

Town of Victoria
Park Draft Local Planning Policy
No. # Character Retention
Guidelines

Date of Adoption: #

INTRODUCTION

The Town of Victoria Park (Town) contains some of the oldest suburbs within the Perth Metropolitan Area. The original subdivision pattern and much of the original pre-1945 building fabric is still apparent in the area. While the level of intactness across the Town's Character Retention Area (as identified under the Town's Local Planning Scheme No. 1 by a Special Control Area) varies, there is an identifiable residential **streetscape character** which the community have expressed a desire to retain and enhance¹.

The purpose of this policy is to define the special residential **streetscape character** that is found within the Town's Character Retention Area and to set out how new development that is **visible from the street** should contribute positively to that character, while accommodating contemporary and sustainable designs. Contemporary development within character areas provides the opportunity to bring new life into an historic area, revitalise vacant lots, encourage innovative contextual design, attract new investment whilst maintaining the amenity for owners of **original dwellings**.

This policy is made pursuant to Schedule 2, Part 2, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* and is to be read in conjunction with Local Planning Scheme No. 1, Precinct Plans, State Planning Policy 7.3 Residential Design Codes: Volume 1 (R-Codes) and all relevant local planning policies.

This policy amends, replaces and/or augments certain clauses within the R-Codes, however development shall comply with the R-Codes in all other respects. Where an inconsistency exists between this policy and another adopted local planning policy, this policy prevails to the extent of the inconsistency.

HOW TO USE

Those terms in bold font are defined under the Definitions section of this policy.

VARIATIONS TO DEVELOPMENT PROVISIONS

- a) Applications proposing variations to development provisions will be considered against the policy objectives and the streetscape character as identified in this policy, including Schedule 1 Historic Estates;
- b) The local government may vary any development provision contained in this policy to facilitate the retention and enhancement of an original dwelling; and
- c) If the local government is of the opinion that a proposed variation of a development provision is likely to adversely affect any owners or occupiers of adjoining properties, the local government may advertise the proposed development in accordance with an adopted local planning policy on consultation.

POLICY OBJECTIVES

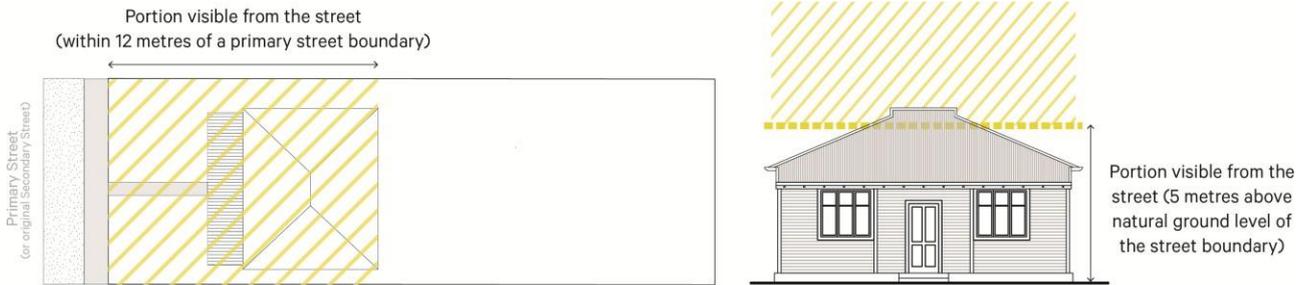
The objectives of this policy are to:

- a) Confirm the contribution that **original dwellings** make to the **streetscape character**;
- b) Retain the traditional streetscape pattern in particular the existing rhythm of front and side setbacks;

¹ Town of Victoria Park Review of Residential Character Study Area and Local Planning Policy 25 Streetscapes: Stage 4 Final Conclusions and Recommendations Report, element Oct 2019

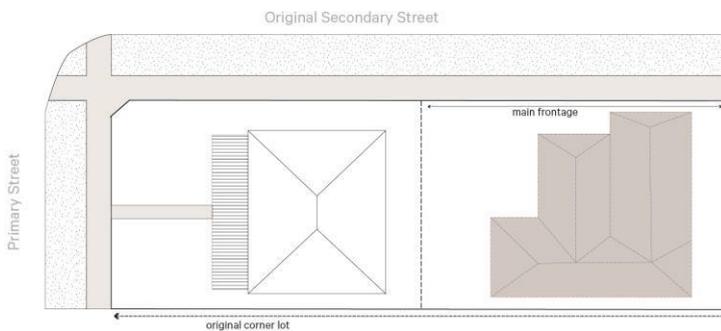
- c) Avoid development that mimics styles of architecture from the past and instead encourage innovative new design that reflects the prevailing form, scale and materiality of the streetscape in which it is located, with particular reference to roof pitch, traditionally proportioned windows and the grain of existing building materials;
- d) Ensure additions and extensions to **original dwellings** do not visually dominate the streetscape presence of the original dwelling;
- e) Minimise the visual impact of car parking structures on the streetscape and in particular **original dwellings**;
- f) Retain the open nature of front gardens within the streetscape, with particular reference to low, visually permeable fencing to front and side boundaries within the street setback area; and
- g) Encourage the retention of mature trees wherever practical.

Figure 2 – Visible from the street



Note:

For the purposes of applying this policy, 'primary street' also includes the public street to which a grouped dwelling has its main frontage and the original secondary street from which a single dwelling results from the subdivision of an original corner lot.



DEFINITIONS

Terms used in this policy are defined as per the R-Codes unless listed below:

- a) **Original dwelling** means a dwelling built prior to 1 January 1946.
- b) **Prevailing street setback** means the average street setback of the **primary building line** of five dwellings either side of the lot on that same side of the street and within the same street block, or up to five dwellings where not possible in accordance with **Figure 3**.
- c) **Primary building line** means the longest vertical plane of the exterior wall to a dwelling fronting the primary street in accordance with **Figure 4**.
- d) **Repairs** means minor works that are undertaken to repair, or prevent, a building, structure or place from falling into a state of disrepair and include:
 - i. Painting of existing painted surfaces;
 - ii. Rendering of existing rendered surfaces;
 - iii. Re-roofing with like-for-like materials and where there is no change to the roof form, pitch or colour;
 - iv. Replacement of cladding materials with like-for-like;
 - v. Replacing or repairing materials, fittings or architectural features with like-for-like.
- e) **Streetscape character** means the visible components in a street between the facing buildings, including but not limited to the form and scale of the buildings, car parking structures, setbacks, materials, fencing, gardens and street trees that together form its urban identity.
- f) **Visible from the street** means:
 - i. "visible from the street" only applies to a dwelling which has a frontage to a street.
 - ii. "visible from the street" means development which if implemented is either :

- Situated wholly or partially within 12m of the street boundary; or
 - Wholly located greater than 12m from the street boundary and exceeding a height of 5m above the natural ground level at the street boundary.
- vi. “Street” means a public street, whether a primary or secondary frontage to a site, but does not include a right-of-way (or a public street which was formerly a right-of-way), or a communal street.
- vii. Clause 60 of the deemed provisions continue to apply in relation to other works that require development approval.

