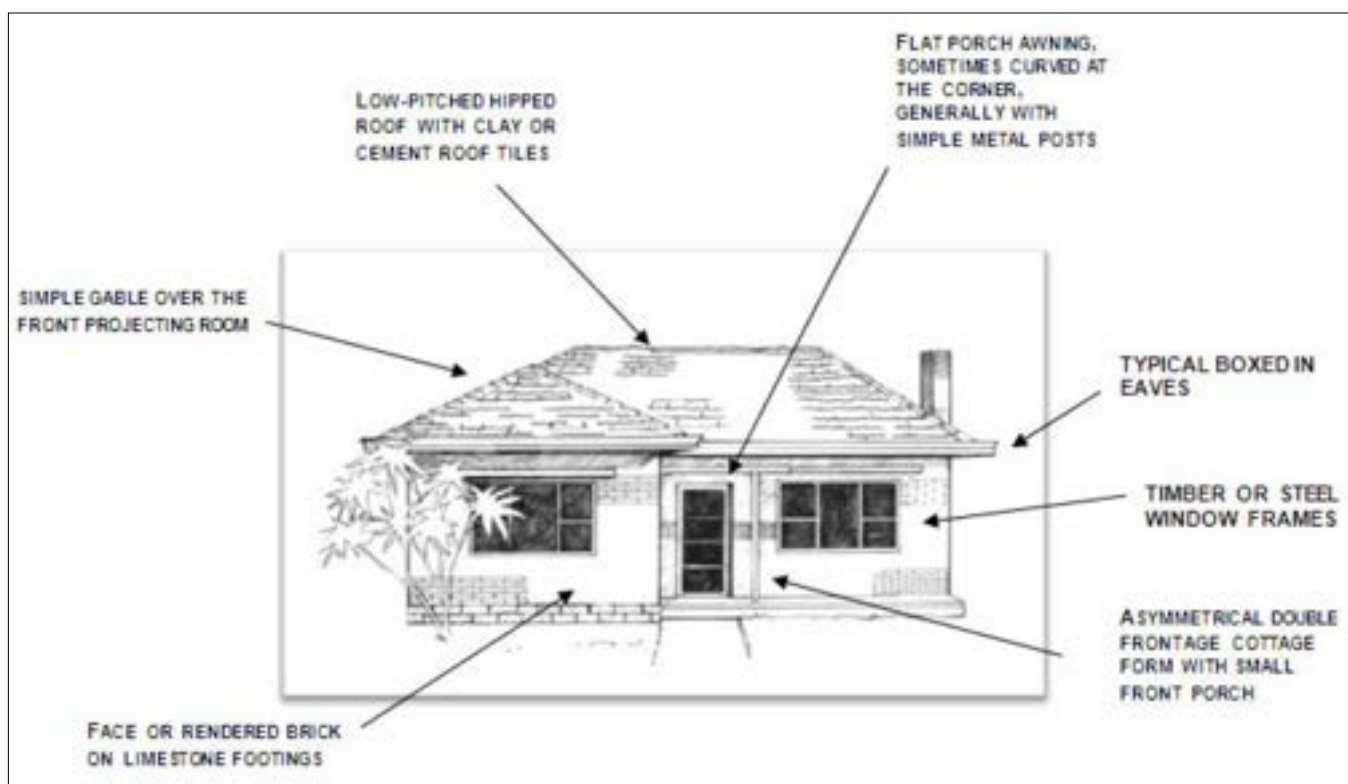


Figure 12 – Example of an Austerity Cottage

PART 3 - DEMOLITION OF BUILDINGS

Objective

Retain and conserve traditional buildings within the Heritage Protection Areas, particularly those buildings dating from the early 1900s to the 1950s.

From time to time it is acknowledged that applications will be received proposing to demolish buildings within the Heritage Protection Areas. Applicants wishing to demolish a building within the Heritage Protection Area are required to lodge an application for planning approval under Part 8 of Local Planning Scheme No. 3. In addition, the application should include a written justification for the proposed demolition addressing the points below, as well as any further justification that may be relevant:

- Provide evidence that the building was constructed from 1960 onward;
- Detail why the building is no longer an intact example of its architectural style, addressing its form, scale, materials and detailing;
- Detail (with written documented evidence provided by an independent expert) why the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (NB; 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). 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;

Prior to the approval of any proposed demolition in a Heritage Protection Area, the City may require a heritage assessment by a heritage/architectural professional to be carried out. This assessment will assist the City in determining if an application and the written justification provided by the applicant is accurate and in accordance with the objectives of these guidelines.

3.1 PARTIAL DEMOLITION OF A BUILDING

Demolition of a minor portion of a traditional building may be considered in the case of a planning application for an addition to that building. The proposal must meet the objectives of section 4.1 'Conservation of, and Additions to, Traditional Houses' or section 6.1 'Commercial & Mixed-Use Development' of these guidelines. Demolition of large portions of a traditional building, or removal of original features from the front façade to facilitate a new addition will not be considered.

A partial demolition proposal must show the extent of the roof and wall fabric that is being retained.

It should be noted that a practising structural engineer's plan, specification and detail is required to be submitted to the City with the Building Permit to demonstrate how the structural integrity of the existing structure is to be maintained during building and demolition works.

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.

PART 4 - RESIDENTIAL DEVELOPMENT PROVISIONS

4.1 CONSERVATION OF, AND ADDITIONS TO, TRADITIONAL HOUSES

Objectives

- *Retain the traditional house with minimum alterations;*
- *Conservation works should retain and enhance the original character of the house; and*
- *New additions to traditional houses must reflect the heritage character of the area and the style of the traditional house.*

4.1.1 PARTIAL DEMOLITION OF A BUILDING

- a) For all applications proposing conservation and / or additions impacting on original wall and / or roof material the criteria under 3.1 *Partial Demolition of a Building* needs to be considered, and if applicable those provisions are to be satisfied.

4.1.2 STREETSCAPE

Street Setbacks

- a) No additions and / or alterations to the traditional house shall occur within the front setback area, unless restoring an original feature in the original architectural style (eg; a verandah);
- b) Any additions to the side shall be setback a minimum of 2 metres from the predominant building line (as determined by the City) of the front of the traditional house (Refer Figure 16); and
- c) Second storey additions shall be located to the rear of the traditional house ridgeline (refer Figure 17 and 18).

Levels

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

Fences and Gardens

Please refer to section 4.5 *Fences and Gardens* of these guidelines.

Carports and Garages

Please refer to section 4.4 *Carports and Garages* of these guidelines.

