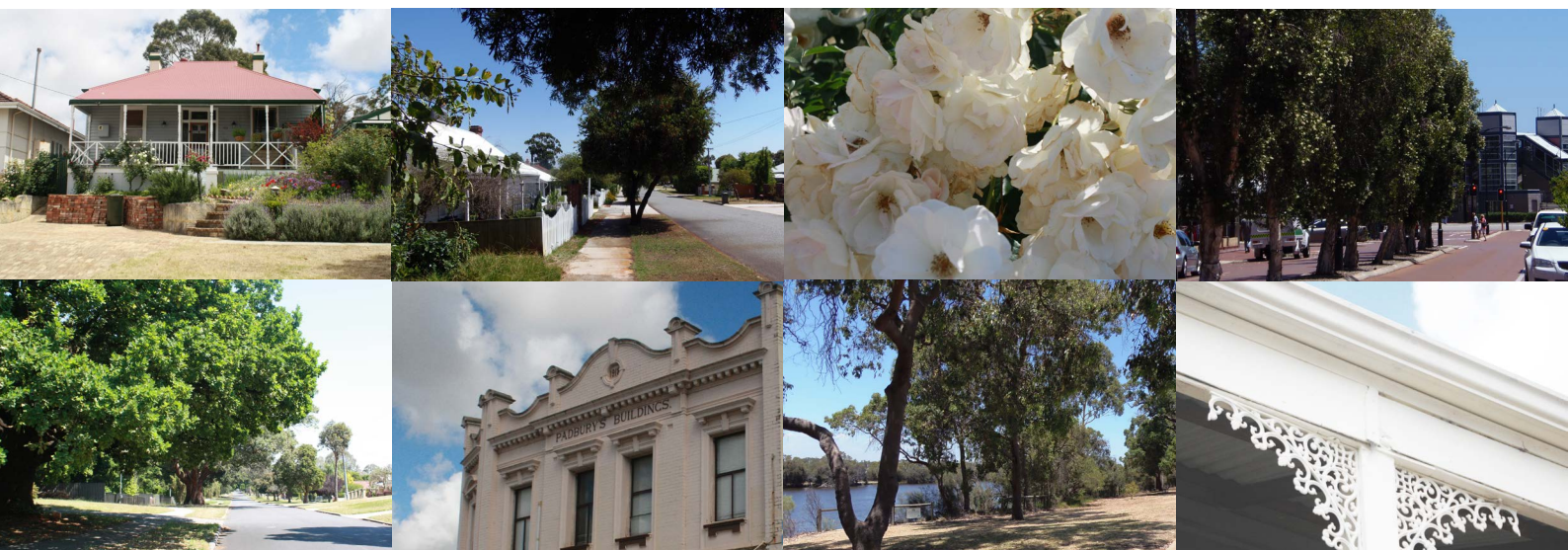


TOWN OF
BASSENDEAN
Home by the Swan



Built Form
and
Character Study

May 2018

 stephen
carrick
architects



This report has been prepared in accordance with the scope of services described in the contract or agreement between Stephen Carrick Architects and the Client. The report relies upon data collected upon site visit, referenced documents and photographs taken at or under the particular times and conditions specified herein.

Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Stephen Carrick Architects accepts no responsibility for its use by other parties.



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EXECUTIVE SUMMARY

Stephen Carrick Architects were appointed by the Town of Bassendean in September 2017 to undertake the Bassendean Built Form and Character Study.

The Town of Bassendean is located 12km north east of Perth on the banks of the Swan River. The Midland Railway Line runs east west through the centre and there are three (3) railway stations are located within the municipality: Ashfield, Bassendean and Success Hill Stations. The Guildford Road Bridge signals the entry to Bassendean from Guildford to the east. The major roads that run through the town are Morley Drive, Walter Road East, Collier Road and Lord Street to the north of the railway line and Guildford Road to the south. The Town has a mix of housing styles, parks and recreational areas, as well as light industry and commercial areas.

The study was commissioned to analyse the current built form and character within Bassendean that collectively contribute to the identity of the Town. This study aims to identify, document and understand the features and characteristics that are highly valued by the community.

The Western Australia Planning Commission (WAPC) released in 2015 a report titled, Draft Perth Peel @ 3.5 Million Central Sub-Regional Planning Framework. This framework is intended to guide future residential infill growth within Perth's central sub-region up to the year 2050. For the Town of Bassendean local government area this framework means an infill dwelling target of 4,200 additional dwellings, resulting in a 70% increase in dwellings over the existing number of dwellings.

The Town acknowledges the need to accommodate an increase in residential density development as well as the need to address community concerns of the potential adverse impacts on the area's character and a loss of their sense of community. In order to properly manage this dilemma, the Town commissioned this study to understand Bassendean's character and develop design responses to guide and inform future development.

The study identified 26 notional Character Areas within the Town. Each area was documented through an analysis of the various streetscape elements and this is recorded through text and photographs. Design responses are documented through text, diagrams and imagery to guide and support each response.

The analysis phase of the study assisted to identify the areas that are core to Bassendean's character. These areas included a combination of the following elements:

- Riverfront
- Natural landscape including reserves
- Undulating topography
- Mature tree planting
- Walkability
- Rail Transport
- Predominantly Federation, Inter-War and Post-War development
- Consistent front boundary treatments
- Consistent building material palette

It is intended that this study will inform the Town of Bassendean's revision to the Local Planning Strategy. The study will also inform the review of the Town's current design and development planning policies.



INTRODUCTION

A sense of place is defined by character and distinctiveness and can relate to a range of qualities such as architecture, landscape, topography and land-use. These all contribute to provide meaning to a location and are influenced by natural, social and cultural conditions. Within any given local area, it is the sense of place and character to which people attach and with which a community identifies.

In May 2015, the Western Australian Planning Commission (WAPC) released its draft Perth Peel @ 3.5 Million Central Sub-regional Planning Framework for public comment.

This draft framework sets out a spatial framework to guide future residential infill growth within Perth's central sub-region up to the year 2050. It is predicted that a population of 3.5 million will be living within the Perth Metropolitan region by 2050. The 2015 framework sets an infill dwelling target density of 4,200 additional dwellings to be developed within the Bassendean local government area (LGA) by that time.

Since 2015, the Town of Bassendean has been approving an average of 105 new dwellings per year. Therefore, an approximate 66.5% increase in dwellings is required, over the current level of existing dwellings to reach the target density.

This projected target density increase presents somewhat of a 'two-edged sword'. On the one hand, residents and landowners might welcome the opportunity to redevelop their properties as part of a process that seeks to enable a future supply of residential stock. For some single house owners this might also represent an opportunity to 'downsize' from a single house to a smaller unit or apartment that is more manageable and suited to their future needs, while offering the benefit of allowing them to continue to reside within the area.

On the other hand, other residents are concerned about the impact of such development, particularly in respect to the following factors: potential erosion of their existing residential amenity; adverse impacts upon the character of the area; increase of motor vehicle traffic along neighbourhood streets, and the potential loss of their sense of community.

These latter views and concerns were clearly expressed through the community consultation forums carried out as part of the Town's formulation of its current Strategic Community Plan. Clear themes emerged from these forums with respect to preserving the 'village feel' of Bassendean through maintaining its unique character, and balancing the inevitability of growth with considerations of heritage and the natural environment.

The prospect of intensifying residential development, especially within well-established suburban locations and neighbourhoods characterised predominantly by single houses, will have a transformative effect. It is likely to produce an overall increase in building heights, scale, bulk, massing, as well as an increase in motor vehicle traffic and parking along local streets.

Through careful and sensitive design and siting, such effects from new development can be sensitively incorporated in ways that do not significantly detract from the characteristics and features of the area that are most valued; however, this first requires a full understanding of the Town's setting and character.



In acknowledging both the need to accommodate the targeted density increase, as well as the need to address the concerns held by residents, the Town of Bassendean has sought to revise its current 2015 Local Planning Strategy. The revision to this strategy will be informed by this Built Form and Character Study.

CONSULTANT TEAM

In September 2017, the Town of Bassendean appointed Stephen Carrick Architects (SCA) to carry out this study.

Stephen Carrick Architects is a boutique architectural practice involved with all aspects of architectural design and with a strong foundation in heritage and conservation.

As Principal to the practice, Stephen has over 30 years experience in the assessment and conservation of the built environment.

PURPOSE OF THE STUDY

This Built Form and Character Study will be used to inform a review of the Town of Bassendean's current Local Planning Strategy (2015 LPS), especially in respect to better understanding the elements that have helped to shape the built form and character of Bassendean.

The design responses outlined in this report will also provide guidance in shaping Bassendean's future built environment. It seeks to do this by cataloguing the characteristics of buildings and places that are most valued and that ought to be reflected in future development.

APPROACH TO THE STUDY

This study was conducted in three (3) phases:

Phase One	Existing Built Form and Character Analysis
Phase Two	Design Responses
Phase Three	Finalisation of the Study

Phase 1

The analysis phase involved identifying, understanding and documenting the various Character Areas that form the Town of Bassendean.

An examination of the historical development of Bassendean was undertaken to uncover the development of general areas of character. SCA, reviewed the Town's current Municipal Heritage Inventory (MHI), Masterplans, Local Planning Strategy and policies to understand how areas of character might be informed.

Following this initial analysis, a series of site visits covering the local government area were conducted to assess and identify preliminary **Character Areas**. Areas of built form and character were further analysed through survey work, photography and mapping to arrive at the **26 notional Character Areas**.



The brief for the Built Form and Character Study excluded the industrial area from the scope. After consultation with the Bassendean Councillors, the industrial area was reviewed for its suitability for residential development. The industrial area's close proximity to the Ashfield train station, Guildford Road and Bassendean's town centre is appropriate for residential redevelopment. A process of rezoning would have to be undertaken by to amend the area's zoning from zoning to residential. Further consideration of this process was outside of the scope for this study.

Phase 2

Phase 2 of the study developed principles and design responses for each notional **Character Area**. It is intended that these principles and responses will inform the development of future design guidelines (policies and controls) that can be applied by the Town to the planning, siting, and design of future new development and redevelopment within the Town. The design principles and responses specifically identify and categorise the character elements of each area: lot frontages, vegetation, siting, building height, building forms, building materials, design, front boundary treatments and car parking structures. These principles and responses should function to better connect each Character Area to Bassendean's Core Character.

Once the characteristics of the 26 notional Character Areas had been identified in Phase 1, then a collective analysis of the overall Character Areas was conducted to collate the Core Character elements and areas (See section 9.0 on Bassendean's Core Character). As part of this process, Character Areas were identified that most and least typically represented the Core Character elements.

Phase 3

Phase 3 comprises the finalisation of the study. Following the review of the final draft, by the Town of Bassendean, comments were addressed and the study was finalised.

REPORT STRUCTURE: HOW TO READ THIS REPORT

The following sections to this report are structured according to the list below:

Section 3.0

Provides a glossary of useful terms.

Section 4.0

Provides an overview of the development of Bassendean.

Section 5.0

Defines heritage and character; the Municipal Heritage Inventory and the Heritage Protection Areas.

Section 6.0

Provides an overview to Bassendean's main architectural styles.

Section 7.0

Provides an analysis of the Local Planning Strategy with regard to the direction for housing and housing precincts. This section also illustrates proposed mixed use and increased residential density corridors.

Section 8.0

Illustrates elements of a streetscape. These are used in the analysis of individual Character Areas.

Section 9.0

Provides a map showing the 26 notional Character Areas that were established following the analysis phase.

Section 10.0

Provides an overview of Bassendean's Core Character.

Section 11.0

Provides an overview of design and character. This section provides background to the design responses and principles section of each Character Area.



Section 12.0

This section contains the analysis, design responses and design principles for each of the 26 Character Areas. Each area can be read independently and can be located on the Character Area map (section 9.0). Each Character Area has the following structure:

- Location map
- Description
- Existing character elements
- Photographs of the area
- Design Responses by element
- Design Principles by element

LIMITATIONS TO THE REPORT

A limitation to this type of study is the subjective nature of streetscape analysis. The Project Team has aimed to analyse and document individual elements across specific areas to reduce the subjectivity of the assessment. It is acknowledged that there will be variations and anomalies within an identified Character Area; however, the character statements succinctly represent the broader characteristics of the area.

This study does not attempt to provide a street-by-street analysis of Bassendean. The dominant elements that determine the area's identity are the focus for this report and individual dwellings that differ from this identity are not specifically identified.

The division of various Character Areas could be debated. The Project Team has aimed to define boundaries to each Character Area by using municipal boundaries, major roads, infrastructure (railway) and natural landscape features (Swan River and parkland). Where there are no major boundaries the rear of building lots has been used.

This report does not attempt to capture other economic, political and social factors that may be influential in determining built form and character in Bassendean.

ACKNOWLEDGMENTS

The authors of this report wish to acknowledge the following people from the Town of Bassendean for their contributions to the preparation of the report:

Town of Bassendean Councillors

Design Bassendean Committee

Anthony Dowling
Town of Bassendean - Director of Strategic Planning

Brian Reed
Town of Bassendean - Manager Development Services

Mary Bidstrup
Town of Bassendean - Administrative Officer



3.0

GLOSSARY OF TERMS

Adjoining Property

Refers to any lot:

- On which any **dwelling** for which provision is made in the R-Codes may be constructed under the **scheme**; and
- which shares a boundary or portion of a boundary with a **lot** on which there is a proposed **residential development site** or is separated from that lot by a **right-of-way**, vehicle access way, pedestrian access way, access leg of a **battleaxe lot** or the equivalent not more than 6m in width.

Ancillary Dwelling

Refers to a self-contained **dwelling** on the same lot as a **single house** which may be attached to, integrated with or attached from the single house.

Battleaxe lot

Refers to a **single house lot** that has a **frontage** for the purposes of servicing and access to the public road only through a strip of land containing a pedestrian and / or vehicular access way that is part of the **lot**. The term excludes a **site** that has vehicular access from a private or **communal street** or **right-of-way** connected to a public road.

Building

Refers to any structure whether fixed or movable, temporary or permanent, placed or erected on land, and the term includes **dwelling** and structures appurtenant to dwellings such as carports, **garages**, **verandahs**, **patios**, **outbuildings** and retaining walls, but excludes boundary fences, **pergolas** and swimming pools.

Building Height Refers to the building height measured from natural ground level and how many storeys the building has.

Building Form Refers to the overall shape and composition of the building.

Building Materials

Refers to the external materials used on the building.

Bulk

Refers to the combined effect of the arrangement of the building's volume, size and shape.

Carport

Refers to a roofed structure designed to accommodate one or more motor vehicles **unenclosed** except to the extent that it abuts a **dwelling** or a property boundary on one side, and being without a door unless the door is **visually permeable**.

Car Parking Structures

Refers to the presence and location of on-site car parking structures such as garages, car ports, driveways and uncovered car spaces.

Character

Refers to the combination of the particular characteristics or qualities of a place. These include the rhythm, scale and visual amenity of dwellings which contribute to the existing streetscapes.

Character Areas-

In this report, refers to notional areas of similar character.