Figure 3 – Prevailing Street Setback

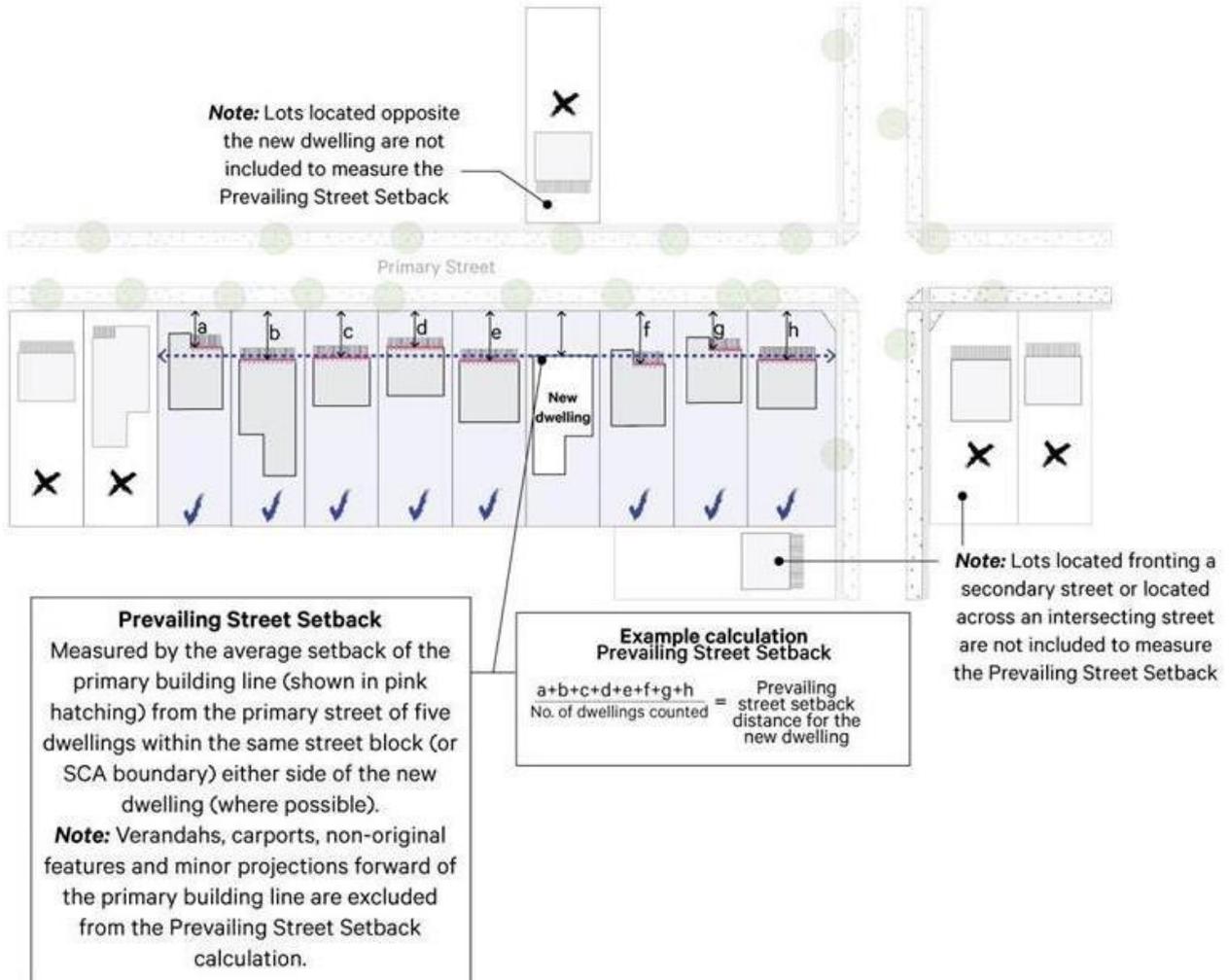
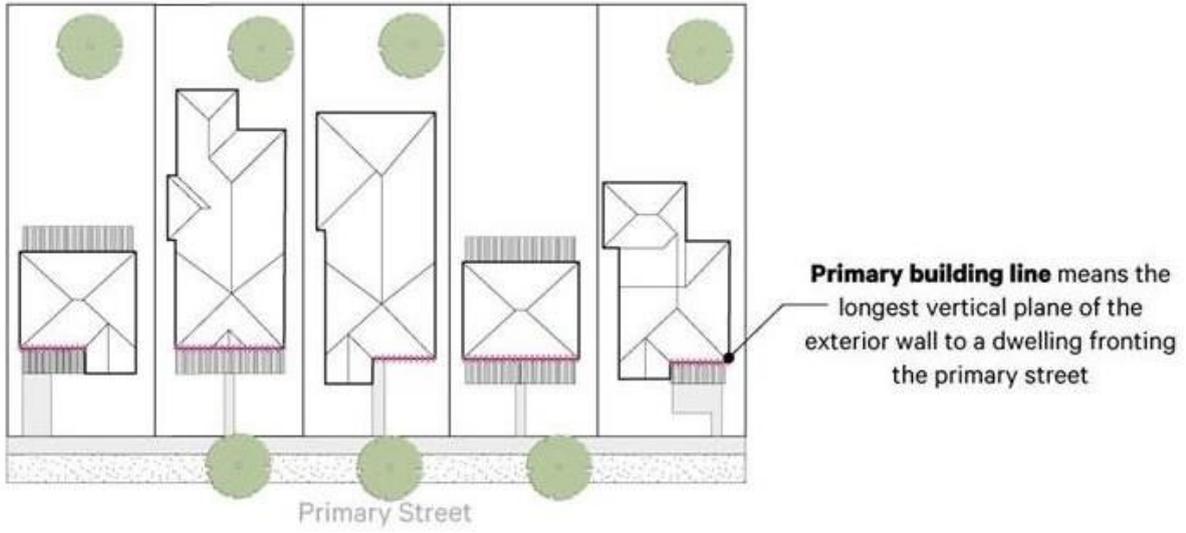


Figure 4 – Primary Building Line



----- = **Primary building line**

THE CHARACTER OF THE POLICY AREA

The residential character of the Policy Area is identified by the relationship between original pre-1946 single storey dwellings including their form, scale and materiality, the development pattern of the historic estate lot sizes, street widths and the quality of street trees and front gardens.