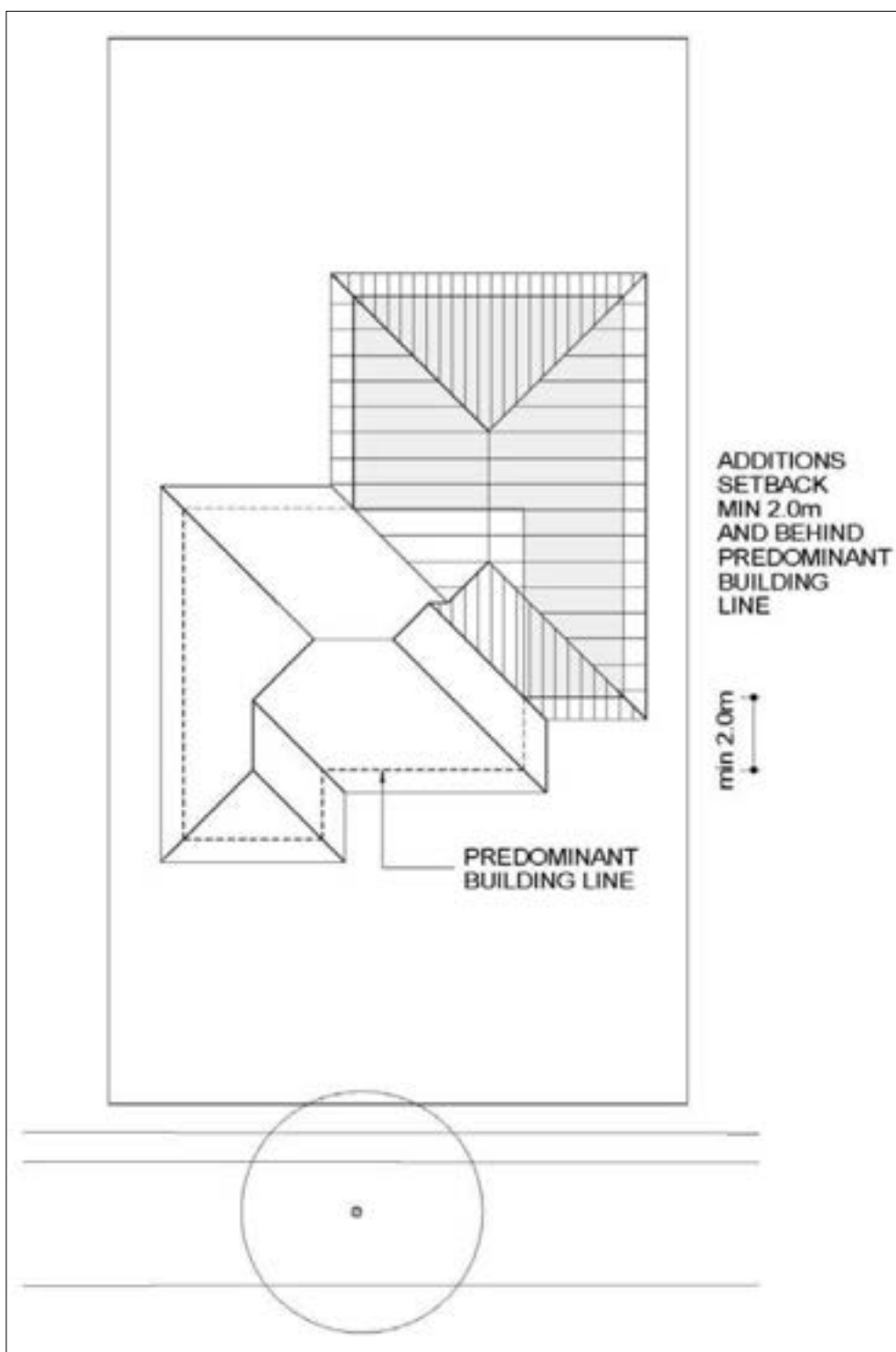


Figure 16 – Additions to Traditional House

4.1.3 BUILT FORM AND DESIGN

Design

- a) Additions shall reflect the architectural style, form, colour and materials of the traditional house.
- b) Additions not visible from the street need not so strictly adhere to the original architectural style of the traditional house, but shall be in keeping with, and respectful to, the form, scale, bulk and materials of the traditional house and surrounding development.
- c) In regard to two storey additions, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (refer Figure 23).
- d) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 17).

Building Height

- a) The wall heights of single-storey additions shall match the traditional house; and
- b) The ridge and wall heights of second-storey additions shall be in accordance with the City's Residential Building Heights Policy. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling heights.

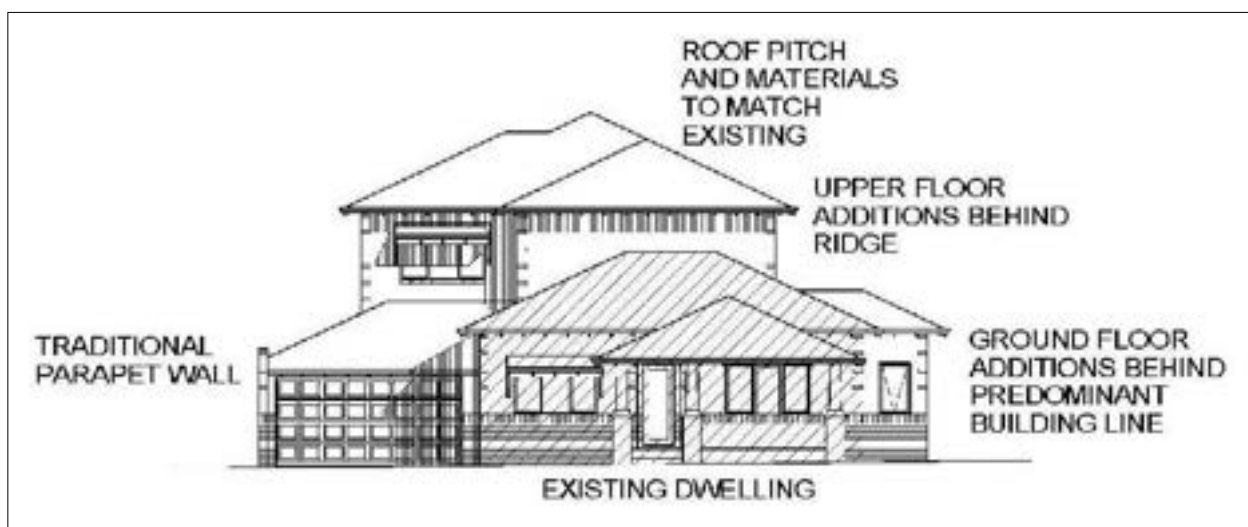


Figure 17 - Second Storey Addition to a Traditional House

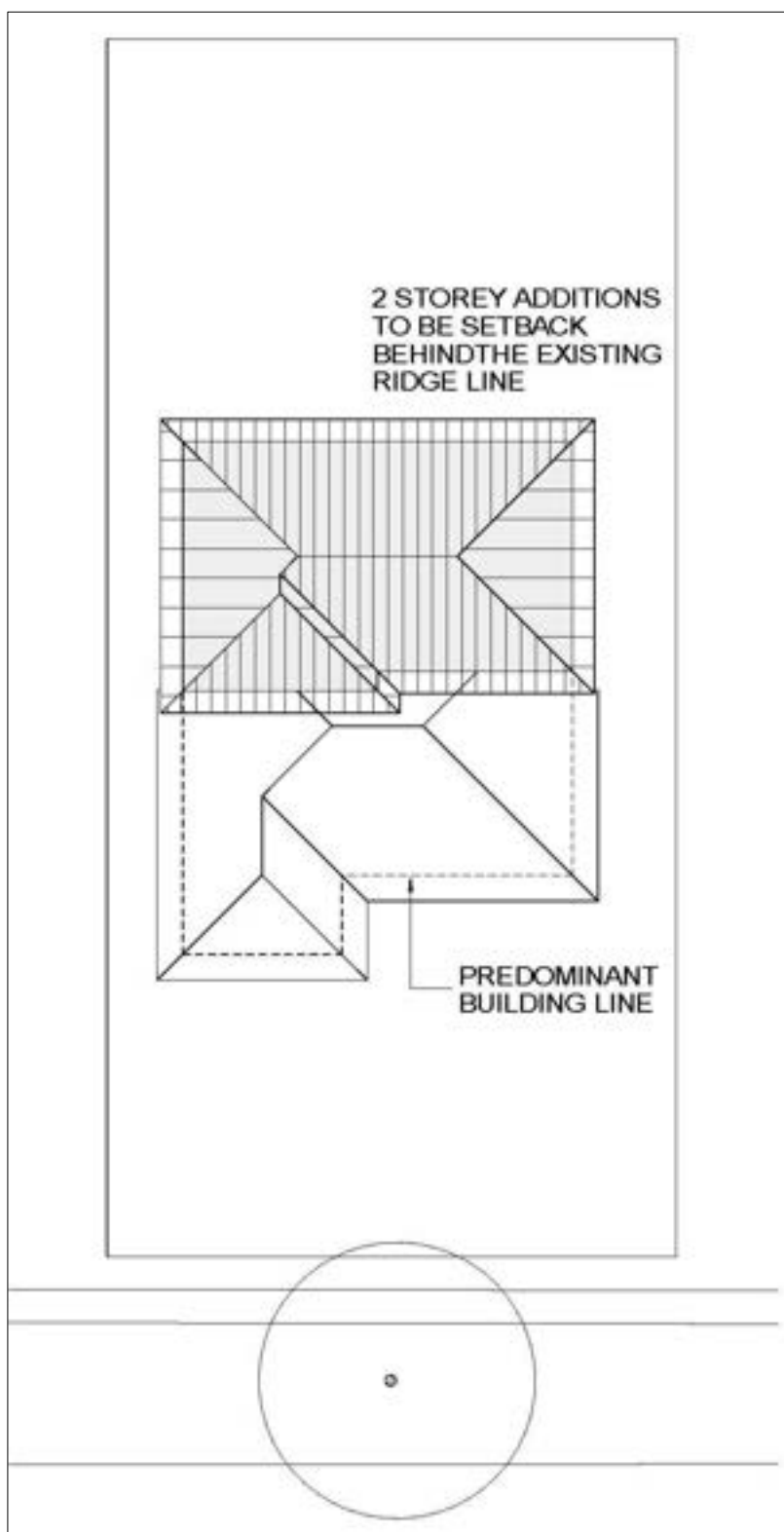


Figure 18 - Plan Showing Second Storey Addition to Traditional House

Roof Pitch

- a) New roofing shall be as per the original roof pitch of the traditional house (refer Figure 19);
- b) A skillion roof is not permitted.