Closed Streetscape

Refers to a streetscape that has a narrow carriageway, with often high fencing and mature street trees.

Communal Open Space

Open space set aside for the recreational use of the occupants of the **dwellings** in a common development and does not include **driveways** or car parking areas.



Communal Street

Refers to a private carriageway providing joint access to two or more **dwelling**s in a **residential development**.

Contemporary

Refers to current architectural styles.

Context

The specific character, quality, physical, historical and social characteristics of the building's setting.

Design Details- Façade articulation and design elements

Core Character

In this report, refers to character elements that are integral to the character of Bassendean.

Design Principles

Specific design objectives for each element of the R-Codes which are to be met by all **residential development** in Western Australia and are to be used in the preparation, submission and assessment of proposals for the purpose of determining their compliance with the R-Codes. A proposal is required to demonstrate compliance with design principles where it does not satisfy corresponding **deemed-to-comply** provisions.

Development

As defined under the Planning and Development Act 2005, as amended.

Development Site

A parent lot in which development is proposed.

Driveway

The portion of the paved vehicle access way between a car parking area and the property boundary, excluding any associated landscaping or pedestrian path on either side.

Dwelling

A building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

Enclosed

An area bound on three or more sides by a permanent wall and covered in a water impermeable material.

Federation

Australian architectural style that emerged from c1890s- 1915s.

Form

The overall shape and volume of a building and the arrangement of its parts.

Frontage

The width of a lot at the primary street setback line, provided that in the case of battleaxe or other irregularly shaped lots, it shall be as determined by the decision-maker.

Front Boundary Treatment

Refers to the presence, height and style of front fences.

Front Fence Height

Low: 0 < 0.5 meters

Medium: 0.6M < 1.5 meters

High: 1.6M < 2.0 meters

Front Set Back

Small: 0 < 1.0 meters

Medium: 1.0M < 3.0 meters

Large: 3.0 meters +

Garage

Any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.

Height, Building

This is the distance between the point where the base of the wall meets the natural ground level and measured to the highest point of a wall or roof of a building vertically above that point (for measurement guidance refer to Figure Series 7) excluding minor projections.

Heritage Places

A place listed on the Commonwealth, State Heritage Register or the Municipal Heritage Inventory.

Heritage Precincts

Protected heritage areas in the Municipal Heritage Inventory.

Infill

Refers to a younger building being built in the context of older buildings.



Interpretation

In architecture, refers to the interpretation or the referencing of design details or qualities.

Inter-war

Refers to architectural styles that emerged from 1915-1940

Landscape, landscaping, landscaped

Land developed with garden beds, shrubs and trees, or by the planting of lawns, and includes such features as rockeries, ornamental ponds, swimming pools, barbecue areas or playgrounds and any other such area approved of by the decision-maker as landscaped area.

Local Planning Framework

Comprises all strategic, statutory and policy planning documents which collectively outline the planning for an area and development requirements for sites, of the decision-maker and generally include a scheme, local planning strategy (including any housing component), local structure plans, activity centre plans, local development plans and local planning policies.

Local Planning Policy

Any policy prepared by a local government in accordance with the procedures set out in the scheme.

Local Planning Strategy

A document which supports the preparation and review of a scheme in accordance with section 12, 12A and 12B of the Town Planning Regulations 1967.

Lot

For single houses, a lot as defined under the Planning and Development Act 2005, as amended. For multiple or grouped dwellings, the parent lot.

Lot Boundary

The boundary between a lot and any other parcel of land, excluding a street boundary.

Lot Frontage

Refers to the width of the lots.

Massing

The size and volume of the building.

Multi- Unit Dwellings

Flats/Apartment Buildings- Medium to high rise buildings comprising of multiple residences with shared circulation spaces.

Townhouse- A tall and narrow housing type, generally having two or three levels.

Villas- Grouped housing development.

Open Streetscape

Refers to streets with a wide carriage way, with no regular street tree planting pattern, wide verges and large building setbacks.

Period Reproduction Design

Design that mimics design details from previous housing eras.

Perth Contemporary

Refer to architectural styles predominant in Perth during 1990s- 2017.

Perth Regional

Refer to architectural styles predominant in Perth during the 1970s- 1980s

Predominant setback

The predominant setback of an existing residence comprises the setback from the street boundary of the major portion of the front façade. It excludes projecting verandahs, bay windows, garages and carports.

Primary street setback

The primary street setback is the predominant streetscape pattern in the immediate locality. This is to be taken as the average setback of the two dwellings on each side of the property the subject of the application. This average shall be measured to the predominant street setback lines of the adjacent dwellings (i.e. not the line of the verandahs or carports)



Post-War

Refers to architectural styles that emerged during the 1940s-1960s

Replica Design

Design that replicates or mimics details from a historic architectural period

Roof Forms

Flat- A roof form which sits horizontal atop a building with little to no roof pitch.

Gable- A roof form comprised of two roof sections sloping in opposite directions of one another.**Hipped-** A roof form with edges from the ridge to eaves where two sides meet.

Scale

The size of the building in relation to its surrounding building or landscapes.

Siting

Refers to front setbacks, side setbacks and area of backyard space.

Streetscape

All of the visual elements which inform the perception of a street; these include the road, front fences and gardens, existing buildings scale and form, roofscapes, trees and open spaces, that combine to form the street's character.

Vegetation

Refers to the trees and landscaping on the site.

Victorian

Refers to an architectural style that emerged in the c1840s-1890s, during the reign of Queen Victoria. This architectural style had several well-known styles including Victorian Georgian, Regency, Egyptian, Academic Classical, Italianate, mannerist, Second Empire, Romanesque, Academic Gothic and Tudor.

Visual Amenity

All those visual factors which assist in forming the character of an area and contributing to its current and likely future amenity.

Dwelling and Density Definitions

Single Dwelling

A dwelling standing wholly on its own green title or survey strata lot, together with any easements over adjoining land for support of a wall or for access of for services and excludes dwellings on titles with areas held in common property.

Grouped Dwelling

A dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and include a dwelling on a survey strata with common property.

Multiple Dwellings

A dwelling in a group of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other but:

- does not include a grouped dwelling; and
- includes any dwellings above the ground floor in a mixed use development.

Residential Development Codes

R10: average site area of 1000m² per dwelling and minimum of 875m²

R12.5: average site area of 800m² per dwelling and minimum of 700m²

R15: average site area of 666m² per dwelling and minimum of 580m²

R17.5: average site area of 571m² per dwelling and minimum of 500m²

R20: average site area of 450m² per dwelling and minimum of 350m²

R25: average site area of 350m² per dwelling and minimum of 300m²

R30: average site area of 300m² per dwelling and minimum of 260m²

R40: average site area of 220m² per dwelling and minimum of 180m²

R50: average site area of 180m² per dwelling and minimum of 160m²

R60: average site area of 150m² per dwelling and minimum of 120m²

R80: average site area of 120m² per dwelling and minimum of 100m²



4.0

OVERVIEW OF THE TOWN OF BASSENDEAN

HISTORICAL

“Archaeological evidence has shown that Aborigines inhabited the Bassendean area for over 30,000 years before Western Australia’s European settlement. The Town has numerous sites of cultural significance to the Nyungah people, and the importance of Bassendean for Nyungah hunting and gathering activities, and as a meeting place for the various tribes, is affirmed in many documents and personal narratives from the 1830s to the present-day”.

(Town of Bassendean Website, n.d)

The First European settlement occurred in 1829 when the area was initially known as West Guildford. The fertile alluvial flats situated next to the Swan River meant that the area was well suited for agricultural use. As West Guildford, the area was initially populated by Gentleman farmers and Pensioner Guard families. During the Goldrush years of the 1890s, the area grew rapidly, breaking away from Guildford to become a separate local authority in 1901.

In the 1900s, the establishment of industries and the demand for labour at the Midland Railway Workshops gave the suburb its distinct working-class character and further accelerated its development. West Guildford was renamed as Bassendean in 1922. Post World War II emigration saw an influx of European nationalities which again influenced Bassendean’s development.

For a guide to the architectural styles present in Bassendean, refer to Section 6.0 of the report.

PHYSICAL DESCRIPTION

The Midland Railway Line runs east west through the centre of the Town of Bassendean and divides the local government area into a northern and southern area. Three railway stations are within the municipality: Ashfield, Bassendean and Success Hill Stations.

The Guildford Road Bridge signals the entry to Bassendean from Guildford to the east. The major roads that run through the town are Morley Drive, Walter Road East, Collier Road and Lord Street to the north of the railway line and Guildford Road to the south.

The Town has a mix of housing styles, parks and recreational areas, as well as light industry and commercial areas.

Figure 1 illustrates the sequence of development within the Town of Bassendean.



DEVELOPMENT OF SETTLEMENT

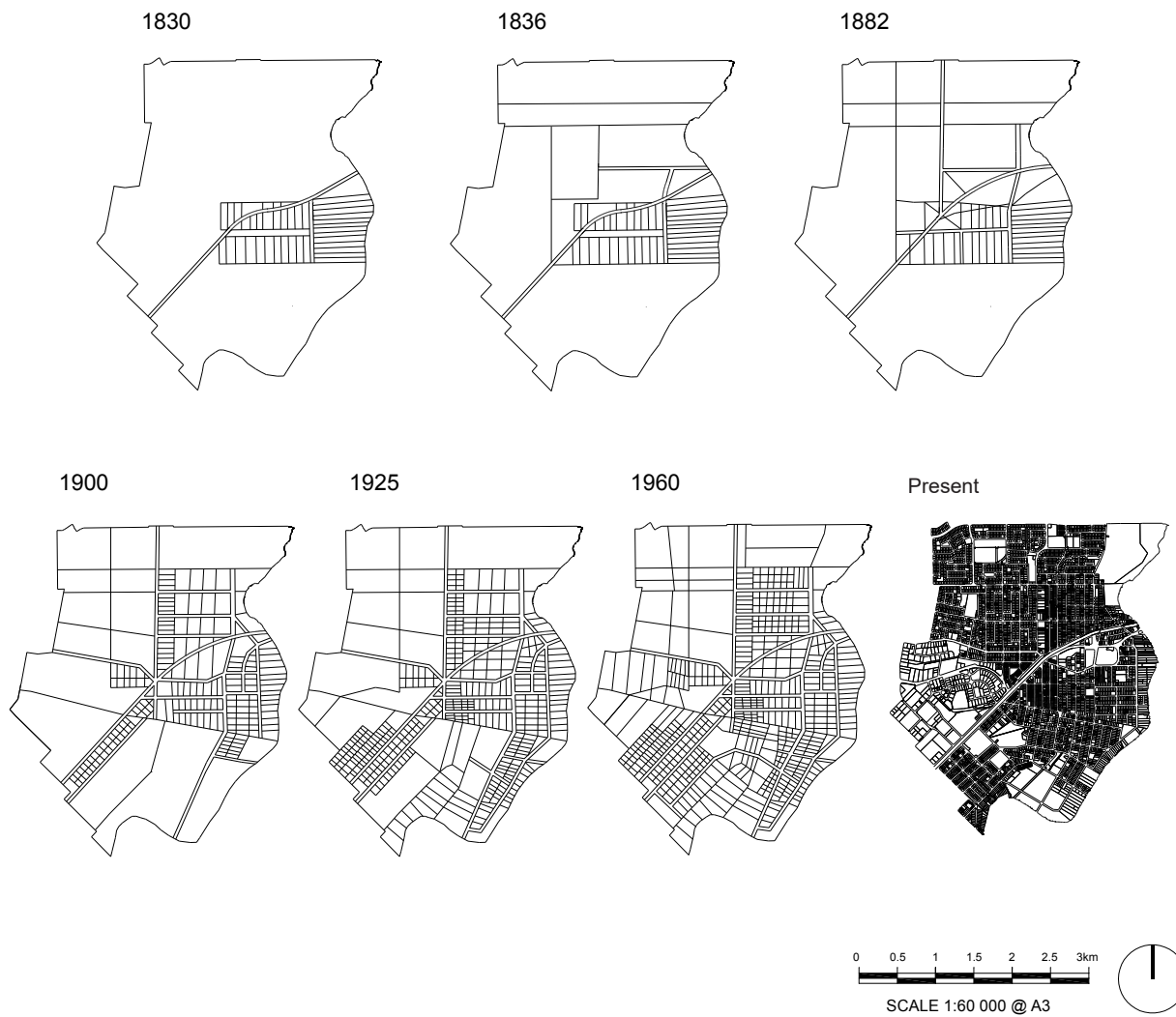


Figure 1- Development of Settlement Map (Town of Bassendean 2017)



5.0

HERITAGE AND CHARACTER

The heritage of an area is directly influenced by the surrounding cultural, social, historical, political, economic and physical environments. As such, the heritage of an area is integral to forming the character of a place.

HERITAGE VS. CHARACTER

The distinction between heritage and character is fundamental to a discussion on Character Areas and heritage protection areas and the subsequent implementation of planning controls.

When the terms **character** or **heritage** are used in this report their meanings are as defined as follows:

Heritage: refers to places that have undergone an evaluation process that considers and analysis documentary and physical evidence relating to the cultural heritage significance of the place. Through this analyses, places may be registered on the Local Municipal Heritage Inventory or the State Register of Heritage Places.

The Heritage of Western Australia Act 1990 defines **cultural heritage significance** as: “In relation to a place, the relative historic value which that place has in terms of its aesthetic, historic, scientific, or social significance, for the present community and future generations.” (Western Australian State Heritage Office, 2012)

Character: refers to a place's streetscape aesthetic and appeal.

Urban Character is defined as being: “Essentially identified by built form and age, topography, open space, streetscape, land use and activity, and all areas exhibit some form of urban character. However, planning controls in urban Character Areas do not necessarily require restrictions on demolition or building design.” (State Planning Policy 3.5, Historic Heritage Conservation)



MUNICIPAL HERITAGE INVENTORY

Provisions in the Heritage of Western Australia Act 1990 require Local Governments to compile Municipal Inventories. Local Government Inventories can best be described as local heritage surveys. As such, they form the foundation of sound local heritage planning and they are common practice throughout Australia. The purpose of MHI is to identify local heritage assets in a systematic fashion and provide the base information needed for local heritage planning to achieve consistency, strategic direction and community support.

The Town of Bassendean has recently conducted a review of its 2005 Municipal Heritage Inventory document. The review commenced in 2015 and culminated in the 2017 document that includes 288 places, each with a designated Management Category ranging from Category 1 (Exceptional Significance) to Category 4 (Little Significance).

The following map illustrates the MHI listed places within the Town of Bassendean.