A brief history of development of the area is explained within *Schedule 1 Historic Estates* of this policy and should be given due regard when considering development against the policy objectives.

The following specific characteristics have been identified² as making a positive contribution to **the streetscape character**, which should be protected and enhanced in future development to retain the **streetscape character** of the Policy Area.

1. Built Form

- a) **Original dwellings** are generally single storey in scale which forms a distinct single storey character;
- b) Corner buildings almost exclusively address the primary street (with the exception of corner shops);
- c) Styles of **original dwellings** are often grouped to reflect the period of development;
- d) **Original dwellings** are characterised by steeply pitched hipped and gabled roofs, timber framed doors and windows with vertical emphasis, front verandahs and entry doors facing the street;
- e) **Original dwellings** are predominantly built of timber frame with weatherboards and galvanised metal roof cladding from the Gold Boom and Interwar periods and brick, tile and render bungalows from the Federation period (refer to *Schedule 1 Historic Estates*);
- f) Very few **original dwellings** when first constructed had vehicle parking or other roofed structures in the front setback;
- g) Front and side setbacks are generally consistent with neighbouring dwellings; and
- h) Front fences and side fencing forward of the **primary building line** are generally low, open or absent.

2. Public Domain

- a) Vehicular crossovers are generally restricted to one per lot;
- b) Mature street trees are located on verges creating visual avenues and natural shade; and
- c) Low front fences provide visual transparency through front gardens creating vistas along streets at oblique angles.

POLICY STATEMENT

1. Demolition

- a) There is a presumption against the demolition of an **original dwelling**. Demolition approval should not be expected simply because redevelopment is a more attractive economic proposition or because the building has been neglected;
- b) Development approval is required for the demolition of an **original dwelling**.
- c) An application to demolish the whole or a portion of an **original dwelling** will generally be supported where:
 - i. The Town is satisfied that suitable evidence has been provided by an independent certified structural engineer that the building is structurally unsound; or
 - ii. The dwelling façade is wholly fibro cement or asbestos wall cladding; or
 - iii. extensions and additions proposed to an **original dwelling** involve retention and incorporation of the majority of the **original dwelling** fronting the street; or

² Town of Victoria Park Residential Character Study Final Report, Hocking Planning & Architecture, Sept 2003

- iv. in the Town's opinion, the dwelling does not make a positive contribution to the streetscape character including through modifications or changes to the building that is irrevocable.
- d) An application to demolish an **original dwelling** shall be accompanied by the following information:
- i. an assessment by a suitably qualified heritage or architectural professional that describes why the dwelling should not be considered original and/or makes no positive contribution to the **streetscape character**; and/or
 - ii. where relevant, a report from a certified structural engineer that clearly states the building is structurally unsound or uninhabitable and the reasons why it cannot be retained and restored.
 - iii. External and internal photographs of the existing dwelling; and/or
 - iv. Written justification for the proposed demolition.
- e) Upon request the local government may require a landowner/applicant to provide documentation that establishes the date of the construction as being after the 31st December 1945, to the satisfaction of the local government;
- f) Where the date of construction cannot be established an application shall be submitted and demolition shall be at the discretion of the local government having regard to the dwelling's contribution to the **streetscape character** as identified in this policy; and
- g) Other than where sub-clause (c) applies, where demolition of an original dwelling is proposed, the demolition shall only be considered by the Town as part of a combined application for development approval for both demolition and the new replacement dwelling on the site.
- h) Other than where sub-clause (c) applies, in considering an application for development approval for demolition of an original dwelling, the Town will have regard to the follow matters in addition to those outlined in deemed clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015:
- a. The architecture of the existing dwelling eg. Whether it is an appropriate example of its era of construction; and
 - b. The degree of intactness of the original building fabric of the dwelling; and
 - c. The streetscape context and in particular the importance to the streetscape of retaining the existing dwelling; and
 - d. The location of the existing dwelling on the lot; and
 - e. The effect of retention of the existing dwelling upon the development potential of the site; and
 - f. Whether retention of the existing dwelling could be achieved through the granting of variation to development requirements; and
 - g. Whether the proposed new development contributes positively to the character of the streetscape in which the development is set and is an appropriate replacement for the traditional character dwelling proposed to be demolished.

Note: The Town may engage their own professionals to undertake an independent assessment or peer review of any documentation provided to support the demolition of a dwelling in the Policy Area, at the applicant's cost in accordance with regulation 49 of the Planning and Development Regulations 2009.

2. **General Development Provisions (applicable to all development)**

- a) Development guidance is provided with respect to the following key design elements as illustrated in **Figures 5a** and **5b**:
- **Siting and Scale** – primary street and lot boundary setbacks, building mass and proportions;
 - **Form and Materiality** – roof pitch, window style, use of traditional materials to **repair original dwellings** and to inform materials on new development; and
 - **Connection to the Street** - main entry to residence, windows, front fencing, verandahs, front gardens and vehicle parking;

- b) All development **visible from the street** shall demonstrate compliance with the development provisions listed in Tables 2.1 – 2.3.