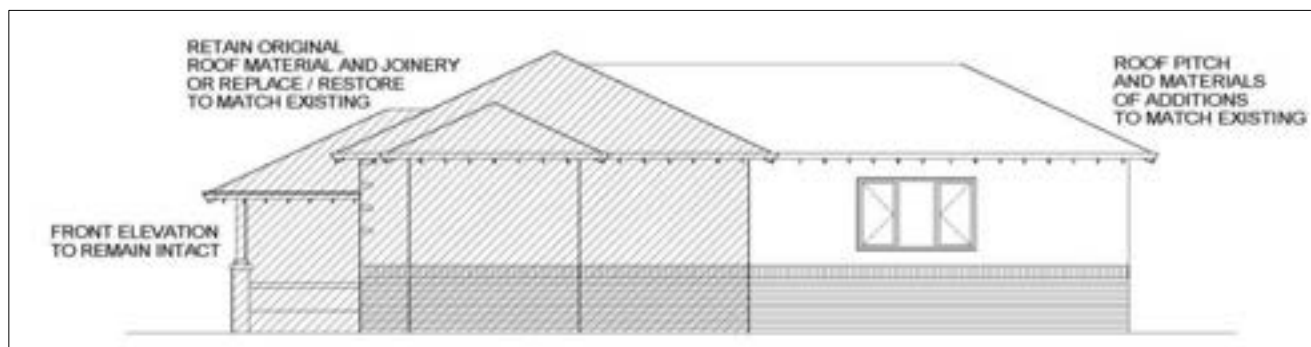


Figure 19 - Roof Pitch

Eaves

- a) Eaves shall overhang by a minimum of 300mm;
- b) The eaves line of the extension shall not be lower than the eaves line of the traditional house; and
- c) Eaves shall not be boxed and shall have exposed rafters except where boxed eaves are a feature of the architectural style of the traditional house – for example 'Austerity Cottage'.

Verandahs

- a) Where a verandah is being re-instated, the verandah form, scale and features (eg posts) should be consistent with the architectural style of the traditional house, refer *Part 2 - Residential Character Analysis* of these Guidelines.

Openings

- a) Windows shall have a vertical emphasis. That is, the height of the windowpane should be visibly greater than its width (refer Figure 20); and
- b) Windows to the front facades of a second storey addition shall reflect the configuration and grouping of the traditional house windows facing the street; and
- c) Window frames in non-masonry walls shall be recessed; and
- d) Window frames shall be constructed in timber (preferred) or wide-profile aluminium or steel.
- e) Window frame colours shall be white or cream. Other colours may be considered acceptable where evidence is provided demonstrating the proposed colour scheme is reflective of the traditional house's existing or the original colour palette (i.e. paint scrapes).

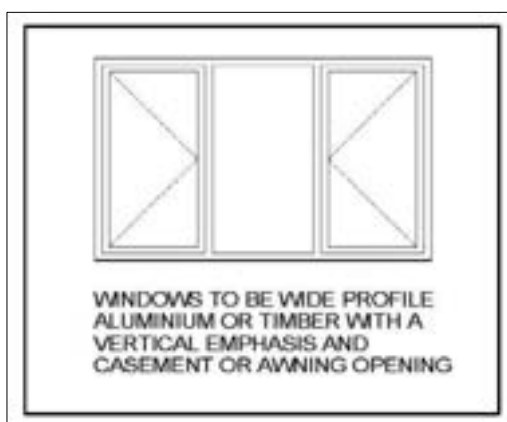


Figure 20 - Window Design

Materials & Details

- a) The original materials of the traditional house shall be conserved as far as practically possible;
- b) Where original materials have previously been removed, restoration to original is required;
- c) Restoration of the traditional house shall be based on original drawings and photographs where possible;
- d) Where replacement of materials such as the roof and joinery is necessary they shall be replaced with materials to match the existing;
- e) New walls and roofing shall match the colours and materials of the traditional house. Recycled or handmade bricks are preferred; and
- f) Brick or rendered brick verandah posts and balustrading may be appropriate in some instances where it meets the objectives of these guidelines.

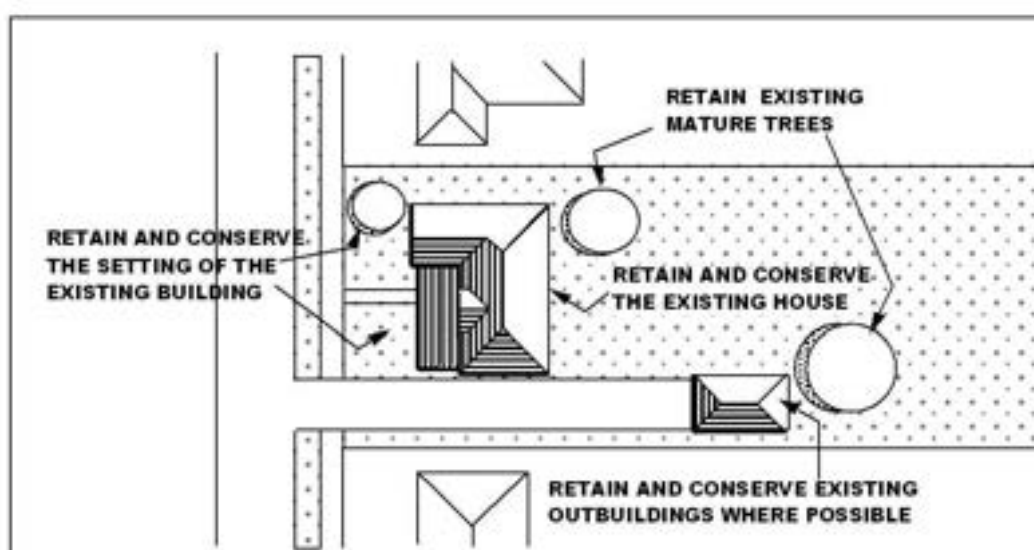


Figure 21 - Streetscape

4.2 NEW SINGLE HOUSES

These provisions are applicable to new single houses and associated structures such as carports and garages.

Objectives

- Ensure that new buildings reflect the traditional style, scale and form of traditional houses and the street pattern, in terms of design, setbacks and orientation;
- Retain the appearance of a single-storey built form from the street; and
- Retain natural levels of the site.

4.2.1 STREETSCAPE

Street Setbacks

- a) The ground floor of new buildings shall follow the established street setback, for both primary and secondary streets irrespective of the relevant R Code street setback (refer Figure 22);
- b) Where the street pattern varies, the ground floor of new buildings shall be setback from the street mid-way between that of the traditional houses on either side;
- c) Second storeys shall be setback a minimum of 4 metres from the face of the predominant building line (as determined by the City) wall immediately below; and
- d) A reduction in the front setback to enable a garage or carport to be located to the side or rear of the property may be considered, but only where this will preserve the streetscape value of the area and where the required setback is reduced by a maximum of 1 metre.

Orientation

- a) New buildings and entry doors shall face the street. Entry doors located at the side of the house may be considered, but only where this is consistent with the character of the street, and the entry doors are still visible from the street and accessed via a porch or verandah.

Levels

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

Fences & Gardens

Please refer to section 4.5 *Fences & Gardens* of these guidelines.