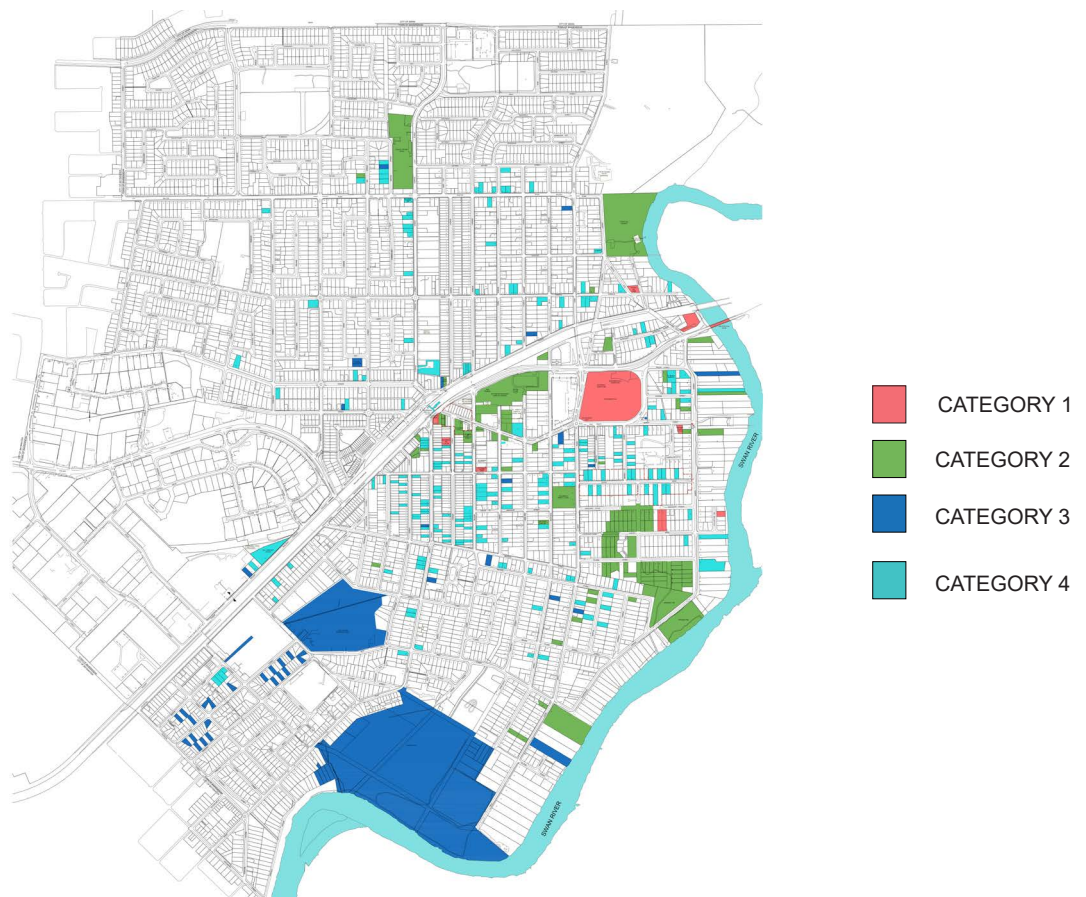


Figure 2- Municipal Heritage Inventory Cadastre
(Town of Bassendean and Hocking Heritage Studio 2017)



HERITAGE PROTECTION AREAS

The Town of Bassendean currently has three (3) Heritage Precincts which includes the Devon Road, the Old Perth Road and the Kenny Street Precincts.

These three (3) Heritage Precincts were recognised in the 2017 Town of Bassendean's Municipal Heritage Inventory (MHI) and were analysed in Phase 1 and 2 of the study. Within the parameters of this study, the three MHI Heritage Precincts have been captured within new and larger Character Areas of similar name. These revised Character Areas are seen to hold similar character to that of each of the three (3) original heritage precincts.

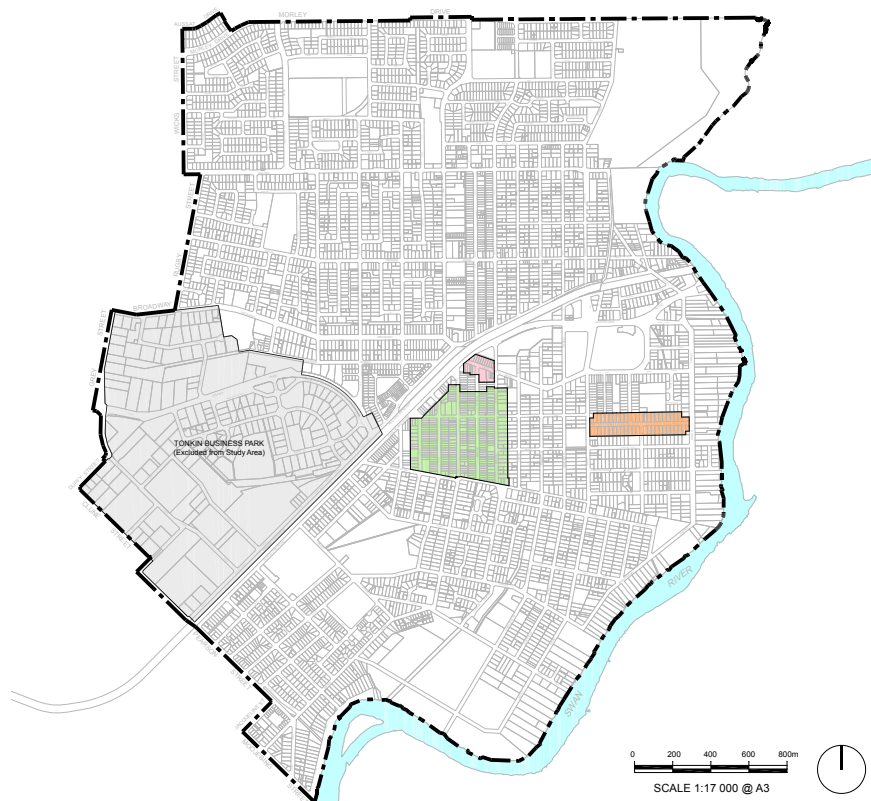







Figure 3- Protected Streetscape Areas (Town of Bassendean 2017)

-  OLD PERTH ROAD (WEST END)
-  DEVON ROAD
-  KENNY STREET AREA
-  STUDY AREA BOUNDARY
-  (BASSENDEAN LIGHT INDUSTRIAL AREA EXCLUDED FROM THE STUDY).



6.0

GUIDE TO BASSENDEAN'S ARCHITECTURAL STYLES

The architectural style of a building is influential on streetscape character. The following section is a general guide to the predominant architectural periods and styles that are present within Bassendean. Buildings and streetscapes tend to reflect an overlap of architectural styles due to development over a period of time. This guide reflects the distinct architectural styles within Bassendean. Periods refer to a period of time, For example the Federation Period refers to c 1890 - c1915, and style refers to specific styles within that period, such as the Federation Bungalow Style. Building examples in this guide have been taken from the Bassendean Municipal Heritage Inventory and from SCA site visits.

VICTORIAN (c1840s - c1890s)

The Victorian period was comprised of a variety of architectural styles. The Georgian style formed the basis for Australian architecture from first settlement to the late nineteenth century. The Victorian Georgian style was later variation to the Old Colonial Georgian architectural style. The style emphasised gentle symmetry and proportions. Brick and stonework during this period was typically left exposed. Timber shingles were used; however, slate or corrugated iron became a more prominent roof sheeting material.

The key characteristics of the Victorian Georgian style are:

- A simple building form;
- Symmetrical facades
- Sash windows with large panes;
- Flat arch detailing to doors and windows;
- Simple chimneys;
- Medium pitched roofs;
- Broken back roofs:
- Verandahs are often contained under broken backed roofs.



The Pensioner Guard Cottage, 1 Surrey Street Bassendean is representative of a Victorian Georgian architectural style. Image sourced from 2012 Bassendean MHI.



27 North Road, Bassendean is representative of a Victorian Georgian architectural style. Image sourced from the 2012 Bassendean MHI.



FEDERATION (c1890s - c1915)

Key Characteristics include:

- Simple building forms;
- Simple symmetrical fronts or asymmetrical fronts with one room projected forward;
- Large simple roof plains;
- Full width verandahs with plain or sparingly decorated timber posts;
- Brick chimneys;
- Timber sashed windows are commonly equally proportioned on the front facade with a central doorway;
- Brick chimneys are often positioned on each side of the dwelling;



2 Briggs Street, Bassendean is an example of a place designed in the Federation Period. Image sourced from Bassendean 2012 MHI.

INTER- WAR (c1920s - c1945)

Key Characteristics include:

- Visually prominent low-pitched roofs;
- Wide eave overhangs;
- Exposed rafters and purlins;
- Heavy built verandah posts;
- Commonly brick, rough cast, pebble dash render or weatherboard walls;
- Rendered walls are often painted in off white, beige or cream;
- Windows are either double hung or casement often include detailing such as stained glass.

Places designed in the Inter-War Period-



81 Ivanhoe Street, Bassendean. Image sourced from Bassendean 2012 MHI.



27 Anzac Terrace, Bassendean. Image sourced from Bassendean 2012 MHI.



POST WAR (c1945s - c1960s)

Key Characteristics include:

- Tiled hipped roof forms;
- Predominantly brick or compressed fibre cement sheeting;
- Limited decoration;
- Small hood to front doors;
- Timber or steel windows.

Places designed in the Post-War Period-



29 James Street, Bassendean. Image sourced from Bassendean 2012 MHI.



60 Eileen Street, Bassendean. Image sourced from Bassendean 2012 MHI.

PERTH REGIONAL (c1970s - c1980s)

Key Characteristics include:

- Hip and gable roof forms;
Gable roofs are often low pitched (approximately 30 degrees)
- Plain timber or aluminium windows;
- Prominent window walls;
- Minimally decorated exterior walls and fireplaces;
- Some feature stone and brickwork;
- Blonde and brown brick is typically used as building materials.

Dwelling designed in the Perth Regional period-



Image sourced from SCA site visit.



LATE TWENTIETH - CENTURY AUSTRALIAN NOSTALGIC (c1980s - c2000s)

Key Characteristics include:

- Typically hipped and gable roof forms;
- Roofing materials include concrete tiles or corrugated roof sheeting;
- Influenced by multiple architectural styles and eras;
- Details such as column, arches, verandah and gable end decoration are borrowed from previous architectural styles;
- Walls are typically constructed of red or blonde brick or are rendered;
- Garages are more prominent within the building form.

Places designed in the Late Twentieth Nostalgic period-



Image sourced from SCA site visit.



Image sourced from SCA site visit.

PERTH CONTEMPORARY (c2000s - current)

Key Characteristics include:

- Hip, gable and skillion roof forms;
- Roofing materials include concrete tile or corrugated roof sheeting;
- Influenced by multiple architectural styles and eras;
- Exterior walls are typically render, brick and blockwork;
- Typically large residences are built on smaller or subdivided lots.

Places designed in the Late Twentieth Nostalgic period-



Image sourced from SCA site visit.



ANALYSIS OF THE 2015 LOCAL PLANNING STRATEGY

The 2015 Local Planning Strategy aimed to served as a framework, focusing on population growth, residential, industrial and commercial land uses in Bassendean.

The strategic document broadly defined a direction for housing within Bassendean. Six (6) housing precincts were identified within the Strategy to assist with determining projected increases to density. These precincts were informed by their location in relation to transport links and community centres, as well as existing housing stock and landuse.

The six (6) different precincts outlined by the Strategy are reproduced below:

1. **T.O.D Housing Precinct** generally includes all residential land within an 800m walking distance of the three (3) railways stations. The area within 400m is considered suitable for high density housing, where inefficient densities are to be avoided and hence minimum density levels established. The area of residential land between 400m and 800m walking distance from the three (3) railway stations considered suitable for medium density housing, although maximising density is not so critical here. A range of improved servicing and amenity requirements will need to be identified and planned for prior to implementing density changes.
2. **North Bassendean Housing Precinct 1** occurs north of the Railway and West of Iolanthe Street, generally in the Western part of Eden Hill, where the existing housing quality provides limited redevelopment prospect in the short to medium term. This area is suited as a single residential housing area, although some of the larger or vacant

lots may present marginal opportunity for additional housing density.

3. **North Bassendean Housing Precinct 2** occurs in a single area north of the railway and east of Ivanhoe Street, where housing stock is generally smaller, older, and ready for redevelopment. The suitability of this precinct for medium density housing is further confirmed by its strategic location to major roads, the railway and the Eden Hill Shopping Centre site.
4. **South Bassendean Housing Precinct** occurs immediately south of the Town Centre area, extending towards the River Front Precinct and Ashfield. The housing stock within this area comprises a mix of larger homes, older homes of a good standard and character homes on larger lots. The clay soil types in the southern part of the precinct will make development at higher density difficult. Further, the quality of housing confirms the suitability of this area as a single residential housing area in the short to medium term, with marginal density change and no dramatic change to character.
5. **Riverfront Housing Precinct** includes riverfront locations where predominantly larger homes on larger lots have been established as long term prospects. Several areas along the river front contain quite large lots adjacent to small lot subdivision nodes, and hence may be suited to redevelopment or subdivision, subject to careful planning in the context of future rezoning proposals.



6. **Ashfield Housing Precinct** area occurs between the Ashfield railway station T.O.D area and the River Precinct. There is evidence of urban decline in parts and the area is suited to incremental redevelopment for a variety of medium density housing types. The State Government Ashfield Precinct Plan initiative could be contemplated, however, unless all elements of this Plan are given commitment, it is important to maintain a difference between land that is within the 800m walkable catchment of the Ashfield Railway Station and the land beyond this walkable catchment.

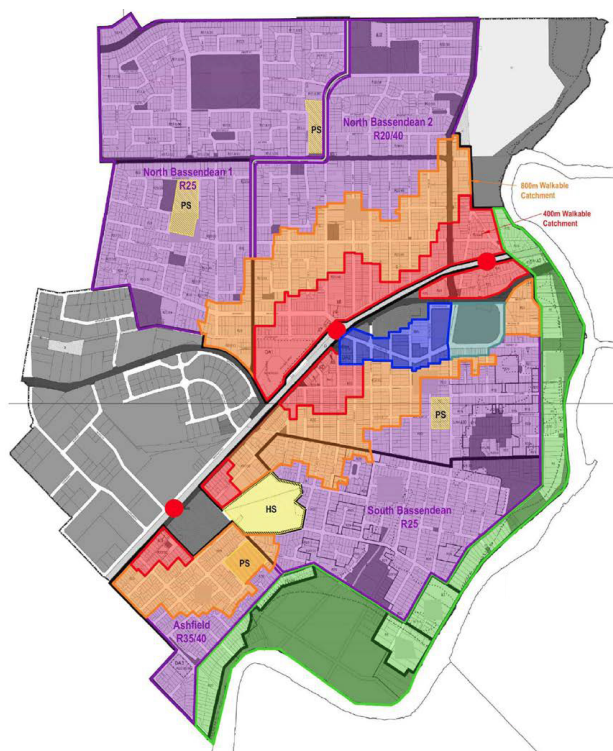


Figure 4- Local Planning Strategy
(Town of Bassendean 2017)

- TOWN CENTRE
- RIVER FRONT
- BASSENDEAN OVAL PRECINCT
- 400m WALKABLE T.O.D PRECINCT
- 800m WALKABLE T.O.D PRECINCT
- OTHER HOUSING PRECINCTS
- RAILWAY STATION

2015 LOCAL PLANNING STRATEGY INFLUENCING THE BUILT FORM AND CHARACTER STUDY

The six (6) defined housing precincts outlined in the 2015 Local Planning Strategy were used as a preliminary guide during the analysis phase of the Built Form and Character Study. The Local Planning Strategy clearly analysed the distances between the housing areas, transport links and community amenities. The mapping of the 400m and 800m walkable distances from transport links was also used to inform the Character Area Design Responses for the Built Form and Character Study.