Figure 5a – Key Design Elements

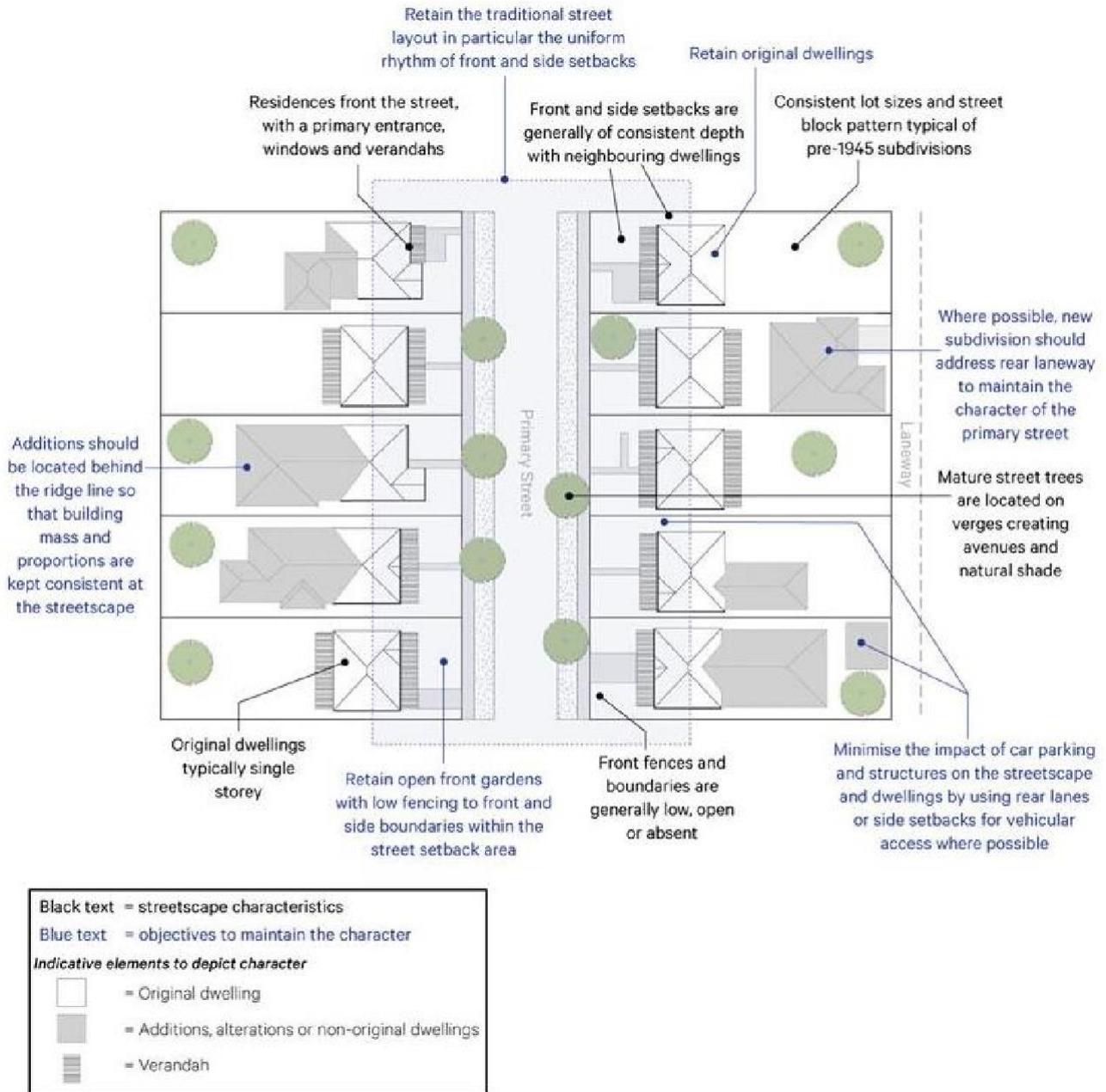
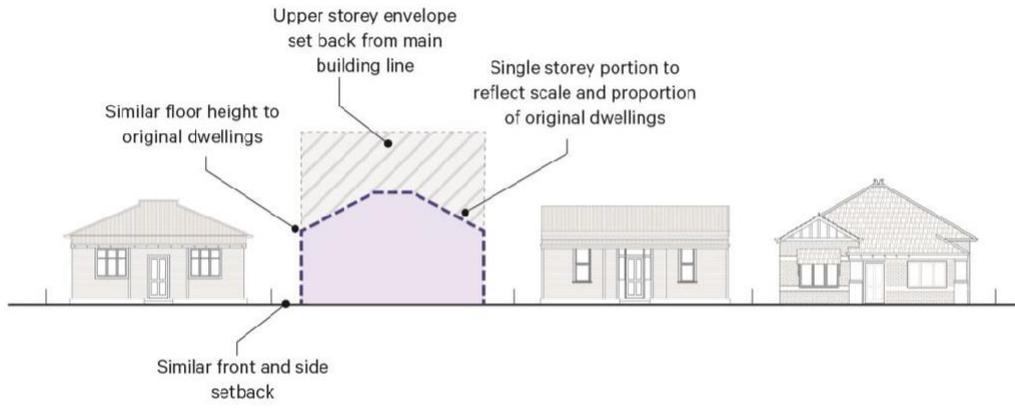


Figure 5b – Key Design (Building Envelope) Response



Example of built form design response to the streetscape character

2.1 Siting and Scale

Table 2.1 – Siting and Scale

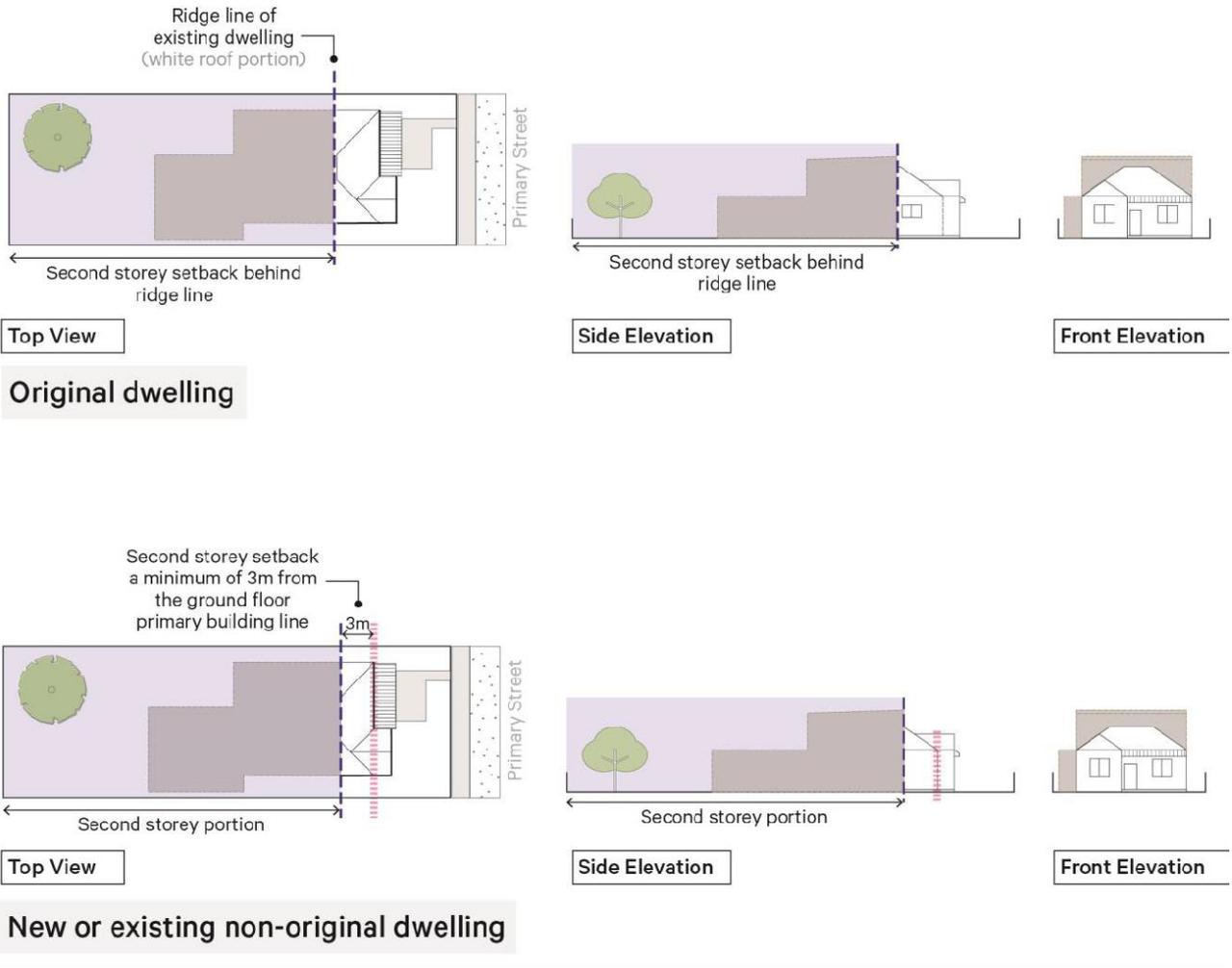
The following Local Housing Objectives and R-Codes Deemed-to-Comply provisions amend, replace or augment the R-Codes in relation to Siting and Scale.