Carports & Garages

Please refer to section 4.4 *Carports & Garages* of these guidelines.

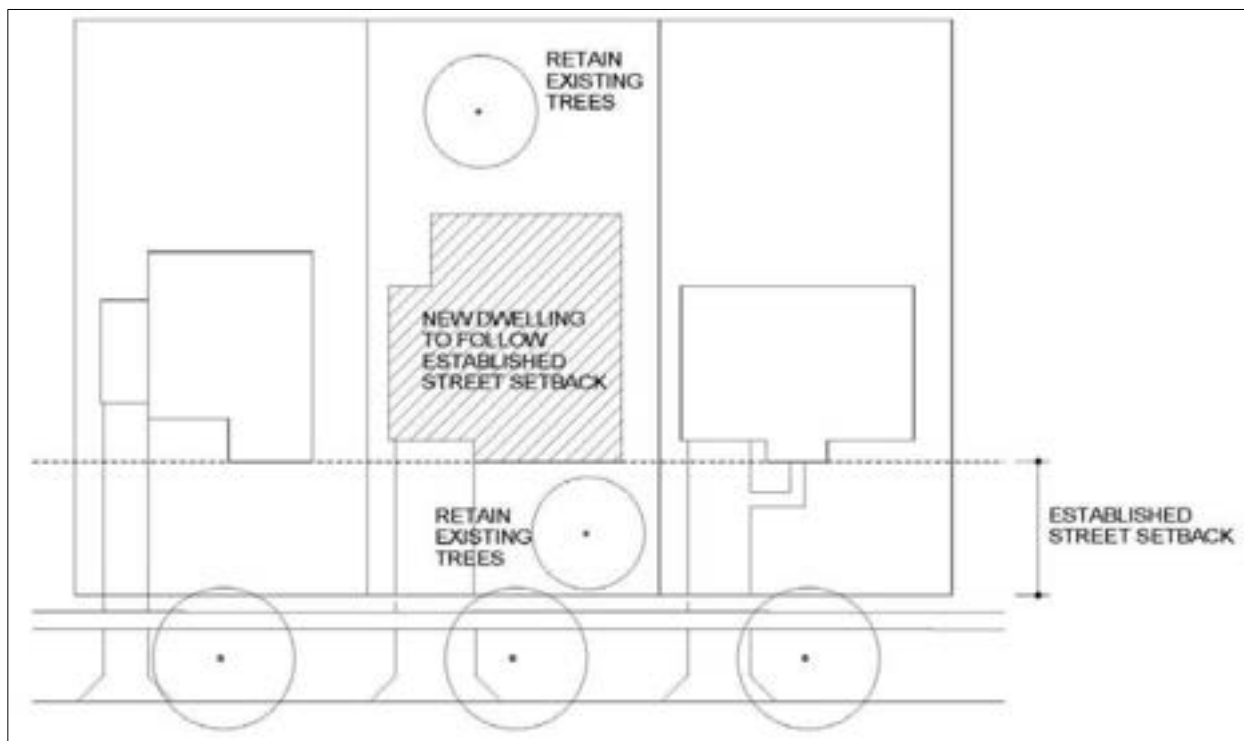


Figure 22 - Streetscape

4.2.2 BUILT FORM AND DESIGN

Design

- New buildings shall be traditional in design and reflect the heritage style and scale of traditional houses within the streetscape. Refer Part 2 – Residential Character Analysis of these guidelines.
- In regard to two storey buildings, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (Refer Figure 23).
- Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (Refer Figure 17).

Building Height

- The building height of new dwellings shall be in accordance with the City's Residential Building Heights Policy. Consideration may be given to nominal height increases, but only where such increases facilitate traditional ceiling heights;

- b) New buildings shall respect the scale and proportions of traditional houses within the streetscape; and
- c) Ground floor wall plate heights shall be a minimum of 3 metres (measured from natural ground level to plate height).

Roof Pitch

- a) Roof pitches shall be a minimum of 25 degrees, to a maximum of 35 degrees;
- b) Verandahs may have a lower pitch where this reflects the existing style in the streetscape;
- c) Roofs may be hipped or gabled. Gables shall have traditional timber detailing (e.g. battens) and treatment;
- d) Barrel vault, curvilinear and low skillion roofs shall not be permitted; and
- e) Dormer windows are not permitted.

Eaves

- a) Eaves shall overhang by a minimum of 300mm; and
- b) Eaves shall not be boxed and shall have exposed rafters except where boxed eaves are a feature of the architectural style in the streetscape.

Verandahs

- a) Verandahs fronting the street shall be a minimum of one-third the width of front elevation; and
- b) Verandahs shall have a minimum depth of 2 metres.

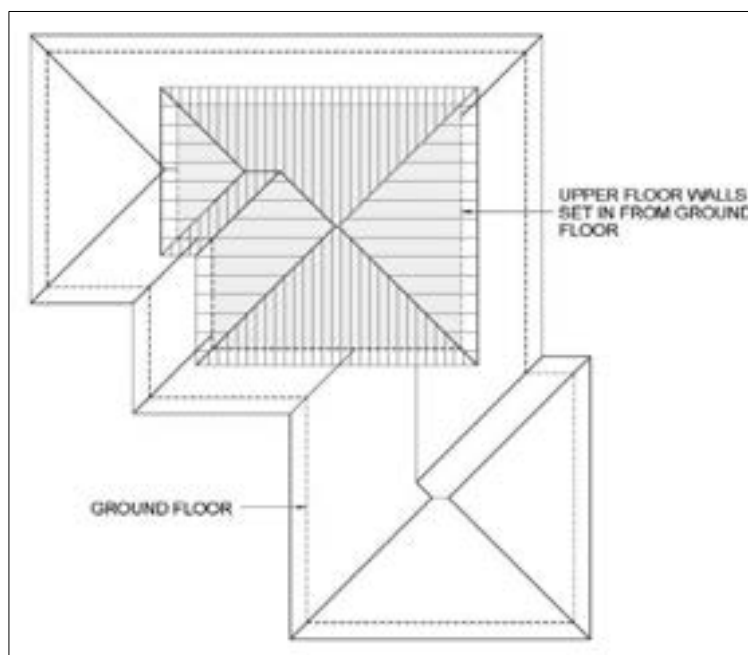


Figure 23 - Upper Storey setbacks

Openings

- Windows shall have a vertical emphasis. That is, the height of the window pane should be visibly greater than its width; and
- Window frames shall be constructed in timber (preferred) or wide-profile aluminium or steel.
- Window frame colours shall be white or cream (refer Figure 20).
- Window frames in non-masonry walls shall be recessed.
- Dormer windows are not permitted.

Materials & Details

- Traditional materials of face brick and / or render shall be used for the solid wall surface of the façade. The proportions and detailing of these should reflect the traditional houses in the streetscape (refer *Part 2 – Residential Character Analysis* of these guidelines);
- Bricks shall be in the red colour range. Recycled or handmade bricks are preferred. Mortar shall be in traditional colours;
- Render shall be in a traditional finish and colour, and consistent with the traditional houses in the streetscape;
- Where limestone is used, it shall be located at the base of the building, and shall not exceed more than 20% of the solid wall surface of the façade (NB; limestone in this instance refers to the use of stone or limestone cladding – limestone coloured bricks are not permitted);
- Roofs shall be constructed with tiles in red or terracotta hues. Corrugated iron or pre-finished roof sheeting in red, orange, terracotta, or zincalume may be considered only where it is in keeping with the architectural style of the dwelling, surrounding roofing materials, and the objectives of these guidelines; and
- Balustrades, verandah posts and the like, shall 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 these guidelines.



Figure 24 – New Single Houses

4.3 INFILL DEVELOPMENT

These provisions are applicable to developments involving grouped and / or multiple dwellings, and dwellings constructed to the rear of a traditional house outside the area of the Beaufort Street Local Development Plan.

Objectives

- Ensure the retention of the traditional house when more than one dwelling is permitted on the site; and
- Ensure infill development reflects the style, scale and form of traditional houses within the streetscape.