Building upon the 2015 Local Planning Strategy housing precincts, the Built Form and Character Study aims to offer a more comprehensive study of built form and streetscape character. While the six (6) housing precincts from the Local Planning Strategy assisted initially by informing the Character Areas, more Character Areas were deemed necessary in order to accurately represent Bassendean's diversity.

By having a more comprehensive understanding of Bassendean's built form and character, areas that ought to be largely retained have been highlighted. The Study therefore differs from the 2015 Local Planning Strategy by recommending that development in some Character Areas is carefully managed. The study provides alternate areas that are suitable for development in ways that will produce a limited impact on the Core Character of Bassendean. The Built Form and Character Study will assist with the proposed revision to the Local Planning Strategy.



FOCAL AREA: PROPOSED MIXED USE & INCREASED RESIDENTIAL DENSITY [CORRIDORS]

Building upon the mapping produced in the 2015 Local Planning Strategy, the map below illustrates the major transport links within Bassendean and the areas adjacent that for planning purposes are most suited to increase density. The major transport links are influential to the surrounding Character Areas. Access to major transport links is crucial for areas that are designated for increased density.

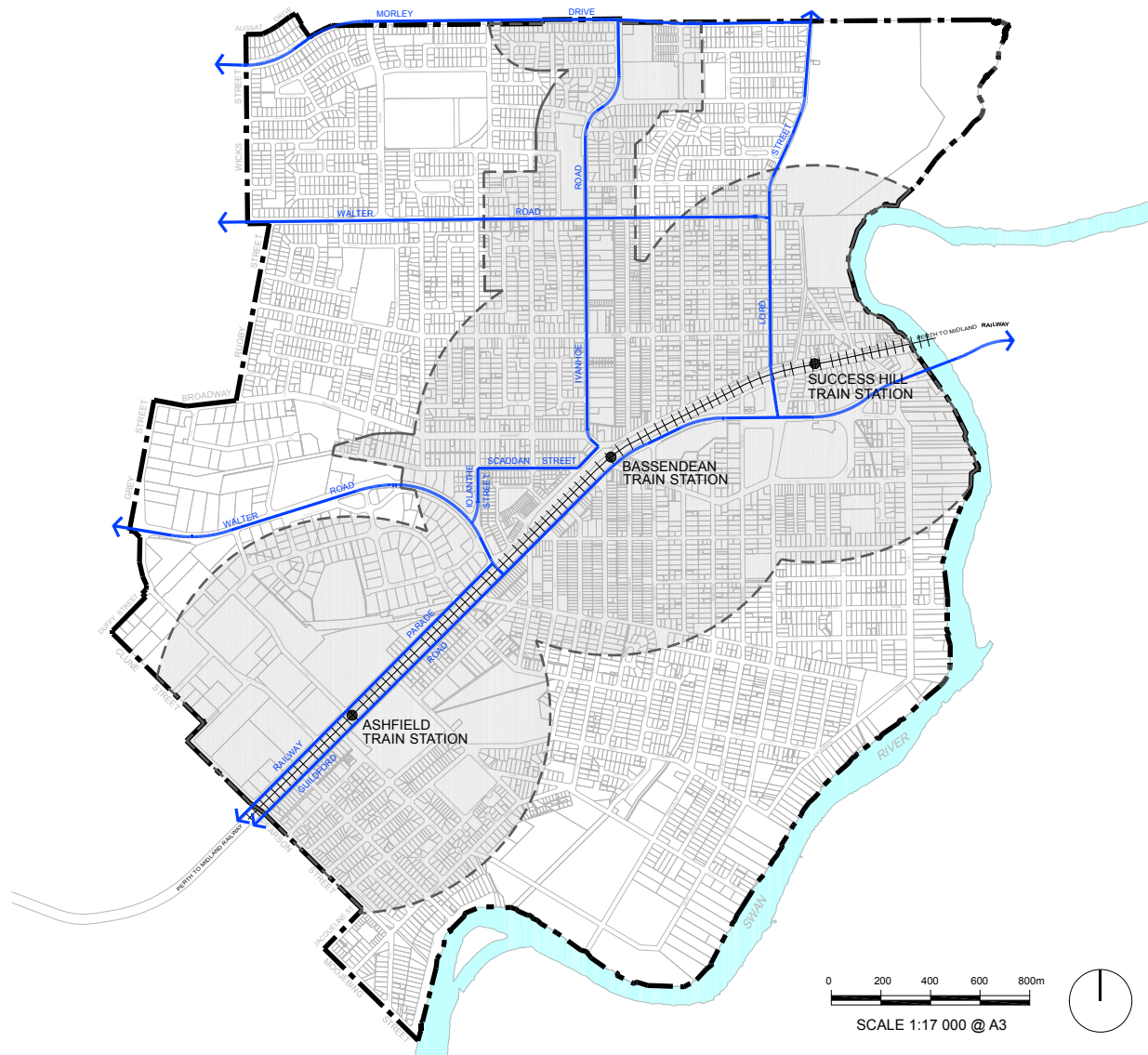






Figure 5- Focal Area: Proposed Mixed Use & Increased Residential Density [Corridors]
(Town of Bassendean 2017)

-  KEY TRANSIT ROUTES
-  FOCAL AREA (534 HA)
-  BASSENDEAN LOCAL GOVERNMENT AREA BOUNDARY
-  BASSENDEAN LIGHT INDUSTRIAL AREA HAS BEEN EXCLUDED FROM THE STUDY



8.0

STREETSCAPE ANALYSIS

The figure below illustrates the elements analysed in this report that collectively act to contribute to the character of the streetscape. Within this report, streetscapes with similar characteristics are noted as Character Areas.

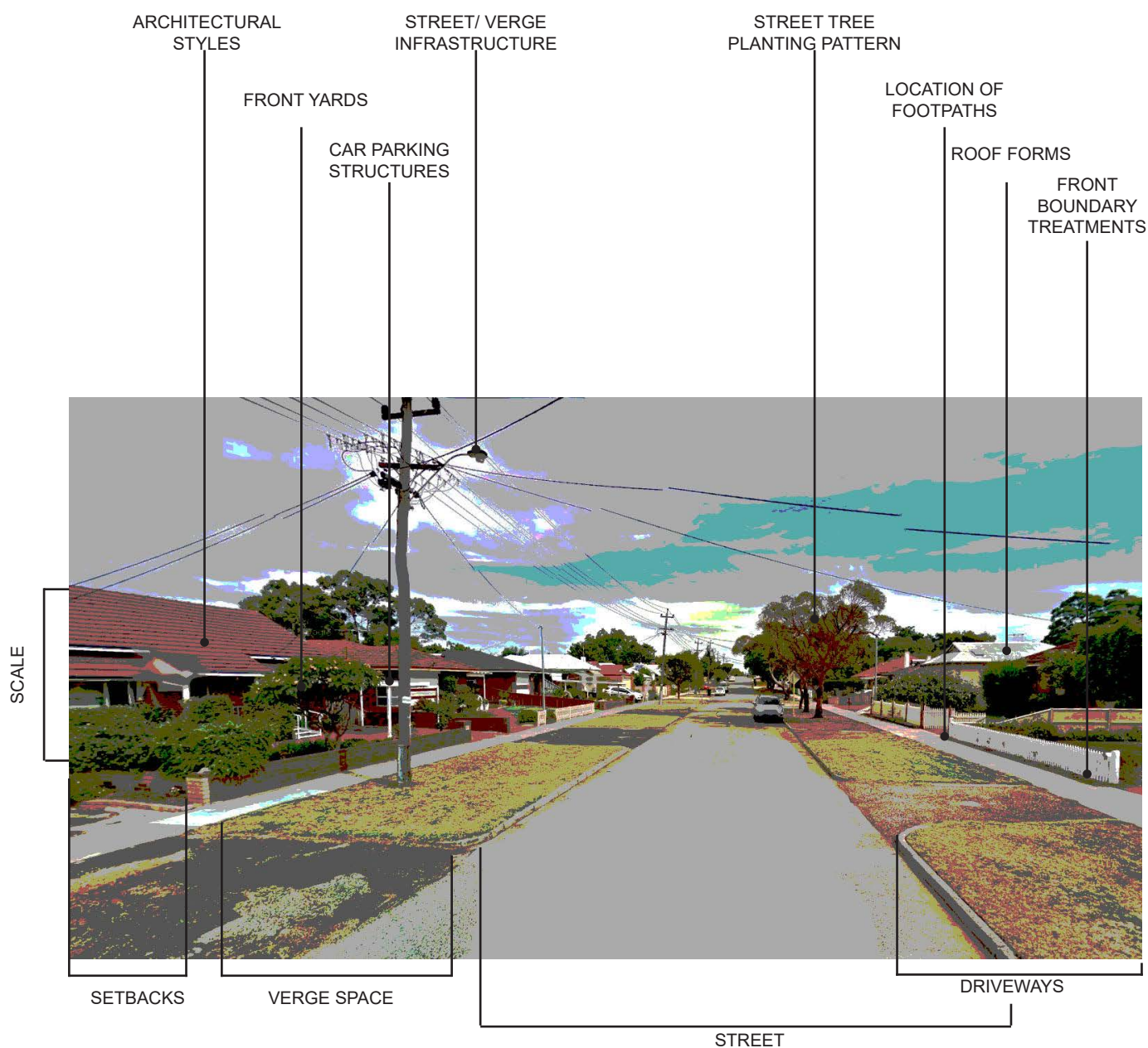


Figure 6- Streetscape Elements



9.0

NOTIONAL CHARACTER AREAS

The following figure (Figure 7) divides the Town of Bassendean into **26 notional Character Areas**. These areas have been given names for ease of reference. Specific area analysis, design responses and principles are located in Section 12.0 and are listed according to their number and name, for example, Character Area 1, Jubilee Reserve.

Similar **Character Areas** have been mapped in Figure 8, page 29. Four group types have been shown and include: Post 2000 housing developments, Riverfront Character Areas, Village Character Areas and Post 1970s housing areas.

An understanding of Bassendean's Core Character has been extracted from the initial grouping of similar **Character Areas**. Section 10.0 of the study contains more information on Bassendean's Core Character.



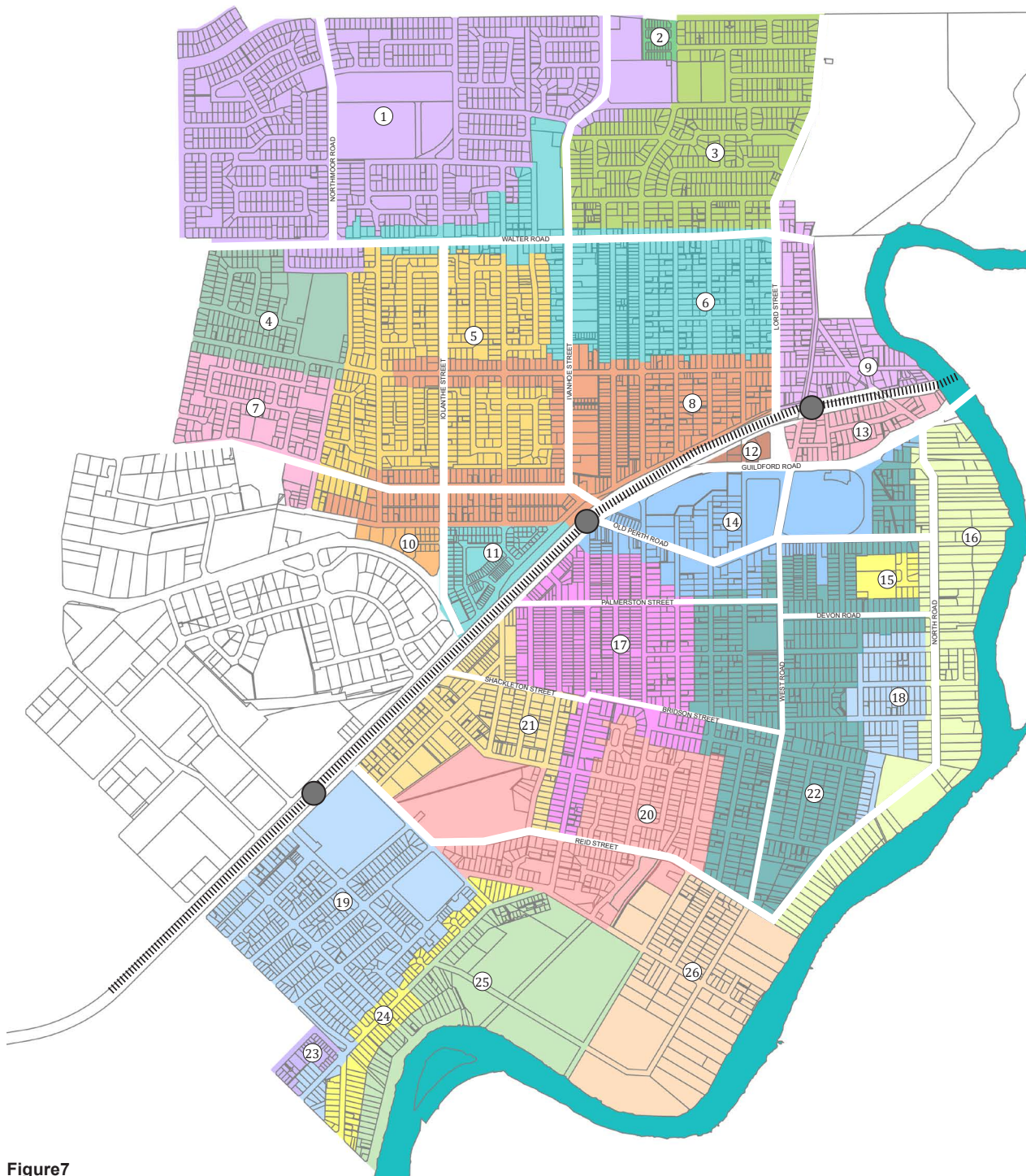


Figure7
Bassendean Built Form and Character Study
PRELIMINARY CHARACTER AREAS

- | | | | |
|------------------------------|-------------------------------|-----------------------------------|------------------------|
| 1 Jubilee Reserve | 8 Railway Parade | 15 Calnon Street | 22 Devon Road |
| 2 Pryde Way | 9 Success Hill Station North | 16 North Road & Bassendean Parade | 23 Ashfield Edge |
| 3 Mary Crescent Reserve | 10 Tilbee Circuit | 17 Calnon Street | 24 Hardy Road |
| 4 Anzac Terrace Primary West | 11 Prospector Loop | 18 Carnegie Road | 25 Ashfield Parade |
| 5 Carman Way | 12 Station Street | 19 Ashfield Reserve | 26 Sandy Beach Reserve |
| 6 Walter Road East | 13 Success Hill Station North | 20 Cyril Jackson | Swan River |
| 7 Chesterton Road | 14 Old Perth Road | 21 Shackleton South | Train Station |
| | | Perth Midland Railway | |



GROUPED CHARACTER AREAS

The following mapping of Bassendean groups similar Character Areas from the overall 26 notional Character Areas. Streetscape elements within these Character Areas are comparable despite disparate locations. The Design Responses in this Built Form and Character Study will be similar for like Character Areas.