Note: Local Housing Objectives augment the R-Codes and are used to guide judgements about the merits of proposals for aspects of residential development that does not meet the requirements or is not provided for under the R-Codes.

Local Housing Objectives	R-Codes Deemed-to-Comply
5.1.2 Streetscape	
<p>With respect to the application of Design Principle P2.1 ‘Buildings setback from the street boundaries an appropriate distance’, the following matters shall be considered:</p> <ul style="list-style-type: none"> a) Provides for soft landscaping and tree planting that enhances the streetscape character; b) Improves the visual appeal and pedestrian amenity of open garden areas; and c) Retains healthy, mature trees where practical. <p>With respect to the application of Design Principle P2.2 ‘Building mass and form that positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework’, the following matters shall be considered:</p> <p>Upper level setbacks:</p> <ul style="list-style-type: none"> a) The established streetscape character, particularly with respect to scale, massing and proportions, including verandahs and porches. 	<p>Clause 5.1.2 Street setback C2.1 C2.2 and C2.4 are replaced with the following:</p> <p>C2.1 Buildings setback from the primary street:</p> <ul style="list-style-type: none"> a) At a distance not less than the prevailing street setback as illustrated by Figure 3; or <p>Note: applications shall be accompanied by information demonstrating the calculation of the prevailing street setback, to the satisfaction of the local government.</p> <ul style="list-style-type: none"> b) Where a grouped dwelling has its main frontage to a secondary street or where a single house results from subdivision of an original corner lot and has its frontage to the original secondary street, buildings are to be setback a minimum of 3m or 2m to a porch or verandah, and are not subject to a prevailing street setback assessment. <p>C2.2 Buildings set back from a secondary street a minimum of 3m or 2m to a porch or verandah.</p> <p>C2.4 A second storey setback from the primary street as illustrated in Figure 6 as follows:</p> <ul style="list-style-type: none"> a) For existing original dwellings, behind the ridge line of the existing dwelling; or b) For new dwellings, or additions to existing non-original dwellings, a minimum of 3m from the primary building line to ensure the dwelling has a clear single storey component as viewed from the street. <p>Clause 5.1.2 Street Setback is modified to include the following additional deemed-to-comply requirements:</p> <p>C2.5 The street setback area is developed primarily as a soft landscaped garden.</p> <p>C2.6 Verandahs or porches that address the primary street frontage and comprise the front door of the property.</p>
5.1.6 Building Height	
<p>With respect to the application of Design Principle P6 ‘Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape’, the following matters shall be considered:</p> <ul style="list-style-type: none"> a) The established roof form, pitch and eaves height of the streetscape. b) New buildings address the primary street frontage and respond to and reinforce the existing streetscape 	<p>Clause 5.1.6 C6 Building Height is replaced with the following:</p> <ul style="list-style-type: none"> a) Maximum two storeys unless otherwise stated in the Scheme or another planning instrument; b) A roof pitch of between 30-35 degrees; c) The single storey portion fronting the street (and for the purposes of 5.1.2 C2.4 above) has a visible wall height not less than 2.75m height.

Local Housing Objectives	R-Codes Deemed-to-Comply
<p>character such as wall height, ridge lines and eaves overhangs.</p>	

Figure 6 – Second Storey Setback



2.2 Form and Materiality

Table 2.2 Form and Materiality

The following Local Housing Objectives augment the R-Codes to guide judgements about the merits of the proposal with respect to the Design of Buildings through Form and Materiality.

Local Housing Objectives	
Design of Buildings	
1.	<p>Form</p> <p><u>Windows</u></p> <p>Windows facing the primary street are to:</p> <ol style="list-style-type: none"> a) Be provided to complement the established streetscape character; b) Have primarily vertical proportion; c) Be clear-glazed; and d) Not be floor-to-ceiling, providing a minimum sill height of 3 courses. <p><u>Eaves</u></p> <ol style="list-style-type: none"> a) Where visible from the street : <ol style="list-style-type: none"> i. eaves are required; ii. eaves are of a width to match the eaves of the existing dwelling (if an extension) or the prevailing eaves width in the street; and/or iii. eaves style to match the eaves style of the existing dwelling (if an extension) or the prevailing eaves width in the street. <p><u>Roof</u></p> <ol style="list-style-type: none"> a) Traditional roofs are pitched between 30 and 35 degrees. New roofs should aim to conform with the prevailing roof form of the area. This may be dual pitched with gable or hipped. <p>Note: Roof pitches do not necessarily need to comply with traditional roof pitches if not visible from the street.</p> <p><u>Second Storeys</u></p> <ol style="list-style-type: none"> a) Second storeys to new dwellings and additions should be setback behind the predominant single storey street front portion of a dwelling and should respect the scale of the traditional streetscape character of the area.
2.	<p>Materials</p> <p>New development should not seek to copy original buildings but instead draw influence from the them in the streetscape in which it's located. As a guide, the following materials should be incorporated in new development that is visible from the street:</p> <p><u>Colours</u></p> <ol style="list-style-type: none"> a) Colours that reflect the character of the area. <p><u>Roofs</u></p> <ol style="list-style-type: none"> a) Galvanised corrugated iron or prefinished steel. b) Marseilles profile terracotta tiles. <p><u>Walls</u></p> <ol style="list-style-type: none"> c) Painted, horizontal weatherboards of a minimum width of 175mm wide and 18mm thick. d) Red brick (of a traditional type i.e. non uniform in colour or texture). e) Painted render as a secondary finish. <p><u>Verandahs</u></p>