4.3.1 STREETSCAPE

- a) Where a traditional house is to be retained, the provisions of section 4.1 *“Conservation of and Additions to Traditional Houses”* of these guidelines shall apply to any works proposed to the traditional house;
- b) Where new dwellings are proposed, the provisions of section 4.2 *“New Single House”* of these guidelines shall apply; and
- c) In addition, the principles as detailed in the text and diagrams below shall apply.

Orientation

- a) A maximum of one dwelling shall directly front the original lot frontage. That is, new dwellings shall be located one behind another, rather than side by side (refer Figure 25).

4.3.2 BUILT FORM AND DESIGN

- a) Where a traditional house is to be retained, the provisions of section 4.1 *“Conservation of and Additions to Traditional Houses”* of these guidelines shall apply to any works proposed to the traditional house;
- b) Where new dwellings are proposed, the provisions of section 4.2 *“New Single House”* of these guidelines shall apply; and
- c) In addition, the principles as detailed in the text and diagrams below shall apply.

Design

- a) New dwellings shall be traditional in design and reflect the heritage style, form and scale of the traditional house, and other traditional houses within the streetscape.
- b) In regard to two storey buildings, the visual bulk of the building should be minimised through articulation of larger wall lengths, and the stepping back of upper storey walls (Refer Figure 23).
- c) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 17).

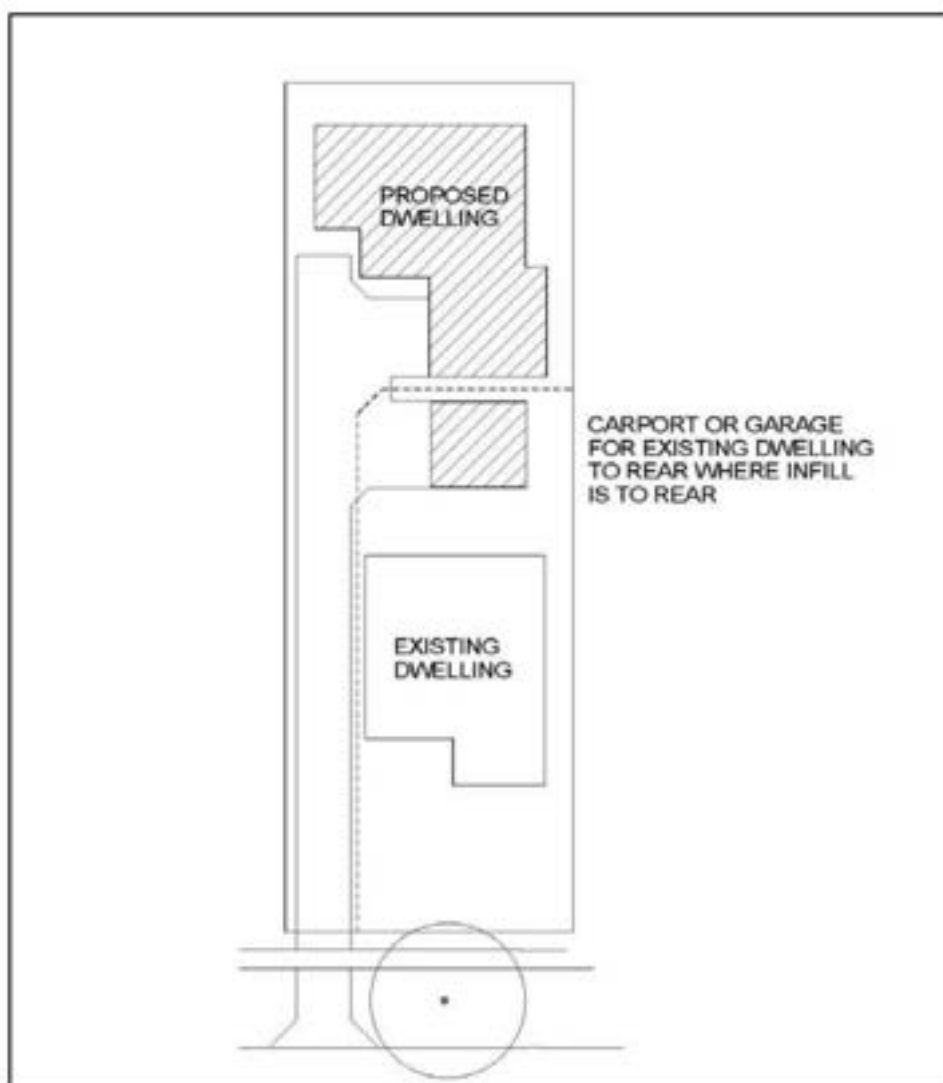


Figure 25 – Example of Infill Development

Building Height

- a) The wall height of the new dwelling shall not be lower than the wall height of the traditional house at a minimum of 3 metres above natural ground level, where the new dwelling is immediately fronting a street.

Roof Pitch

- a) The roof pitch and roofing materials of the new dwelling shall match the roof pitch and roofing materials of the traditional house.

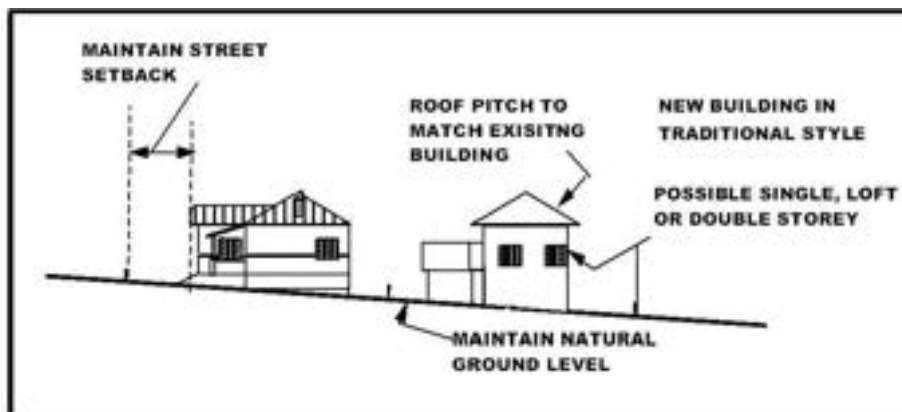


Figure 26 – Example of Infill Development

Infill Development abutting a Rights of Way

- a) New dwellings abutting a Rights of Way (ROW) will generally be required to orient to and use the ROW for primary access. Setbacks to the ROW to be in accordance with the setback requirements of the City's Local Planning Policy Development Abutting Rights of Way.

Carports and Garages

- a) New carports and garages for a traditional house should be incorporated into the design of the infill development to the rear of the traditional house where possible.
- b) Please refer to the section *4.4 Carports & Garages* of these guidelines.

4.4 CARPORTS AND GARAGES

Objectives

- Prevent carports, garages, and parking areas from dominating the streetscape;
- Ensure that the appearance of carports, garages and parking areas are in keeping with, and respectful to, the houses to which they belong;
- Reduce the impact of vehicle access and parking on the existing streetscape by ensuring that any new vehicular access is obtained from the rear of the property, where possible; and
- Reduce the impact of parking structures on the existing streetscape by ensuring that such structures are located at the rear and side of properties.

4.4.1 VEHICLE ACCESS

- Vehicle access and parking shall be from the rear access lane (right-of-way) where possible.

Location and Setbacks

- Carports and garages shall be located to the rear of dwellings, or alternatively, to the side of dwellings setback behind the predominant building line;
- Garages shall be setback a minimum of 0.5 metres behind the predominant building line;
- Garages shall not be located in front setback areas;
- Carports may be considered in front setback areas, but only where no alternative locations exist, a minimum setback of 1.5 metres from the primary street is maintained, and where the proposal meets the objectives of these guidelines. Such carports shall not be fitted with any style of roller or tilt-up panel door; and
- Carports and garages should be set back from the side boundary where possible.