Figure 8

Grouped Character Areas

A. Small lot post 2000 housing developments, B. Riverfront Character Areas, C. Village Character Areas, D. Post 1970s housing areas.



Town of Bassendean
Core Character Areas

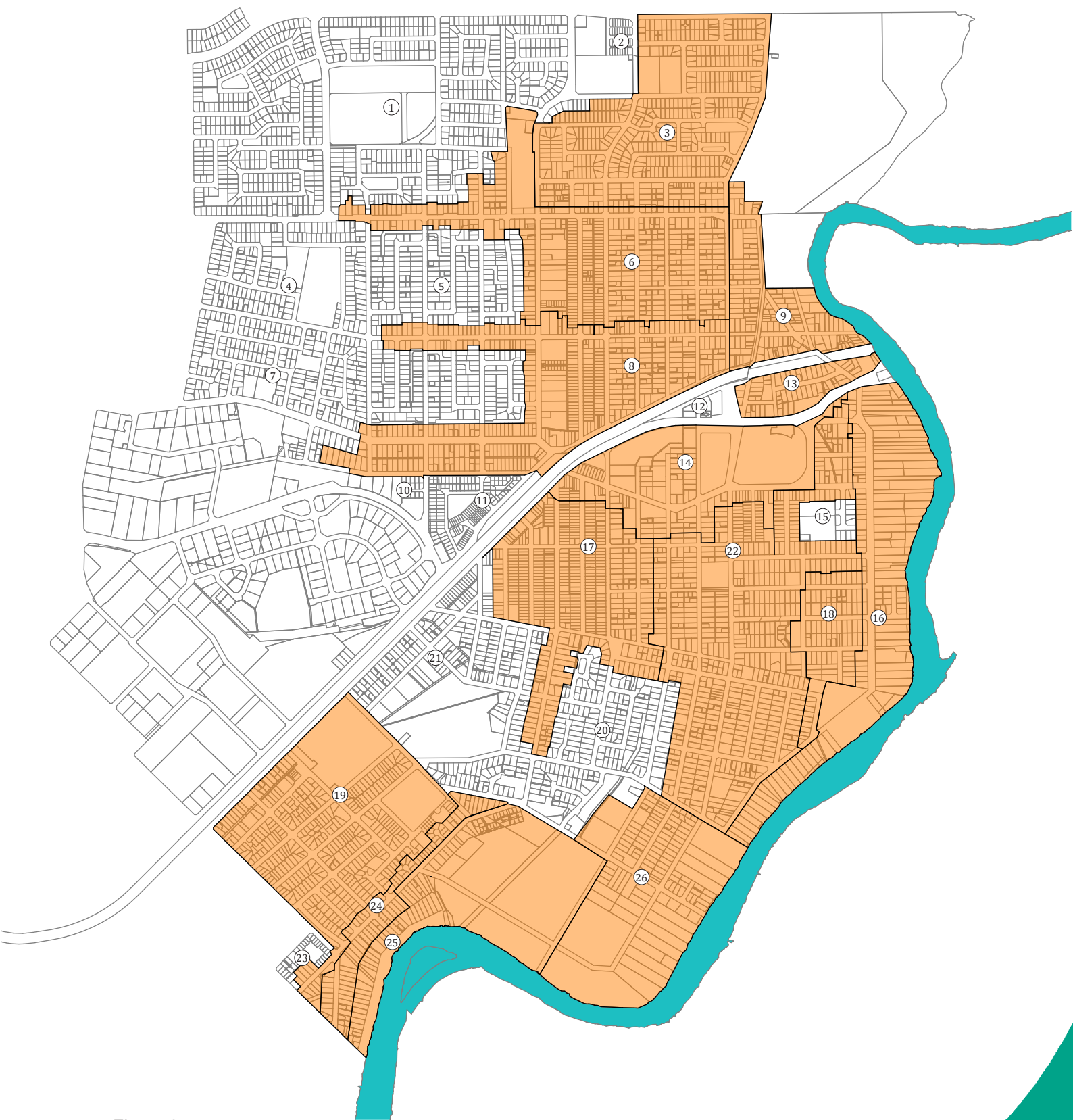


Figure 9



BASSENDEAN'S CORE CHARACTER

A combination of character elements contributes to the unique identity of Bassendean. The initial analysis phase of the study revealed twenty-six (26) notional character areas. These twenty-six (26) character areas were further studied to understand whether similar character areas could be grouped. The four (4) main Character Area Groups recognised in the analysis phase were the post c2000s housing developments, riverfront, village and post c1970 housing areas (refer to page 29). From the four (4) groups the riverfront and village Character Areas are distinct and central to Bassendean's identity. The following section aims to identify and explain the various elements that make up Bassendean's Core Character.

RIVER AND LANDSCAPE

The Swan River has a significant influence on the character of Bassendean. The peaceful and natural landscape setting along the banks of the river considerably contrasts with the Perth CBD, 12kms away. This contrast and break from the city is a quality that informs the unique identity of Bassendean. The preservation of natural reserves to the river and the retention of large building setbacks highlights the value the community place on the natural environment. This appreciation for nature and landscape can be seen throughout the town. The larger blocks towards the river and adjacent to Ashfield Flats reflects an almost semi-rural character. Orchards and an old vineyard within this area reflect the area's historic rural use and take advantage of the alluvial river flats. The presence of substantial dwellings are balanced by being sited on large landscaped blocks. The drainage canals located in low lying areas create a distinct break in Bassendean's suburban setting. In particular, where drainage lines have been rehabilitated with vegetation they convey qualities that are akin to the riverfront reserves.

Landscape influences the town centre of Bassendean. A 'green fringe' forms the entrance to the town centre from Guildford Road. This 'green fringe' includes Bic Reserve, Bassendean Oval and several recreational grounds. The Town Centre has a strong street tree planting pattern with Paperbarks lining the centre of Old Perth Road. Mature tree plantings are scattered throughout.

Street tree plantings significantly contribute to the suburban streetscape character within Bassendean. Parts of West Road, North Road and Anzac Terrace exhibit a strong street tree planting pattern. These planting patterns are influential to the character of not only the immediate streetscape, but also the surrounding areas.

The natural changes in topography throughout Bassendean assist in connecting the urban and suburban streetscapes to the natural landscape.

RAIL

The Midland Railway line runs through the centre of the municipality. The location of the railway significantly influenced the early subdivision patterns and development of the town. The convenience of public transport makes these same areas favourable for living today. The reserves to either side of the railway, collectively with Guildford Road and Railway Parade, result in a clear division between north and south.



WALKABILITY

The Core Character Areas highlighted within the study are relatively walkable neighbourhoods. These areas have proximity to the rail, river and town centre. They are areas that have a grid style subdivision pattern, making them easier to navigate. Community parks, shops and schools encourage walking and bike riding over car use. The walkable nature of these Character Areas also contributes to a sense of passive community surveillance and safety.

FRONT BOUNDARY TREATMENTS

Front boundary treatments within the Core Character Areas are predominantly visually permeable. These front fence styles assist with maintaining a relationship between the street and private dwelling. Cohesive front fence styles collectively contribute to inform streetscape character. For example, the use of picket style fencing helps to inform the cottage and village streetscape character. The front boundary treatments of the riverfront blocks are typically higher and collectively produce a protected streetscape character.

BUILT FORM

The Core character areas that surround the town centre of Bassendean are influenced by Federation, inter-war and post war dwellings styles. These modest and traditional building forms are representative of Bassendean's history. These architectural styles convey consistent building forms, proportions and materials and, therefore, heavily inform character. Refer to Section 6.0 of the report for a guide to Bassendean's architectural styles.

MATERIALS

The Core Character Areas outlined within this study display a consistent material palette. Natural building materials such as timber, stone and red face brick feature regularly. Traditional building materials such as weatherboard and corrugated iron are also predominant, particularly on the Federation and Inter-War dwellings.

Town of Bassendean

Core Character Elements

A

Materials, such as, recycled red brick are consistent throughout Bassendean. The material can be found in paving and wall construction.

B

Bassendean's proximity and connection to the Swan River influences the area's character.

C

Garages and carports do not dominate the streetscape. Where garages and carports are sited in front of dwellings, their form and scale is usually 'light weight' and visually permeable.

D

Mature tree plantings contribute to the character.

E

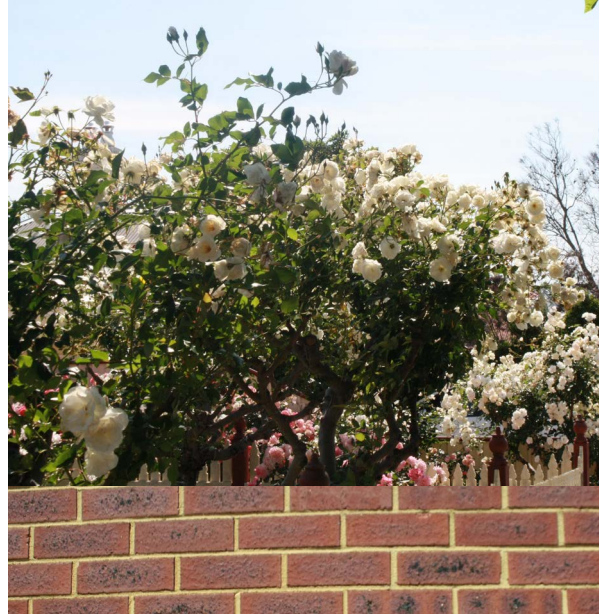
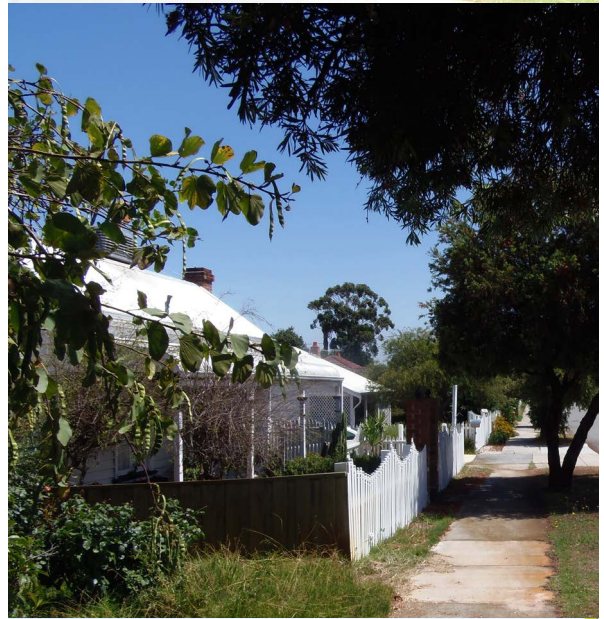
Retention of significant building fabric and details.

F

Modest workers cottages of masonry or weatherboard are found throughout the Town of Bassendean. These places should be retained and integrated within development.







DESIGN AND CHARACTER

It is well accepted that “in shaping our built environment, we have a responsibility to past, present and future generations” (Good Design and Heritage 2017). Deciding what is ‘good’ and ‘bad’ design, however, is often regarded as subjective. Design can be considered less subjective when scrutinising how it interacts with design principles, such as responding to environmental factors, proportion, order, hierarchy, “the existing street grain, past patterns of development, key views, scale, materials and building methods” (Good Design and Heritage 2017). Therefore ‘Good design’, as a minimum should understand and respond to these design principles.

It is fundamental that design responds to context if it is to be in keeping with streetscape character. Responding to context can involve either referencing or contrasting design elements. Infill design should be an honest representation and should not confuse the authenticity of the built fabric. This is particularly true when designing within a heritage context. Replica design is not generally supported within the heritage profession for this reason because the complete copying of design details is seen as a dishonest response.

Interpreting architectural design details in a contemporary manner, however, is encouraged. In a predominantly inter-war streetscape, the interpretation could be achieved by referencing the proportions of openings or the roof pitches of the inter-war dwellings while using contemporary building materials. Contemporary infill within an existing streetscape should be considered as an important layer to the heritage fabric.

The Core Character section to this report (Section 10.0) discusses character elements that contribute to the identity of Bassendean. The Core Character elements should be referenced when designing future infill.

Modern design is considered to negatively impact a streetscape when it dominates the setting and does not reference or sensitively contrast with the existing built form. “New design should enhance its context” (Design in Context 2005) and not detract from it.

The density of an area contributes to the overall character. Density is often reflective of the era of development. As the population increases so will the need for greater densification. Incorporating density that is reflective of the area’s character is critical to retaining the area’s overall character. Development and density should be integrated in a sensitive manner so as to not dominate the streetscape character. A gradual approach of incrementally increasing the density to the area may be an effective means of accommodating character while retaining character. In order to accommodate development in a established streetscape character area, a typical approach is to site development to the rear of an existing building. This is an effective way to retain existing streetscape character while introducing a new layer, presenting a contrast between old and new building forms.



‘Good design’ will avoid demolishing significant built fabric. Demolition that leads to the retention of façade only, is known as facadism and is seen as a negative design response. Facadism is considered a negative method for incorporating character because it presumes that the façade to an existing building is the only design element of merit and overlooks the interior and structure beyond. Caution should therefore be taken when demolishing existing buildings that may contribute to the character of the area.

‘Good design’ that is reflective of character should be considered as essential to any development and not a luxury. Professionals that are trained to consider these principles are valuable in achieving this design quality.

The design responses and principles discussed and illustrated in each Character Area (section 12.0) have been developed following a ‘good design’ approach.