Local Housing Objectives
<ul style="list-style-type: none"> f) Timber decking with timber balustrades and posts. g) Roof form generally matching the dwelling roof. Skillion or bullnose roofs with galvanised iron, terracotta tiles or prefinished steel. h) Simple timber brackets between posts and fascia may be acceptable. <p><u>Windows and doors</u></p> <ul style="list-style-type: none"> i) Timber is preferable material for all window frames and doors. j) Aluminium where frames are wider may be acceptable. k) Recessed windows with proportionate framing. <p><u>Gutters and Downpipes</u></p> <ul style="list-style-type: none"> l) Galvanised iron. m) Prefinished steel. <p><u>Garages and Carports</u></p> <ul style="list-style-type: none"> n) Timber or wrought iron visually permeable gates to crossovers. <p><u>Ornamentation</u></p> <ul style="list-style-type: none"> o) Copying historic details is not permitted on new development; this might include latticework on verandahs, ornate verandah posts, decorative render or stucco corbelling to chimneys and window surrounds.

2.3 Connection to the Street

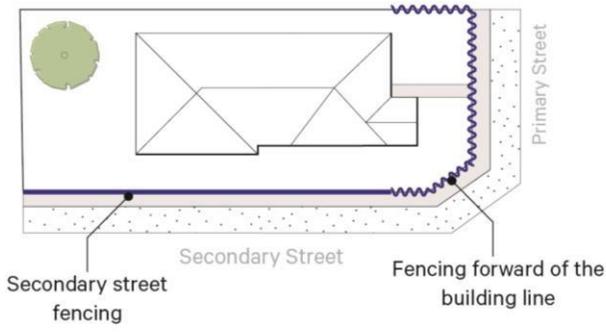
Table 2.3 Connection to the Street

The following Local Housing Objectives and R-Codes Deemed-to-Comply provisions amend, replace or augment the R-Codes in relation to Connection to the Street.

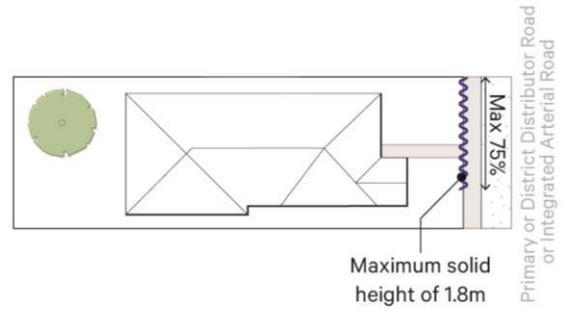
Local Housing Objectives	R-Codes Deemed-to-Comply
5.2.1 Setbacks of Garages and Carports	
<p>With respect to the application of Design Principle P1 'The setting back of carport and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; obstruct views of dwellings from the street or vice versa', the following matters shall be considered:</p> <ul style="list-style-type: none"> a) Provides for soft landscaping and tree planting that enhances the streetscape character and pedestrian amenity and improves the visual appeal and comfort of open garden areas. 	<p>Clause 5.2.1 Setback of garages and carports C1.1,C1.2, C1.4 and C1.5 are replaced with the following:</p> <p>C1.1 Carports setback forward of the prevailing street setback and/or primary building line provided the following is met:</p> <ul style="list-style-type: none"> a) Minimum street setback of 1.5m; b) Open on all sides except to the extent it abuts a dwelling; c) Unobstructed view between the dwelling and the street; d) Reflect the style, materials and colours of existing and proposed new dwellings, especially roof form; <p>C1.2 Garages setback behind the primary building line.</p>
5.2.2 Garage Width	

Local Housing Objectives	R-Codes Deemed-to-Comply
<p>With respect to the application of Design Principle P2 'Visual connectivity between the dwelling and streetscape should be maintained and the effect of the garage door on the streetscape character should be minimised whereby the streetscape is not dominated by garage doors', the following matters shall be considered:</p> <p>a) Garages which do not dominate the visual appearance of the lot having regard to the width of the lot and building frontage, the location of any upper floor relative to the garage and the general design merit.</p>	<p>Clause 5.2.2 Garage width C2 is replaced with the following:</p> <p>a) The external width of the garage structure is not greater than 50% of the frontage of the site.</p>
5.2.4 Street Walls and Fences	
<p>With respect to the application of Design Principle P4 'Front fences are low or restricted in height to permit surveillance and enhance streetscape character', the following matters shall be considered:</p> <p>a) Maintaining open front gardens with views to the building, and across lot frontages as viewed at an oblique angle from the street.</p> <p>b) Fencing that is visually permeable and of materials that respect the streetscape character.</p>	<p>Clause 5.2.4 Street walls and fences C4 is replaced with the following:</p> <p>a) Walls and fencing within the primary street setback area that are visually permeable above 750mm from natural ground level to maximum height of 1.2m;</p> <p>b) Piers do not exceed 350mm dimensions and 1.2m in height;</p> <p>c) Secondary street walls and fencing that have a maximum solid height of 1.8m, setback behind building line in accordance with Figure 7;</p> <p>d) Material(s) proposed include one or more of the following selected to reflect the predominate materials of fences to original dwellings in the streetscape:</p> <ol style="list-style-type: none"> i. Timber pickets; or ii. Brick; or iii. Limestone; or iv. Rendered masonry; or v. Wrought iron. <p>e) For lots with frontage to a Primary or District Distributor Road or Integrated Arterial Road, walls and fencing that have a maximum solid height of 1.8m for a maximum of 75% of the length of that frontage.</p> <p>Refer to Figure 7 for guidance.</p>

Figure 7 – Primary and Secondary Street Fencing



Primary and secondary street fencing



Primary or District Distributor Road or Integrated Arterial Road

3. Development Provisions for Original Dwellings

- a) The following provisions apply to **repairs** and extensions and additions to **original dwellings** in addition to those listed in Tables 2.1-2.3. Where any inconsistency occurs between Tables 2.1-2.3 and Table 3, Table 3 prevails.