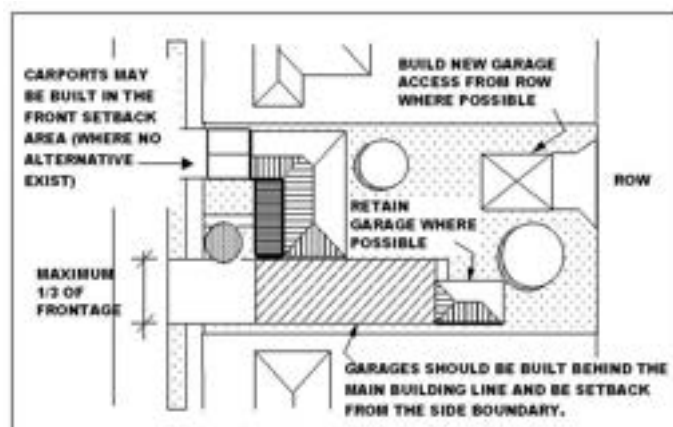


Figure 27 – Location of Carports and Garages

4.4.2 DESIGN

- a) Carports and garages shall be of the same style, design and materials, roof pitch (to a minimum of 25 degrees) and form to the traditional house to which it belongs;
- b) Where carports are considered appropriate in front setback areas (refer above), carports shall be open in style and allow an unobstructed view of the dwelling from the street;
- c) Carports and garages shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the dwelling (whichever is the lesser);
- d) Carports and garages shall have a maximum plate height of 2.7 metres; and
- e) Where a wall is permitted to be located on the boundary, that wall shall be constructed as a traditional parapet wall (refer Figure 17).

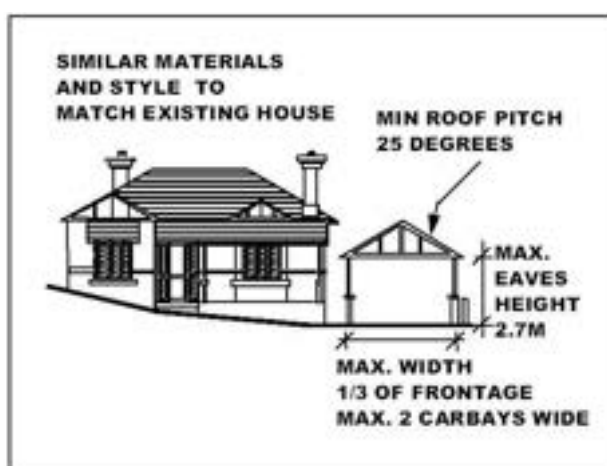


Figure 28 – Built Form of Carports and Garages

4.4.3 CROSSOVERS AND VERGES

- a) A maximum of one crossover per lot per street frontage shall be permitted;
- b) Crossovers shall be restricted to a maximum of one-third the width of the front boundary;
- c) In the case of infill development, the crossover to the street shall be shared between dwellings; and
- d) No verges shall be paved or densely landscaped. Natural low ground-cover is considered to be the only appropriate verge treatment. Mulch alone will not be permitted.

4.5 FENCES AND GARDENS

Objectives

- a) Recognise the important contribution that fences and gardens make to the streetscape;
- b) Retain and maintain open front gardens;
- c) Ensure the retention and conservation of traditional fences where these occur;
- d) Ensure new fencing forward of the building are of a design, material and colour that is complementary to the style and character of the area; and
- e) Ensure new fencing forward of the building are of a design, material and colour that is complementary to the house to which it belongs

4.5.1 FENCING CHARACTERISTICS AND DESIGN STANDARDS

Mount Lawley

Low or open-style front fencing is the predominant fencing characteristic of the Mount Lawley Heritage Protection Areas (Refer *Part 2 Residential Character Analysis – Mount Lawley Heritage Protection Area – Mount Lawley Streetscapes*).

Fencing is to comply with the following provisions:

- a) Fencing shall be compatible with the style and character of the house in terms of design and detail;
- b) Solid fences or screen walls forward of the predominant building line shall not exceed 750mm in height;
- c) Open-style fences forward of the predominant building line may be constructed to 1200mm high above natural ground level;
- d) The height of any open-style fencing may be increased to a maximum of 1800mm above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron infill (rather than timber picket infill) (refer Figure 29).

Menora

Open front gardens with low masonry fences or an absence of fences is the predominant fencing characteristic of the Menora Heritage Protection Area (Refer *Part 2 Residential Character Analysis*

– *Menora Heritage Protection Area - Menora Streetscapes*).

Fencing is to comply with the following provisions:

- a) Fencing forward of the predominant building line will not be permitted, unless it is a characteristic of the immediate traditional streetscape. Masonry fencing to a maximum height of 750mm will be considered in these instances;
- b) Fencing shall be compatible with the style and character of the house in terms of design and detail.

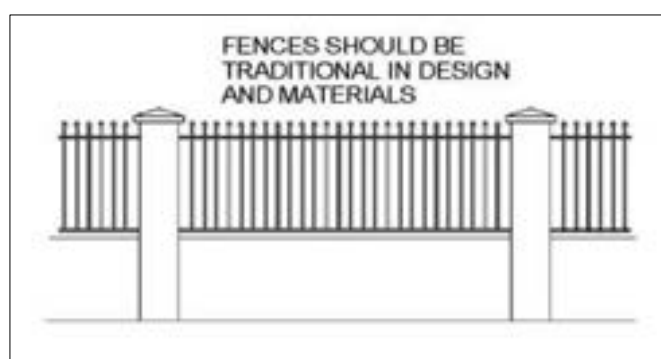


Figure 29 - Example of Open-Style Fencing

4.5.2 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, the applicant should plant and maintain suitable replacements elsewhere on the site.

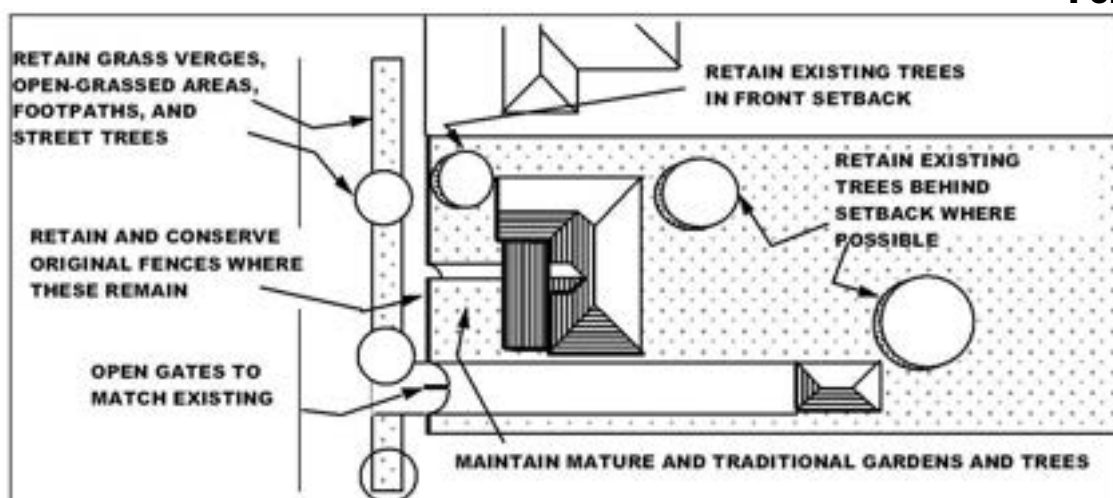


Figure 30 – Example of Traditional Garden Design

PART 5 - COMMERCIAL CHARACTER ANALYSIS

5.1 TWO STOREY COMMERCIAL

There are a number of prominent early two storey commercial or mixed-use developments within the Heritage Protection Areas. Whilst representing a variety of architectural styles, these sites are generally consistent in being key landmarks for the area located along the main commercial spine of Beaufort Street, and generally with more distinctive detailing than their modest single storey counter-parts.

The majority of the early two storey commercial buildings are located at the southern end of Beaufort Street, close to Walcott Street, as this was the earliest commercial strip to develop in the locality, encouraged by the construction of the tramline from the Barrack Street jetty to Walcott Street, completed in 1902. They reflect two key periods of commercial development in the locality – 1905 to 1914 and 1935 to 1940.