12.0

Character Areas



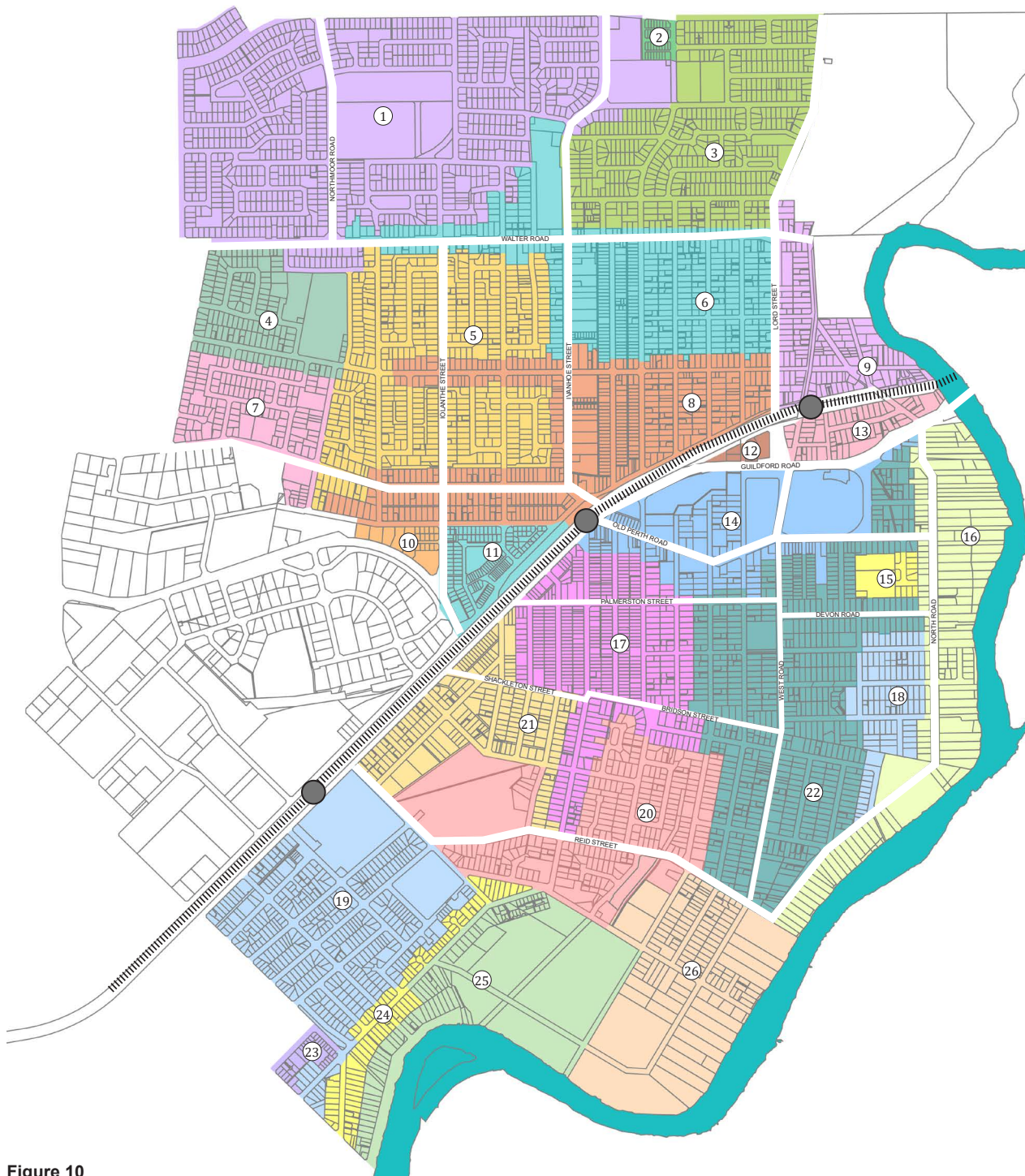


Figure 10
Bassendean Built Form and Character Study
PRELIMINARY Character Areas

- | | | | |
|------------------------------|-------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------|
| 1 Jubilee Reserve | 8 Railway Parade | 15 Calnon Street | 22 Devon Road |
| 2 Pryde Way | 9 Success Hill Station North | 16 North Road & Bassendean Parade | 23 Ashfield Edge |
| 3 Mary Crescent Reserve | 10 Tilbee Circuit | 17 Kenny Street | 24 Hardy Road |
| 4 Anzac Terrace Primary West | 11 Prospector Loop | 18 Carnegie Road | 25 Ashfield Parade |
| 5 Carman Way | 12 Station Street | 19 Ashfield Reserve | 26 Sandy Beach Reserve |
| 6 Walter Road East | 13 Success Hill Station North | 20 Cyril Jackson |  Swan River |
| 7 Chesterton Road | 14 Old Perth Road | 21 Shackleton South |  Train Station |
| | | |  Perth Midland Railway |



Character Area 1

JUBILEE RESERVE



Character Area 1

Jubilee Reserve

Character Area 1 is located north-west of Bassendean's Town Centre.

This residential area is bounded by Aussat Drive and Morley Drive to the north; Wicks and Rugby Streets to the west; Ivanhoe Street to the east; and Walter Road and Mickleton Street to the south boundary.

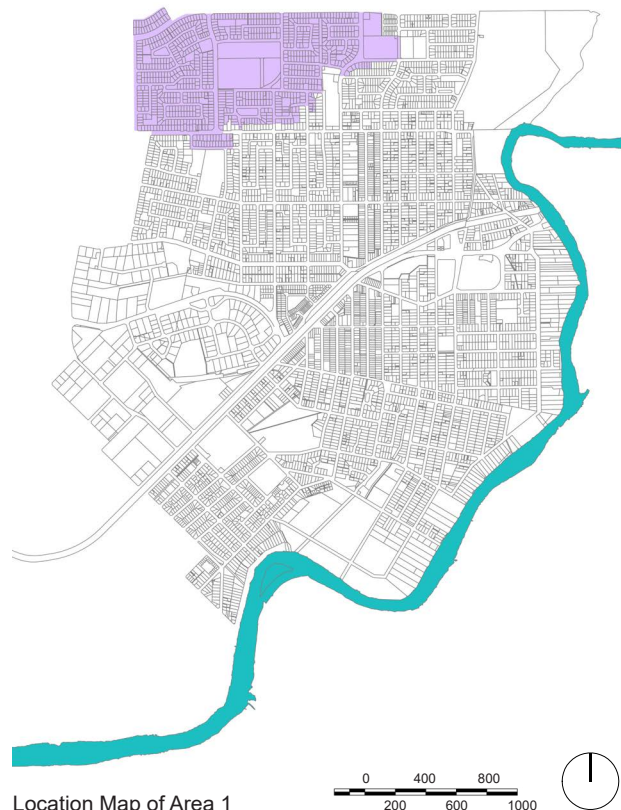
The precinct is characterised by single storey c1960s – c1990s residential dwellings with community parkland disbursed throughout.

Brown face brick is the primary building material with blonde face brick commonly used on recent dwellings. Roofs are hipped or gabled with typically concrete roof tiles. Corrugated steel roof sheeting has been used in some instances. Brick paving and concrete driveways influence the material palette of the area.

Original carports are usually within the same building line as their dwelling whilst later constructed carports are sited forward of the building line.

The open streetscape feel to the area is influenced by open front gardens, large lawn and verge spaces. The front setbacks to properties are approximately 5-6 m and the average width of lot fronts is 19.5 m.

Jubilee Reserve is a large parkland centrally located in this area. Mature perimeter planting and mass planting to the corner of Jubilee Avenue



Location Map of Area 1

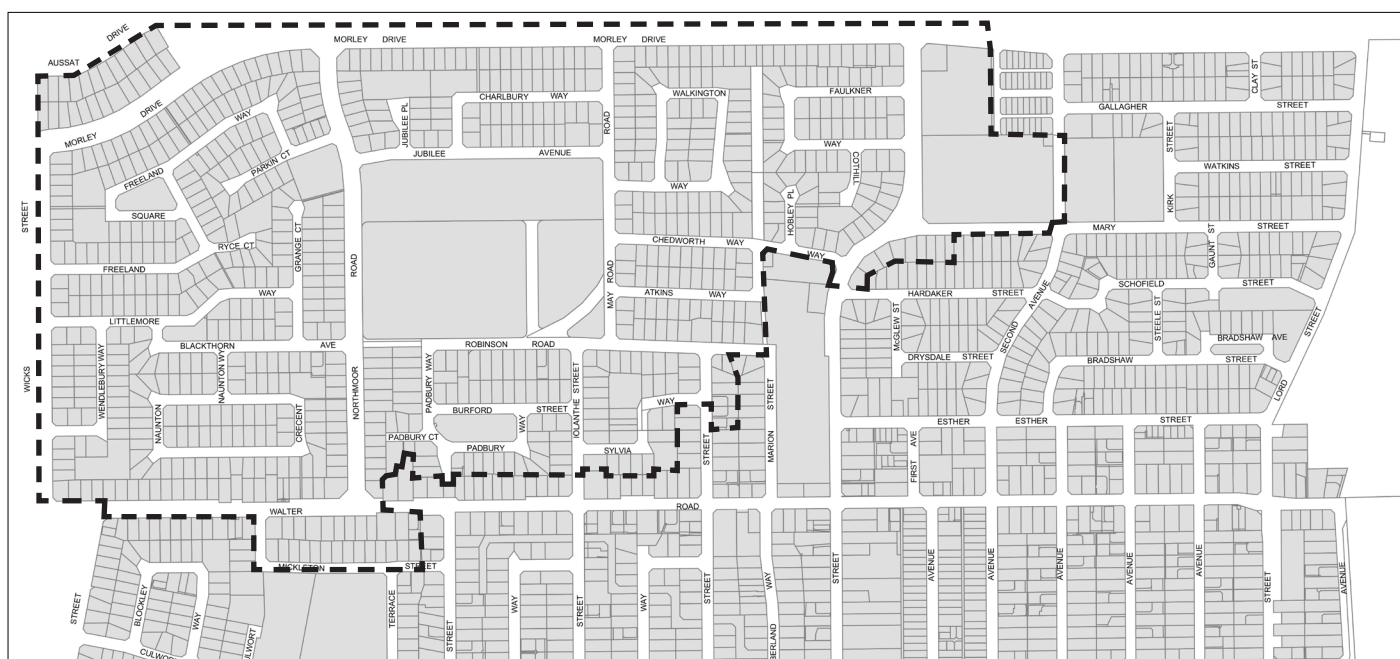
and May Road contributes to the character of the two streets, as well as, Robinson and Northmoor Road. Native street tree species are planted throughout this Character Area; however, there is no consistent street tree planting pattern.

This area features cul-de-sac subdivision pattern with low boundary fences between the verge and building line graduating to a higher fence towards the rear of the site. Fencing is predominantly corrugated compressed fibre cement and corrugated steel.



Character Area 1

Jubilee Reserve



Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Perth Regional Post 1960s - 2000s
BUILDING MATERIALS & COLOUR	Predominantly brown and blonde face brick. Cement render in some instances. Terracotta and concrete roof tiles. Brick paving common.
BUILDING FORM & DETAILING	Hip roof dwellings with some gable roofs
SETBACKS	Front: Approximately 5-6 m
SCALE	Predominantly single storey
SITING	Parallel
PRESENTATION TO THE STREET	Predominantly open front boundaries
STREET TREES	No formal street plantings; palms and mature eucalypts present
ROAD & FOOTPATH TREATMENT	Predominantly no footpaths however footpaths are on main distributary roads.
SUBDIVISION PATTERN	Cul - de - sac street design
LOT SIZE & FRONTAGE	Lot Frontage = 19.5m Lot Size = 800sqm
TOPOGRAPHY	Generally flat
STREET/VERGE INFRASTRUCTURE	Predominantly below ground power



Character Area 1

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 1

Jubilee Reserve

KEY CHARACTERISTICS

- Predominantly c1960s-c1990s dwellings.
- Single storey dwellings.
- Open front boundary treatments.
- Large front building line setbacks.
- Hip and gable roofs.
- Predominantly brown brick and tiled roofed dwellings.
- Parkland dispersed throughout.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Removal/ loss of large trees.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Lack of streetscape character elements that link the Character Area to the Town's Core Character.

PREFERRED CHARACTER STATEMENT

To support contemporary design that and future development that integrates with the Core Character elements of Bassendean.

This will be achieved by:

- Encouraging the retention of large trees and existing parkland.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging more connection to public transport and commercial / civic amenities.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging open, visually permeable fencing styles and / or perimeter plantings.
- Encouraging open fencing towards all parkland and reserves.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area

Jubilee Reserve

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To retain the overall rhythm of the streetscape. 	<ul style="list-style-type: none"> Ensure that redevelopment does not dominate the overall streetscape rhythm. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape setting of dwellings and the street. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaped surfaces. Removal of mature tree plantings. Dwelling designs that do not incorporate room for landscaped private open space.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that dwellings retain consistent building setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Redevelopment that does not address the street.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure that building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that heights of developments do not exceed the predominant height of the streetscape. Ensure that the bulk of the building form is to the rear of the building lot. Ensure that building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Building scales and forms that are not sympathetic to the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwelling's context. Period reproduction design.



Design Responses- Character Area

Jubilee Reserve

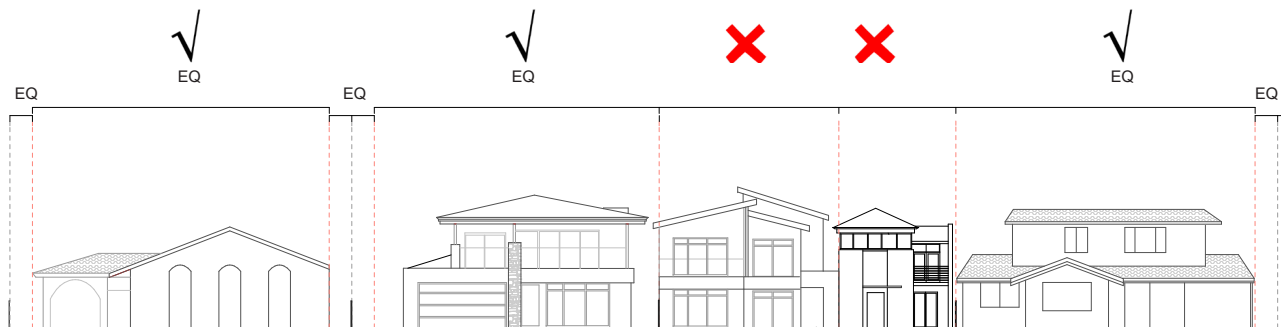
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Encourage low fences or visually permeable front fence styles. Encourage open fencing styles to properties facing parks and reserves. 	<ul style="list-style-type: none"> Solid medium- high fencing types.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Encourage car parking structures to the side or to the rear of properties. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

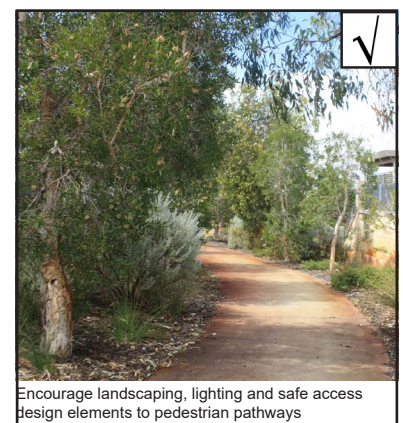
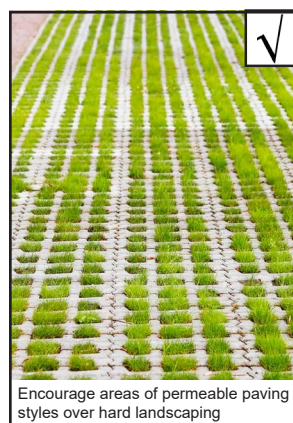
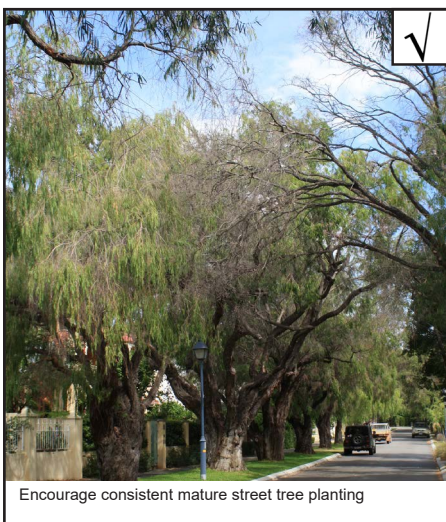