Table 3: Original Dwellings

*The following Local Housing Objectives augment the R-Codes to guide judgements about the merits of proposals involving **original dwellings** with respect to the Design of Buildings through Form and Materiality.*

Local Housing Objectives	
Design of Buildings	
1.	<p>General</p> <p>a) No additions or alterations to original dwellings shall occur forward of the primary building line unless restoring an original feature e.g. verandah or as otherwise determined by the local government.</p> <p>b) Repairs to original dwellings shall be based on retaining the traditional materials and appearance of the building.</p> <p>c) Where the street front portion of an original dwelling has been altered in the past it is encouraged to be restored to match its original appearance using traditional materials as this will enhance its contribution to the streetscape character.</p> <p>d) Additions to original dwellings may be more contemporary in nature, while ensuring they are designed to respect the materiality, scale and form of the original dwelling and not overwhelm the streetscape presence of that dwelling.</p> <p>e) Design solutions are encouraged and shall balance sustainability outcomes with respecting the streetscape character. In particular, the retention and ongoing use of original dwellings is inherently sustainable as these buildings represent a considerable amount of embodied energy. Demolition and rebuilding entail disposing of substantial waste and using energy intensive materials.</p>
2.	<p>Roofs</p> <p>a) If roof cladding requires replacement it should match the original based on physical or documentary evidence. In most cases this will be corrugated galvanised iron or terracotta tiles. Often galvanised iron was painted in colours of dark red or green and some prefinished steel can match this but its preferable to retain a 'silver or metallic' appearance.</p>
3.	<p>Walls</p> <p>a) Brickwork – where brickwork is currently exposed it should remain uncoated by paint or render. It should be repointed when required with a mortar mix to match the original in composition and appearance. Where original exposed brick has been painted, restoration to original face brick is encouraged.</p> <p>b) Render - render was used sparingly as a decoration to brick buildings rather than predominant finish and was often painted. The presence of decorative render shall not be deemed a precedence for the surface area expansion of render.</p> <p>c) Weatherboards – painted hardwood horizontal weatherboards should be retained and restored where possible. Where weatherboards require replacement, they should match the type of materials (timber), width of boards and lapping of the original.</p>
4.	<p>Verandahs</p> <p>a) Roofs – verandah roofs should reflect the style of the prevailing streetscape character. Skillion, or to a lesser extent bullnose, roofs clad in corrugated iron are common on Interwar and Gold Boom period housing. Federation period dwellings may have had continuous or separate verandah structures. Refer to Schedule 1 for examples of verandahs.</p> <p>b) Posts/ Balustrades – verandah posts and balusters are always timber and may be ornate or simple square posts that should be retained or restored.</p> <p>c) Decking – timber decking is traditional and should be retained or restored.</p>

Local Housing Objectives

5. Windows and Doors

- a) Casement windows – usually grouped in pairs or threes and with timber frames- should be retained and restored. Aluminium or other metal frames are not suitable.
- b) Double sash windows– sliding two sash windows in timber frames – should be retained or restored. Aluminium or other metal frames are not suitable.
- c) Doors– generally located centrally in the primary frontage with timber panels and fan lights over (typically of coloured glass) should be retained or restored.

6. Ornamentation

- a) Modest ornamentation was applied to some of the **original dwellings**, most commonly from the Federation Period. Where ornamentation is to be restored it should be based on evidence that it existed originally.

7. Services

- a) Air conditioning, solar panels, hot water systems, meter boxes and other services should be located in areas where they cannot be seen from the primary street. Where dwellings have northern primary street frontage, solar panels will typically be permitted on the back two-thirds of a dwelling so that they do not visually dominate the streetscape.

VERSION CONTROL

Date Initially Adopted:	
Date(s) Amended:	

SCHEDULE 1 – HISTORIC ESTATES

Brief History and Development of The Area

The Town of Victoria Park developed as a linear urban village in accordance with the Garden City Movement of the early 20th century where verdant, self-sustaining satellite suburbs developed along transit routes to alleviate inner city urban density. In this case, Victoria Park was structured around the central spine of the tramway, Albany Highway and two railway stations. The suburb developed largely as a working-class neighbourhood as can still be demonstrated by the prevalence of modest workers housing on smaller lots built using a limited palette of materials.

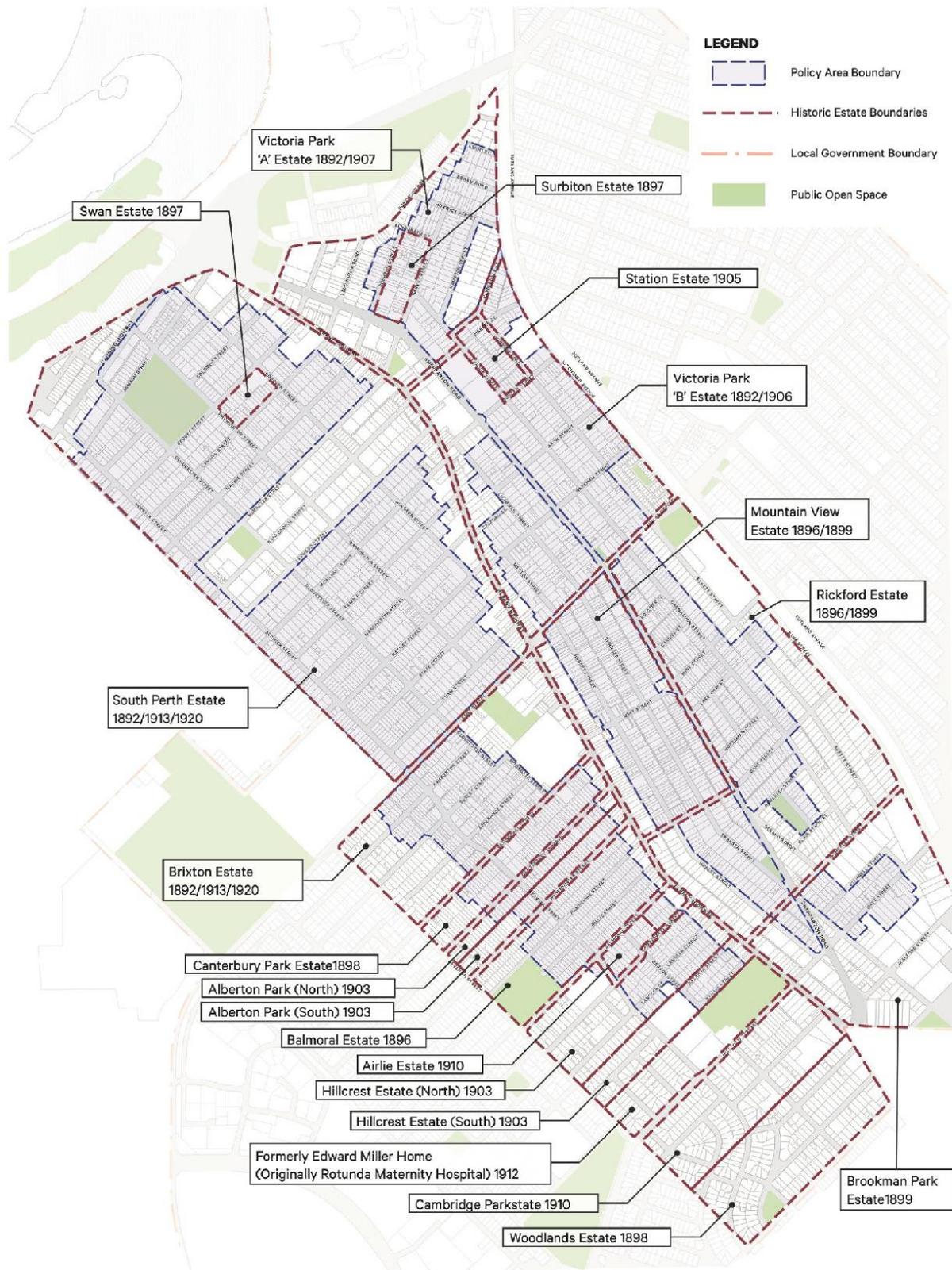
The locality was developed predominantly through the formation of large estates during the Gold Boom period (1890s) up to the years following Federation (1900s) and into the Interwar period (1918-1939). The development of this subdivision, however, took until World War II (1939-1945) to become almost fully developed although a small portion of vacant lots remained beyond 1945.