Key sites include:

- The Astor Theatre (1914, substantially remodeled in 1939), at the north-western corner of Beaufort and Walcott Streets, Mount Lawley;
- Beaucott Building (1905, 1937), at the north-eastern corner of Beaufort and Walcott Streets, Mount Lawley;
- The Commonwealth Bank building (1938), 672a Beaufort Street, Mount Lawley;
- Mount Lawley News (1910), 668 Beaufort Street, Mount Lawley;

Additionally, there are two early two-storey hotels located within the Heritage Protection Areas – both on Beaufort Street:

- The Inglewood Hotel (1935-36), at the corner of Fifth Avenue, Mount Lawley;

The early two storey commercial buildings exhibit attributes from a variety of architectural styles including Federation Free Classical (Mount Lawley News), Inter-War Functionalist (Beaucott Building, Civic Hotel), Inter-War Art Deco (Astor Theatre, Commonwealth Bank) and Inter-War Spanish Mission (Inglewood Hotel).

The Inter-War Functionalist style is also evident in the Mount Lawley Bowling Club (fmr Mt Lawley Tennis Club, 1936) at the corner of Storthes Street and Rookwood Street. The style's influence can also be seen on the predominantly Inter-War Spanish Mission style Inglewood Hotel.

The influence of the Inter-War Art Deco style can also be seen on the Civic Theatre (fmr), particularly in the clock and base to the corner spire (though the spire itself is atypical of this style).

The Inter-War Functionalist style had its background in European modernism of the 1920s and 1930s. Modernism is the general name given to the trend that embraced functionalism, technology, and the elimination of applied historical ornamentation. The influence of Le Corbusier, Eric Mendelssohn, W M Dudok and the Bauhaus was important.

Australia was slow to embrace these ideas, with the better inter-war examples being by younger architects who had travelled to Europe and witnessed the new 'international style' firsthand. They designed streamlined, horizontal architecture, often in factories, schools, and hospitals. In Mount Lawley, the style is most evident in the Beaucott Building, and can also be seen in the Bowling Club and Civic Hotel.

The style was, for the time, radical and progressive, with its simple geometric shapes, light colours, and large areas of glass.

Common features of the Inter-War Functionalist style include:

- Asymmetrical massing;
- Simple geometric shapes;
- Long horizontal balconies or spandrel;
- Metal framed corner or ribbon windows;
- Roof concealed by parapet;
- Rounded corner;
- Plain surfaces – light toned cement or face brick.

Inter-War Art Deco (c.1915 – c.1940)

The Inter-War Art Deco style also celebrated the exciting, dynamic aspects of the machine age, but in a way that appealed to a larger group of people, with the use of graphic decorative elements and modern, eye-catching materials.

The Inter-War Art Deco style came to be favoured for two distinctively twentieth century building types: the cinema and the skyscraper. In Australia, the style was also frequently used in commercial and residential interiors and shop fronts. In Mount Lawley, the style can be seen in commercial buildings and the Astor Cinema.

Common features of the Inter-War Art Deco style include:

- Suggestion of vertical or horizontal motion;
- Stepped skyline or silhouette;
- Decorative elements concentrated on the upper part of the building;
- Three-dimensional quality in massing and detailing;
- Vertical and horizontal fins;
- Parallel line, zigzag or chevron motifs;
- Geometric curves, stylised effects;
- Chrome plated steel used for shop fronts and commercial interiors;
- Metal framed windows;
- Use of stylised typefaces.

5.2 SINGLE STOREY SHOP

Early single storey shops, dating from the late nineteenth and early twentieth century, are predominantly located along the main commercial strip of Beaufort Street running through the Mt Lawley Heritage Protection Area.

Beaufort Street was the main thoroughfare to the rapidly developing residential area of Mt Lawley. Commercial development spread northward along the street, encouraged by the construction of the tramline from the Barrack Street jetty to Walcott Street, completed in 1902.

Single storey shops of this era are generally consistent in their style, being modest single storey buildings with simple detail to parapet walls, and awnings over the footpath.

Common features include:

- Single storey;
- Often in small groups of two to four shops built at the same time;
- Recessed entry door, usually centrally located;
- Rendered brick parapet wall to street facades generally with vertical piers separating each individual shop and simple articulation;
- Flat awning projecting over the footpath;
- Large windows;
- Corrugated metal roof hidden behind parapet.

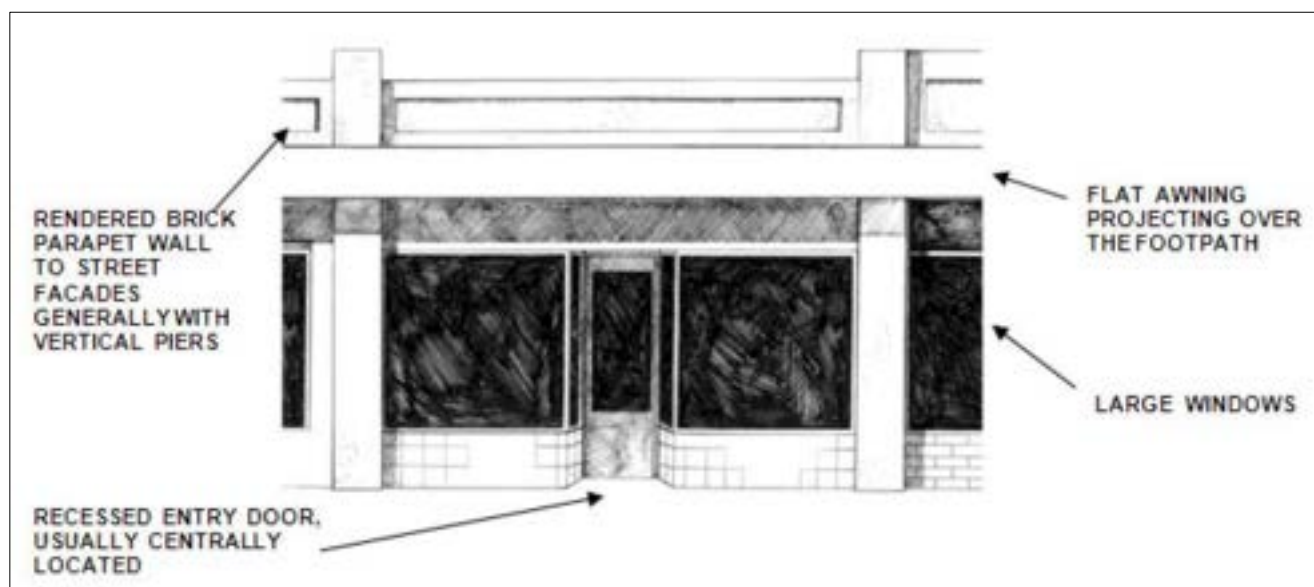


Figure 31 – Single Storey Shop

5.3 THE CORNER STORE

Corner stores, strategically located within the heart of a community, have traditionally catered for the necessities of life – a loaf of bread, the newspaper, perhaps a few purchases – as well as being an important meeting place for the local community.

Historic corner stores dating from the late nineteenth and early twentieth century are scattered throughout the Mt Lawley Heritage Protection Area, though the majority are located along Beaufort Street. They form an important part of the built heritage and contribute to the distinctive feel of a street, providing familiar landmarks and a sense of the past. The physical features, and particularly the external appearance, of many have changed very little since they first opened their doors.

Corner stores of this era are generally consistent in their style, being modest single storey buildings with corner truncations and simple detail to pilastered parapet walls.

Common features include:

- Single storey;
- Corner truncation with entry door;
- Parapet wall to street facades, sometimes stepping down away from the corner, generally with vertical piers and simple articulation;
- Rendered brick facades;
- Flat awning projecting over the footpath;
- Large windows (some have in more recent times been bricked in);
- Corrugated metal roof hidden behind parapet.