Design Principles- Character Area 1

A). Maintain consistent lot frontage widths

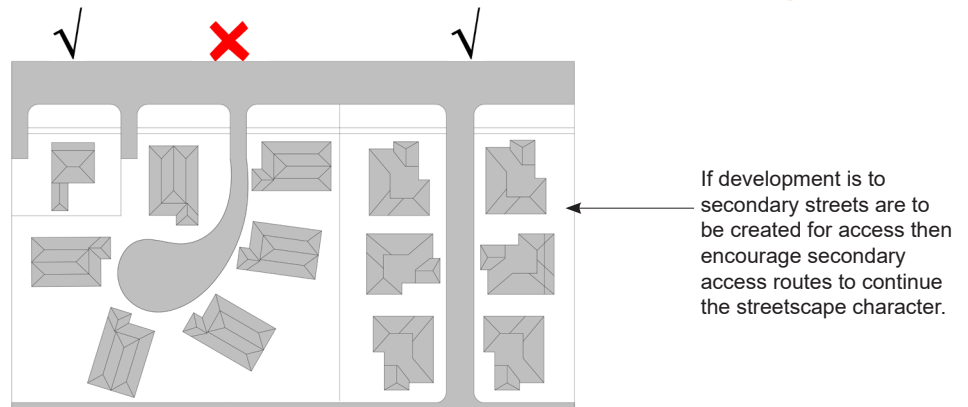


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 1

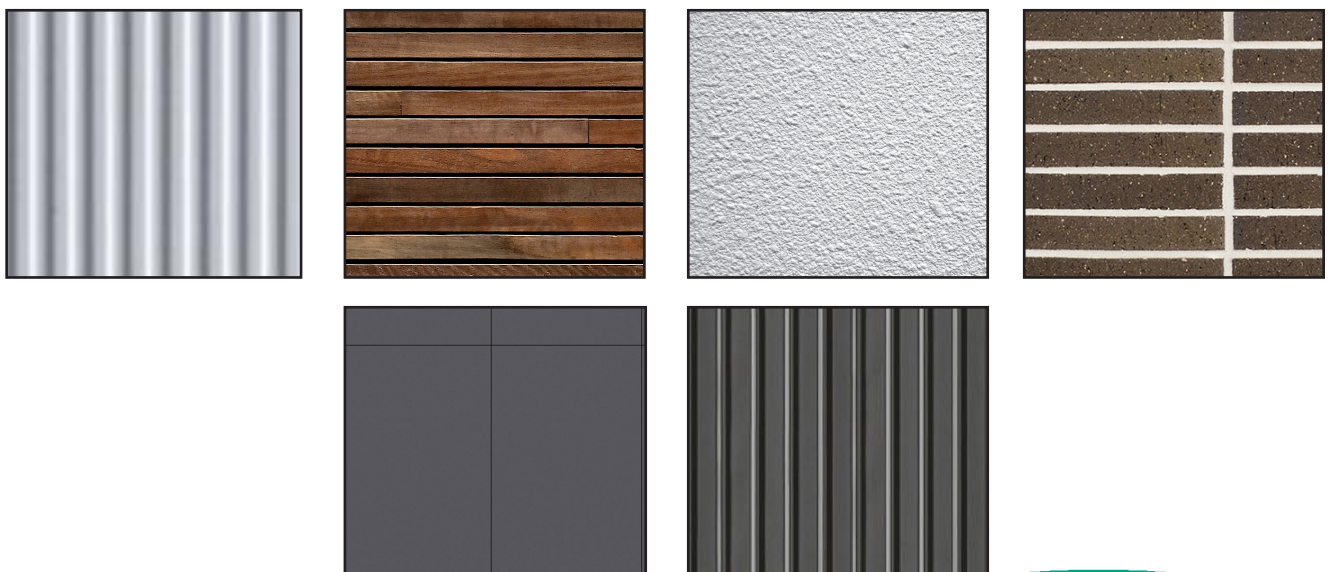
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape

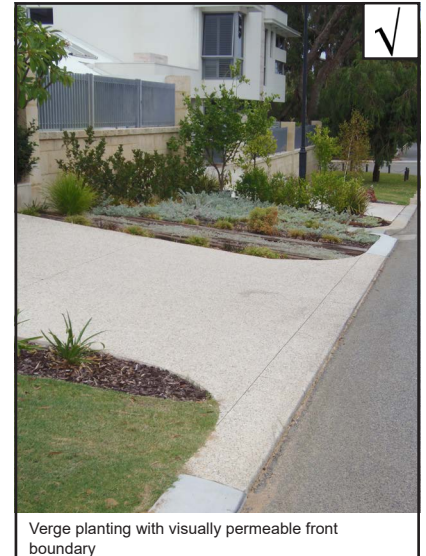


E). Incorporate materials and design details that reference and integrate with the Character Area

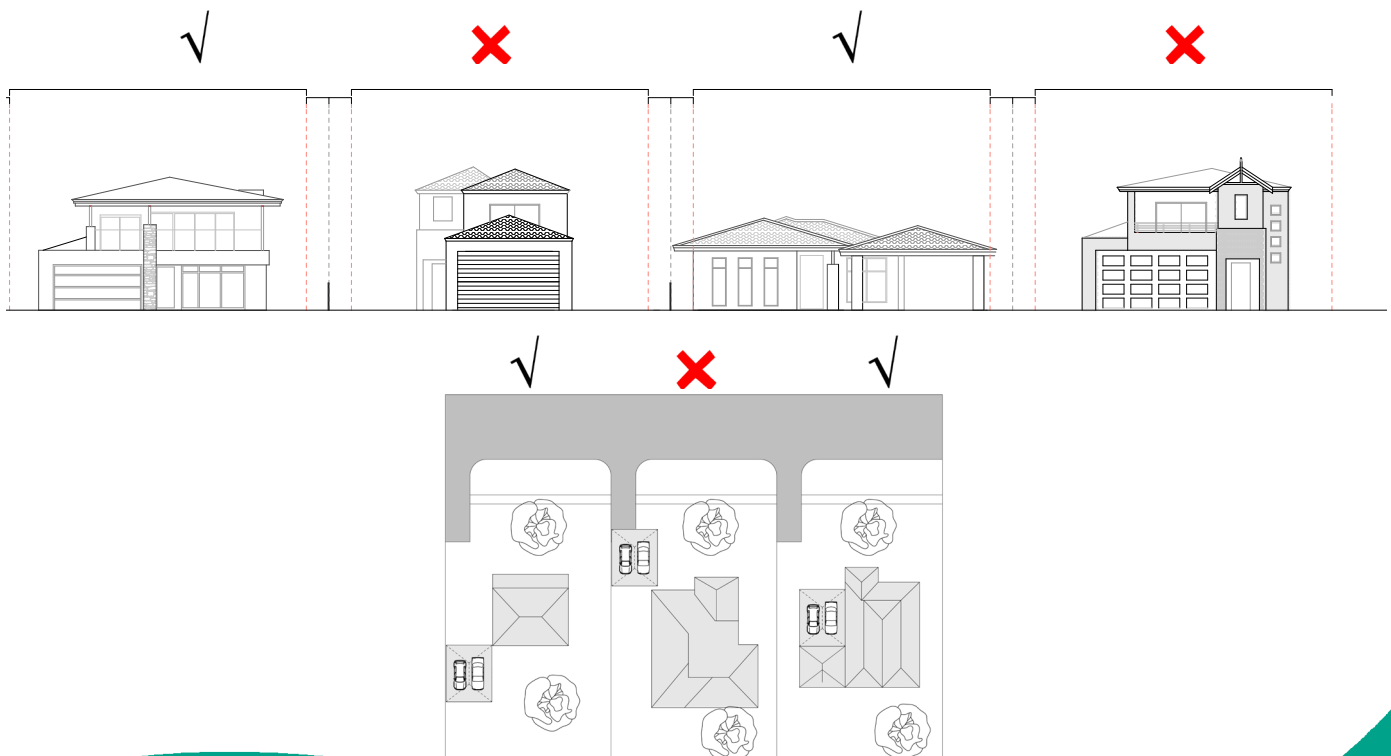


Design Principles- Character Area 1

F). Encourage open fencing, visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 2

PRYDE WAY



Character Area 2

Pryde Way

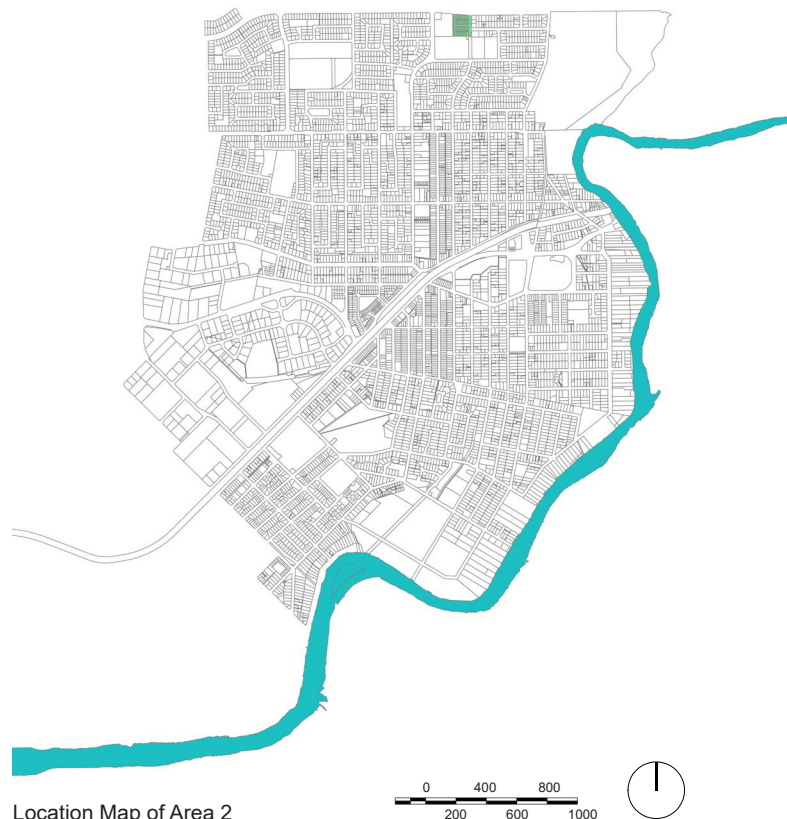
Character Area 2 is located to the north of Bassendean's Town Centre.

The area is bounded by Morley Drive to the north; Pryde Way to the west; Gallagher Street to the east; and Mary Crescent Reserve to the south.

This precinct is characterised by its small lot subdivision and single storey post c2015 residential dwellings. The small 300 sqm lots are distinct from the surrounding areas that have larger 750 sqm lot sizes. Properties in this area have minimal front and side setbacks and 10 m lot front widths.

The area has a consistent single storey form with hipped and gabled roofs. There is a uniform material palette consisting of face brick and render with either corrugated steel or dark coloured concrete tiles for roofing.

Garages are located to the rear of properties where there are laneways for garage access. The rear garage laneways form a completely hard surfaced streetscape. Front boundaries follow a consistent pattern where the north-facing boundaries remain open and south facing boundaries are terraced with limestone blockwork retaining walls and open steel style fencing. Grassed verges and hard landscaped surfaces are prominent with small front garden plantings acting as the sole contributors to the landscaping of the streetscape.



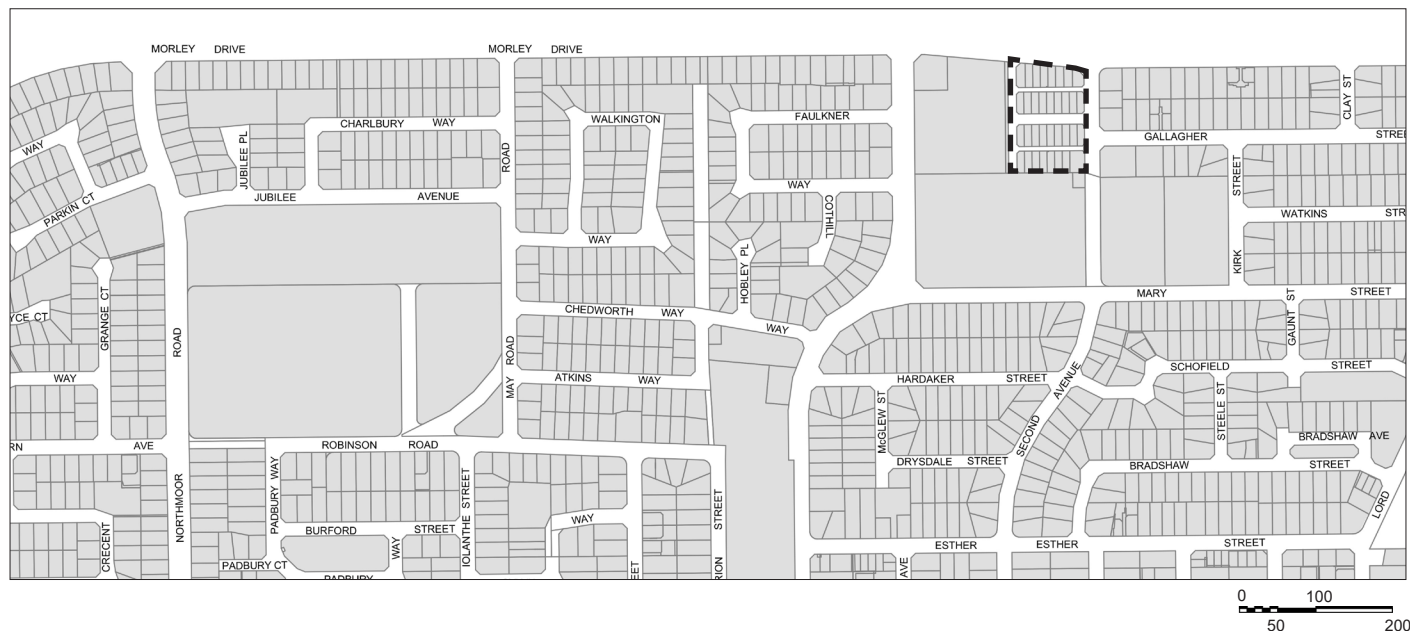
Location Map of Area 2

Mary Crescent Reserve and the former Eden Hill Shopping Centre both neighbour this Character Area but no formal connection exists between the sites. Morley Drive forms a clear edge to the north of this area



Character Area 2

Pryde Way

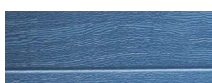


Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Perth Regional post 2015
BUILDING MATERIALS & COLOUR	Rendered brick, limestone block, dark coloured concrete tile and corrugated steels roofs
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	Front = Approximately 2-3m setbacks Garages = 0m setback
SCALE	Single storey
SITING	Parallel to street
PRESENTATION TO THE STREET	North facing streets have open front boundaries. South facing streets have limestone terraced boundaries with open steel infill panels
STREET TREES	No street tree plantings
ROAD & FOOTPATH TREATMENT	No footpaths
SUBDIVISION PATTERN	Post 2015 small lots
LOT SIZE & FRONTAGE	Lot Frontage = 10m Lot Size = 300sqm
TOPOGRAPHY	Sloping, with Morley Drive the high point and park reserve the low point
STREET/VERGE INFRASTRUCTURE	Predominantly below ground power





Character Area 2

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 2

Pryde Way

KEY CHARACTERISTICS

- Predominantly post 2015 dwellings.
- Single storey dwellings.
- Small (10m wide) lot frontages.
- Small lot sizes 300 sqm.
- Hip and gable roofs.
- Consistent materials palette that includes: limestone block, render, dark coloured roof tiles and corrugated sheet roofing.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Limited tree plantings.
- Car parking structures that dominate dwellings and streetscapes.
- Lack of connection to public transport and civic/ commercial amenities.
- Lack of connection to surrounding parkland and residential areas.
- Lack of character elements that link the Character Area to the Town's Core Character.