This history of development has resulted in a generally cohesive series of streetscapes that were developed over a fifty-year period which has resulted in a sequence of residential estates each containing different types of buildings relating to their period of development. It is for this reason that the character of the Policy Area can be considered as mixed across the area with individual streetscapes that are often highly cohesive.

The following table should be referred to in conjunction with Figure A, which together illustrate the location and date in which the historic estates were subdivided and the prevailing traditional styles of architecture which relate that portion of the Policy Area.

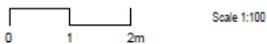
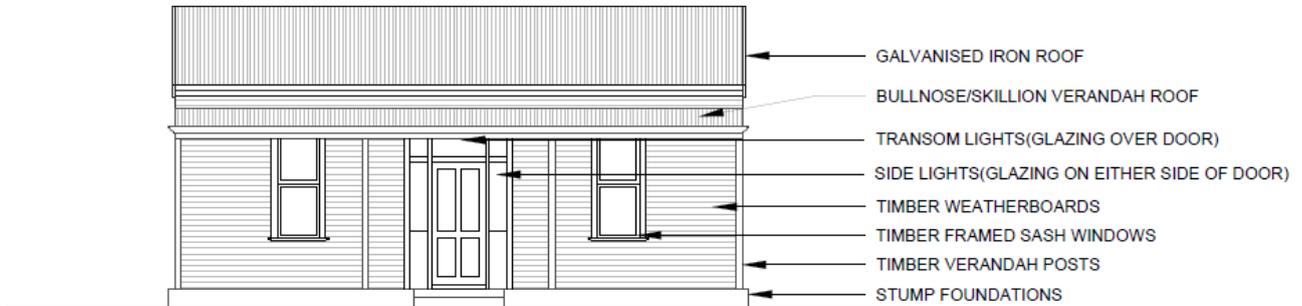
Historic Estate	Date of Subdivision	Period of Development
South Perth (North & South)	1892/1913/1920	Gold Boom/ Federation/ Interwar
Swan	1897	Gold Boom/ Federation/ Interwar
Victoria Park A	1892/1901	Gold Boom/ Federation/ Interwar
Surbiton	1897	Interwar
Station	1905	Interwar
Victoria Park B	1892/1906	Gold Boom/ Federation/ Interwar
Brixton	1897/1897/1916	Gold Boom/ Federation/ Interwar
Canterbury Park	1896	Gold Boom/ Federation/ Interwar
Alberton Park (North)	1903	Gold Boom/ Federation/ Interwar
Alberton Park (South)	1903	Gold Boom/ Federation/ Interwar
Balmoral	1898	Gold Boom/ Federation/ Interwar
Hillcrest (North & South)	1903	Gold Boom/ Federation/ Interwar
Airlie	1911	Interwar
Former Edward Millen Home	1912	Interwar
Mountain View	1896/1899	Gold Boom/ Federation/ Interwar
Bickford	1888/1896	Interwar
Cambridge Park	1910	Interwar
Woodlands	1896	Interwar
Brookman Park	1899	Interwar

Figure A – Historic Estates



Gold Boom (1890s -1910)

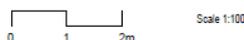
The locality was subdivided following the Gold Boom of the 1890s, however much of the development did not occur until late in that decade. Despite that, the styles of residences being built during that period persisted into the early in 20th Century. Early remaining buildings from this period are characterised by simplicity of form, the uses of simple building materials, and simple decorative treatments. Typical features include simple rectangular plans, timber frame and weatherboard construction, steeply pitched roof (originally covered with short sheet galvanised iron), centrally located front doors often with fan or transom lights, two-paned vertical format window and wide verandahs with square or stop chamfered posts. Simple bracketing may have been applied but ornate decoration would have been a rarity.



Federation (1900-1920)

The locality experienced initial growth during the Federation period with the opening of the tram service from Perth in 1905 boosting development in those historic estates that had been subdivided in the 1890s. In 1906 the population of the suburb was 1,500 and then by 1909 it had grown to 1,800.

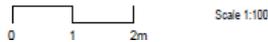
By the Federation period the manufacture of bricks and tile in Perth had increased and became a more affordable material to use for residential construction, particularly on large scale housing developments. As a result, many of the buildings from this period largely reflect these materials but not exclusively, as weatherboards were still being used. While there are some examples of larger more exuberant buildings from this period at the northern and eastern portions of the Policy Area, the locality tends to display less ornate examples of the period. Typical details are decorative timbered and rendered gables, tall chimneys with stucco coping, render banding into face brick and ornate verandah timber posts. Windows were always timber framed, either as double hung sash or casements grouped in twos and threes, with vertical emphasis. The buildings were generally of an a-symmetrical composition on their primary street elevation.



Interwar (1920-1945)

During the 1920s and 30s the locality grew considerably to accommodate returning servicemen from World War I and their expanding young families. In 1917 the population of the suburb was 5,000 which illustrates the rapid expansion from 1906. The socio-economic make up of these new residents were generally young working-class families and the housing was reflective of both the rapid expansion and the affordability of the materials used. As a result, many of the weatherboard houses date from this period.

Most of the Interwar dwellings were similar in form to those of the preceding periods. The proportions and form were similar, with less ornate detailing used on elements such as verandahs and gables. The double hung sash window, once the prevalent window type gave way to the casement window, slightly reduced roof pitches, and eaves overhangs marginally increased. The dwellings were usually asymmetrical in plan with protruding gables.



Examples of Verandah Forms



Bullnose



Skillion