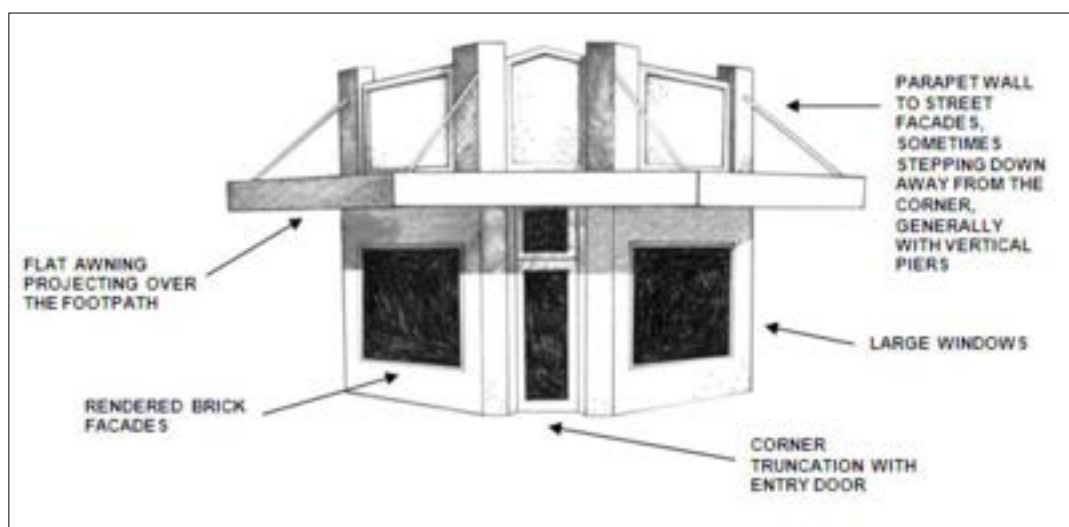


Figure 32 – Corner Shop

PART 6 - COMMERCIAL DEVELOPMENT PROVISIONS

This part of the guidelines only applies to those sites that allow mixed use and non-residential development outside of the area covered by the Beaufort Street local Development Plan.

6.1 COMMERCIAL AND MIXED - USE DEVELOPMENT

Objectives

- Ensure the conservation and retention of traditional buildings, particularly traditional shops, and commercial buildings, including those described in Part 5;
- Ensure new commercial and mixed-use development consistent with 'main street', mixed-use design principles, and consistent with the heritage character of the locality; and
- Ensure refurbishment of more recent development in a manner in keeping with traditional commercial buildings.

6.1.1 STREETSCAPE

Ground Floor Setbacks

- a) Additions to traditional buildings, and new commercial and mixed-use buildings shall have nil front setbacks to any street frontage (Note: some properties may be subject to regional road widening).
- b) Where a site has frontage to a primary and secondary street, a minor setback will be considered for alfresco dining on the secondary street. Such setback areas shall be designed to match the existing footpath in terms of levels and paving treatment; and
- c) Continuous awnings or verandahs of traditional scale, form and design shall be provided over the street, and be functional to provide appropriate weather protection.

Upper Floor Setbacks

- a) Upper floor additions to traditional buildings shall be setback a minimum of 3 metres from the predominant building line of the original building's street facade;
- b) Nil setbacks for upper floors of new commercial and mixed-use buildings may be considered subject to compliance with the objectives of this section provided these floors are no higher than three storeys.

Orientation

- a) New buildings shall address the street;
- b) Main entrances to buildings shall face the street, and in the case of corner sites shall face the corner, and shall be maintained in operation; and
- c) On-site car parking shall be located to the rear of buildings.

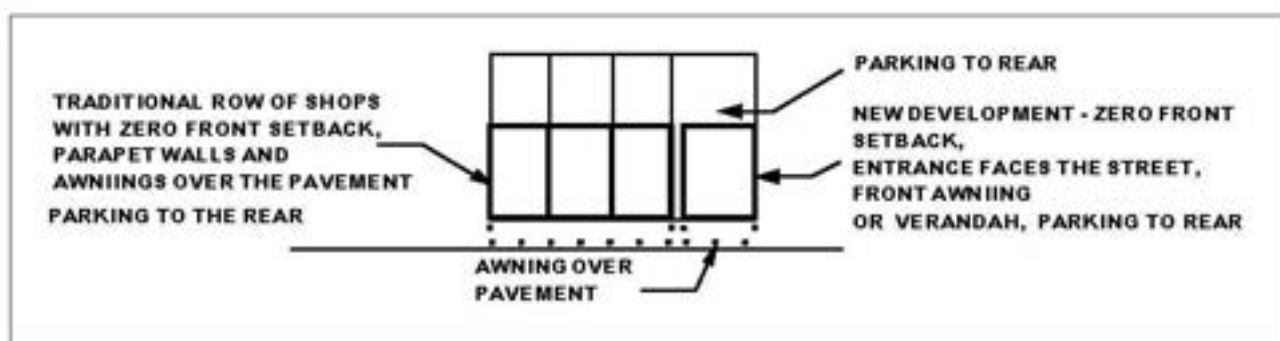


Figure 33 – Example of Traditional Commercial Layout

6.1.2 TRADITIONAL HOUSES USED FOR NON-RESIDENTIAL USES

- a) Traditional houses used for non-residential purposes shall maintain a residential-style appearance, with parking areas located to the rear of buildings and signage integrated into the design of the building;
- b) No additions to the traditional house shall occur within the front setback area, unless restoring an original feature in the original architectural style (eg; a verandah);
- c) The provisions of section 4.1 “Conservation of, and Additions to, Traditional Houses” of these guidelines shall apply to any works proposed to the traditional house.

6.1.3 BUILT FORM & DESIGN

Design

- a) New commercial and mixed-use buildings shall be of traditional style and reflect the design, colours, and materials of traditional buildings within the streetscape;
- b) New commercial and mixed-use buildings shall have similar facade treatments and architectural detailing / articulation as traditional buildings;
- c) New commercial and mixed-use buildings shall have similar sill and awning heights to traditional buildings;

Policy Manual

- d) Window frames shall be constructed in timber (preferred) or wide-profile metal. Shop fronts shall reflect traditional shop fronts with narrower timber or metal framing; and
- e) Refer to the City's Beaufort Street Local Development Plan for additional requirements, particularly:
 - Mount Lawley mixed use precinct for heights;
 - Mixed use standards;
 - General standards;
 - Architectural styles; and
 - Frontage styles.



Figure 34 – Example of New and Existing Development

6.1.4 SIGNAGE

- a) Signage shall not cover any architectural features or detailing of a building and should not dominate the shopfront or building frontage. Signage is to be positioned and designed to fit within spaces created by architectural elements on the building in particular the awnings and pediments;
- b) Multi-tenancy developments should provide a coordinated signage strategy as part of the development application; and
- c) Signage within the Mount Lawley and Menora Heritage Protection Areas and the area of the Beaufort Street Local Development Plan:
 - is subject to the signage provisions of Local Planning Scheme No. 3; and
 - The signage provisions of the City's Advertising Signs Local Planning Policy.

PART 7 - DEVELOPMENT ON RESERVES AND PRIVATE INSTITUTION ZONES

Objectives

- Ensure that any new development does not adversely affect the heritage character and amenity of surrounding properties; and
- Ensure that any new development be of similar scale, form, and bulk of surrounding properties, and is respectful to the heritage character of the locality.

7.1 BUILT FORM AND DESIGN

- a) New buildings shall be respectful to the design, form, and scale of traditional buildings within the streetscape; and
- b) New buildings shall have similar facade treatments/detail as traditional buildings, and incorporate architectural detailing that respects the traditional buildings.

7.2 STREETSCAPE RELATIONSHIP

7.2.1 SETBACKS

- a) Where adjoining sites are zoned Residential, new development shall be setback from the street to match the setback of the traditional buildings within the streetscape;
- b) Where adjoining buildings on either side of new development have varying setbacks from the street, new development may incorporate a 'stepped' setback from the street (in order to align with the existing buildings on both sides);
- c) Where adjoining sites are zoned Residential, new development shall be setback from those common boundaries (side and rear) in accordance with the Residential Design Codes; and
- d) Where adjoining sites are zoned non-residential, the side and rear setbacks of new development shall match those of the adjoining lots.

8. VARIATIONS

Variations to these Guidelines will only be considered where the applicant has demonstrated, via a written submission and supporting documentation, that the requested variation complies with the objectives of these Guidelines.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
Modified	1012/035	8 Jan 2013
Modified	1212/005	8 Jan 2013
Modified	0816/042	27 Jun 2017
Modified	0218/006	15 May 2018
Modified	0516/039	11 Dec 2018
Modified	0821/044	7 Sep 2021