

# Tree Streets Heritage Area



Public Information Session – 8 August 2023

# Purpose of Public Information Session

- What are the implications of a heritage area?
- Ask questions and seek clarity
- Assist in making an informed submission
- Where to from here

# Planning Framework

- *Heritage Act 2018*
- *Planning and Development (Local Planning Scheme) Regulations 2015*
- Local Planning Strategy 2018
- Local Housing Strategy 2021
- Guidelines for Heritage Areas (HCWA, 2023)

# Heritage Area v Character Area

- Heritage is retained through conserving heritage places. Manage demolitions. Still allows demolition of little/no significance
- Character area informs only new development. Original houses can be demolished. If character is based on heritage places – ideal is to **retain the heritage place** rather than replicate
- Heritage area recognises that if not heritage – new development does not replicate but is sympathetic
- Both require planning controls and would address impact on streetscape

# Project Scope

- Established by Consultant in 2004 that there was merit as a heritage area
- Resurvey area to record change since 2004
- Clearly demonstrate that the heritage area meets one or more of the assessment criteria with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development (HCWA Guidelines)
- Consultant has 30 years experience in management of heritage and prior role in State Heritage Office
- Consultation with DPLH (Heritage Services)



# LPP – Key Elements





- **Boundaries of the heritage area**
- **Statement of Significance**
- **Levels of Contribution**
- **Design Guidelines**
- **Other Key Development Considerations**
  - Mixed-use strip on Beach Road
  - Public Realm – footpaths, verge trees, street furniture

All of these elements are open to public comment and amendment

# LPP – Key Elements



## LEGEND

-  Proposed Boundary
-  High Contribution
-  Moderate Contribution
-  Little/ No Contribution

# Quick Facts

## **Intent**

- Guide change – not prevent it
- Acceptable solutions are examples – can apply for variation
- Demolitions can occur: little/no contribution or where justified
- New builds are responsive to values of area
- Extensions can be modern
- Accommodate accessibility, solar panels, carports and garages
- Do not need to address lawful retrospective works post adoption of a LPP

## **Do not need development approval**

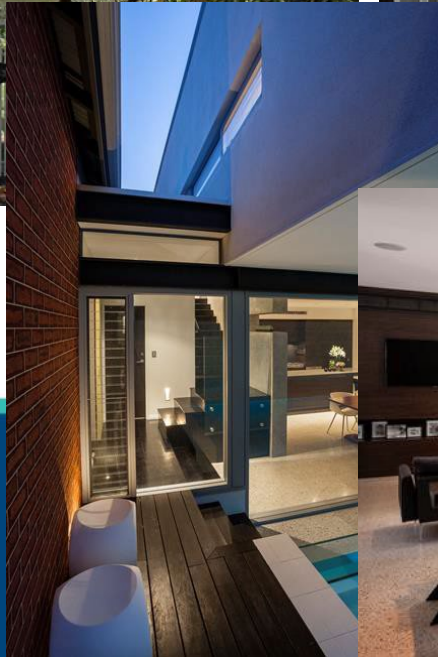
- Can do minor repairs or maintenance, if like-for-like
- Like-for-like e.g. jarrah replaced with hardwood
- Internals works – if not individually listed on CoB Heritage List



# Additions and alterations to a contributory building



# Additions and alterations to a contributory building





# LPP - Design guidance

## New buildings and extensions

- Contemporary designs should respond to, and interpret, the articulation and detail of original buildings in a sympathetic way.
- Sit well in the streetscape and do not detract from it.
- Orientation & setback reflects the original development pattern.
- Scale, form, bulk and proportions similar to the contributory buildings.
- 2<sup>nd</sup> storey additions to be set back from the main ridgeline and contained within the line of sight.

# New building in heritage streetscape



# Heritage incentives

- Heritage Advisory Service
  - ❖ Onsite advice on proposals
  - ❖ Assistance with schedule of works
  - ❖ Maintenance and best practice
- Waiver of Planning Fees for development normally exempt
- Rates concession for eligible works (capped)

*Note – Some LG's provide Heritage Grants for eligible works*

# Next Steps

- The Heritage Advisory Committee review draft local planning policy before presenting it to Council for consideration
- Draft local planning policy presented to Council to consider for public advertising and to proceed with investigation of a heritage area
- Public consultation - Feedback on the proposed Heritage Area and Local Planning Policy
- Review feedback from consultation and amend draft local planning policy if required
- The Heritage Advisory Committee Review draft local planning policy and any amendments
- Council consider public submissions and make a decision on local planning policy and any amendments



# Community Connect

Project detail is available on City of Bunbury  
Community Connect page:

<https://communityconnect.Bunbury.wa.gov.au>

Public encouraged to contact City officers for  
further information.



## **Investigation of Tree Streets Heritage Area and Local Planning Policy**

The City of Bunbury is investigating the Tree Streets Area being a designated heritage area. Heritage is important for the community and has environmental, economic and social benefits as a resource for present and future generations. Local governments are responsible for reviewing their town planning schemes and formulating local planning policies...

**Visit Project →**