PREFERRED CHARACTER STATEMENT

To enhance the area character and sense of place by relating to the Character Area's context and connecting more effectively with the Town of Bassendean's Core Character.

This will be achieved by:

- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging connection to public transport and commercial / civic amenities.
- Encouraging low and open style front fences.
- Creating linkages to the neighbouring parkland and residential areas by introducing pedestrian pathways to Mary Crescent Reserve and the former Eden Hill Shopping Centre Site.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Introducing soft landscaping elements to established garage laneways.
- Integrating elements and design principles from Bassendean's Core Character.



Design Responses- Character Area 2

Pryde Way

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Retain the consistent lot width established in the area. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscaped setting of dwellings. To maintain and enhance the streetscape setting. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. 	<ul style="list-style-type: none"> High proportions of hard landscaped surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm . To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that new development retains orientation towards to streets. 	<ul style="list-style-type: none"> Redevelopment that orientates dwellings away from streets.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Encourage new development to have single storey building forms towards the street. Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building forms that are unsympathetic to the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Building materials and design details that dominate the streetscape. Design and materials that do not reference the dwelling's context. Period reproduction design.



Design Responses- Character Area 2

Pryde Way

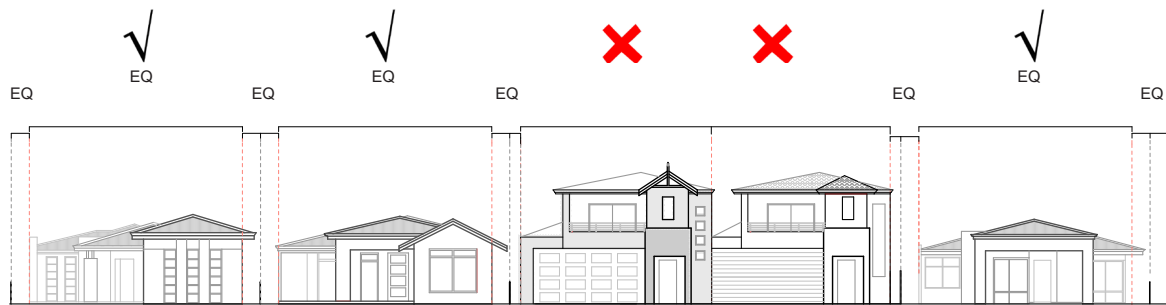
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are left open or consist of a visually permeable fencing style. 	<ul style="list-style-type: none"> High and solid fencing styles. Fencing materials that are not sympathetic to the dwelling or streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that new car parking structure do not dominate the building facade. Encourage areas of soft landscaping to occur in established garage access laneways. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

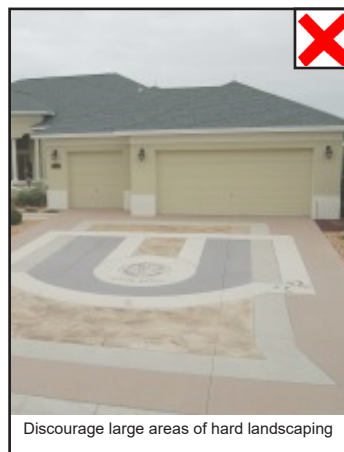


Design Principles- Character Area 2

A). Maintain consistent lot frontage widths

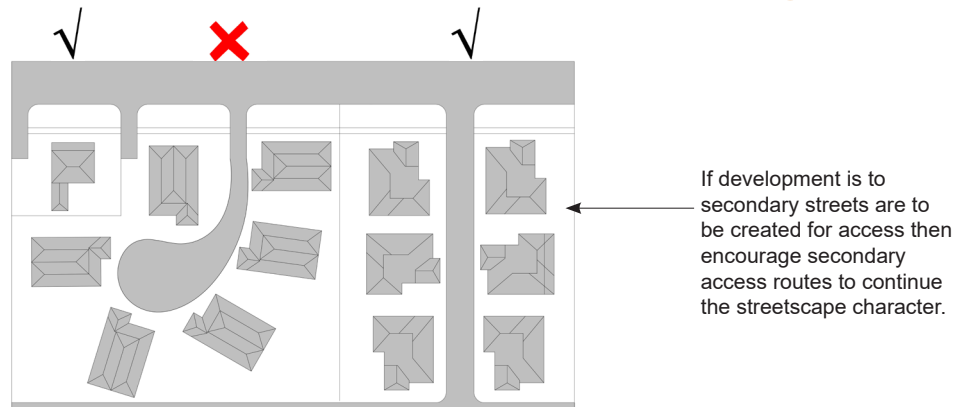


B). Introduce a consistent street tree planting pattern and encourage soft landscaping

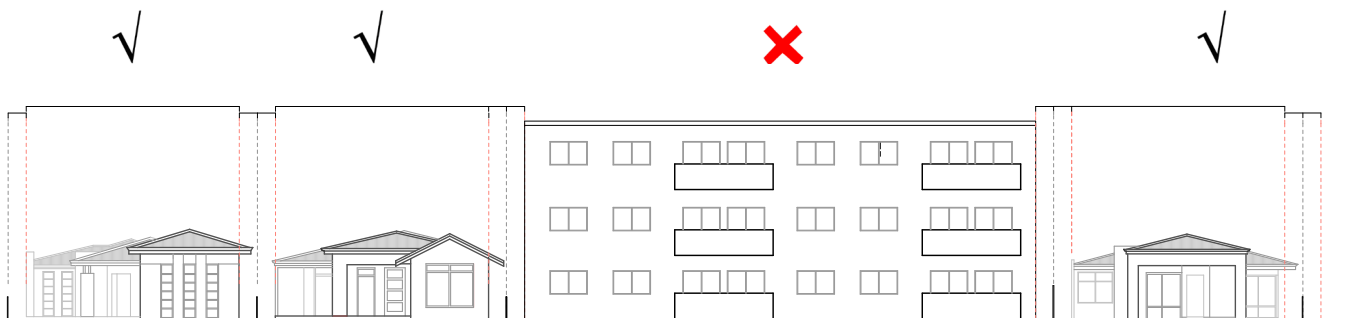


Design Principles- Character Area 2

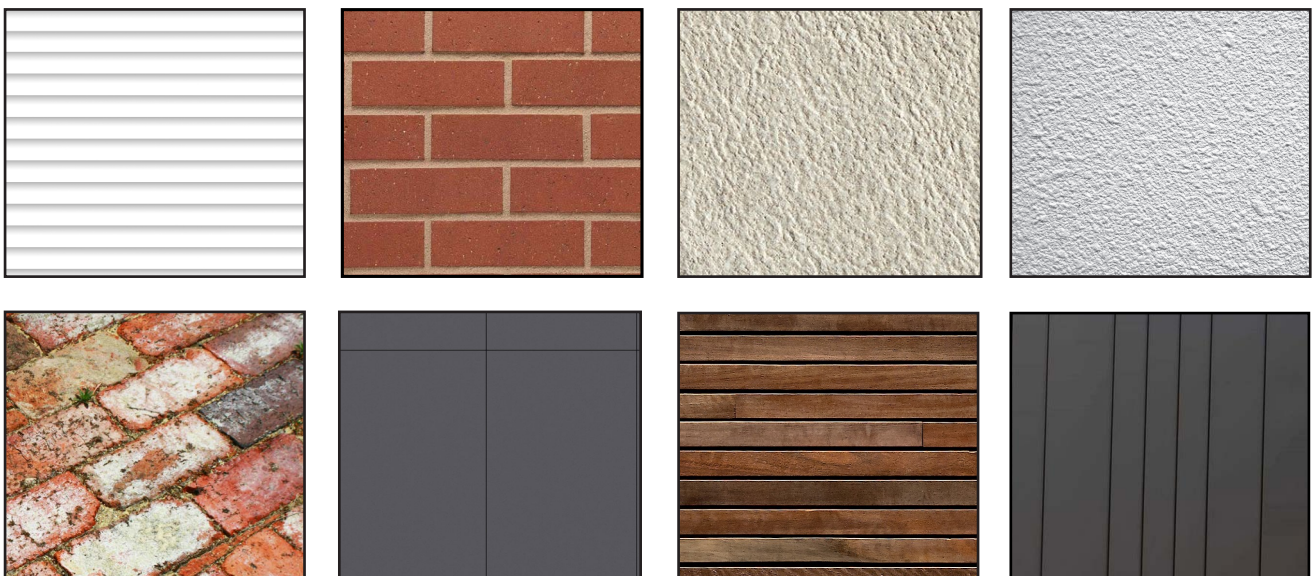
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape

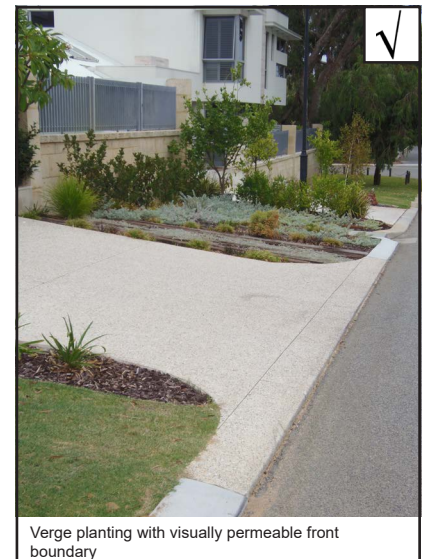
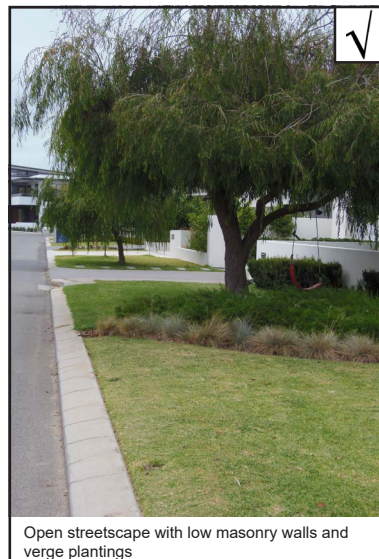


E). Incorporate materials and design details that reference and integrate with the Character Area



Design Principles- Character Area 2

F). Encourage open front boundaries, visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling and streetscape



Character Area 3

MARY CRESCENT RESERVE



Character Area 3

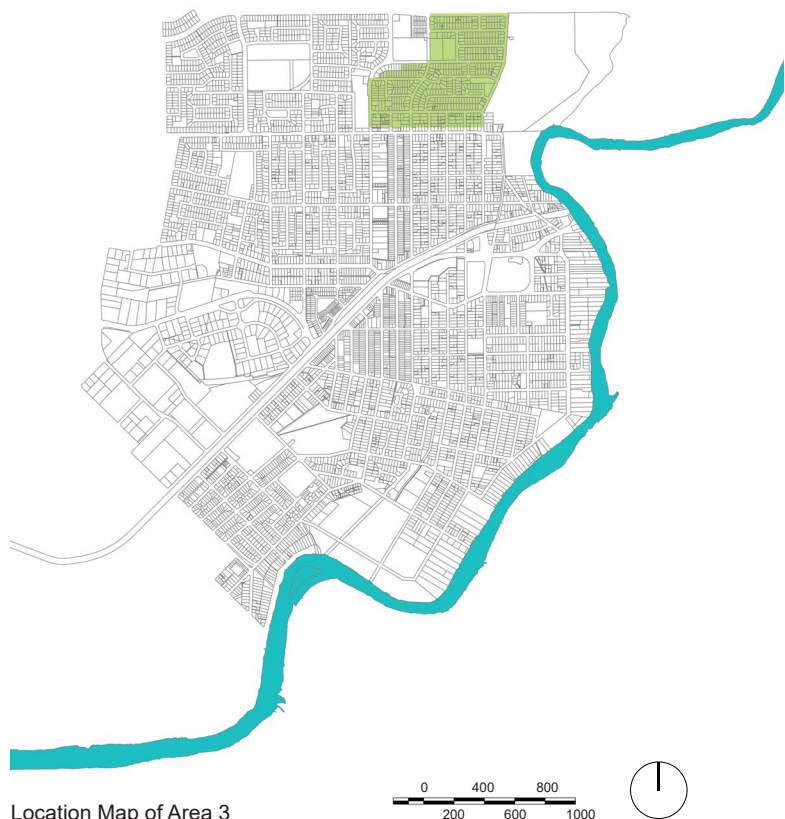
Mary Crescent Reserve

Character Area 3 is located to the north east of Bassendean's Town Centre. This area is loosely bounded by Morley Drive to the north; Gallagher and Ivanhoe Streets to the west; Lord Street to the east; and the rear lots of Walter Road East to the south.

The precinct is characterised by single-storey c1950s – c1970s residential dwellings with community parkland disbursed throughout. The topography is gradually sloping with low points at Lord Street and Mary Crescent Reserve. Lots are often terraced to accommodate sloping sites.

The primary building material of the Character Area is red and blonde face brick, with some dwellings being painted brick or rendered. To the north of Watkins Street, compressed fibre cement sheeting becomes a more dominant cladding material. Roofs are hipped or gabled with red or dark grey coloured roof tiles. Infill housing typologies frequently use corrugated steel roof sheeting.

Front boundaries are either left open, use a low masonry walls or have medium height visually permeable fencing styles. The front setbacks to properties are approximately 8 meters and the width of lot fronts are approximately 18 m. Driveways and car parking structures are set to the side of dwellings and do not dominate the building form.



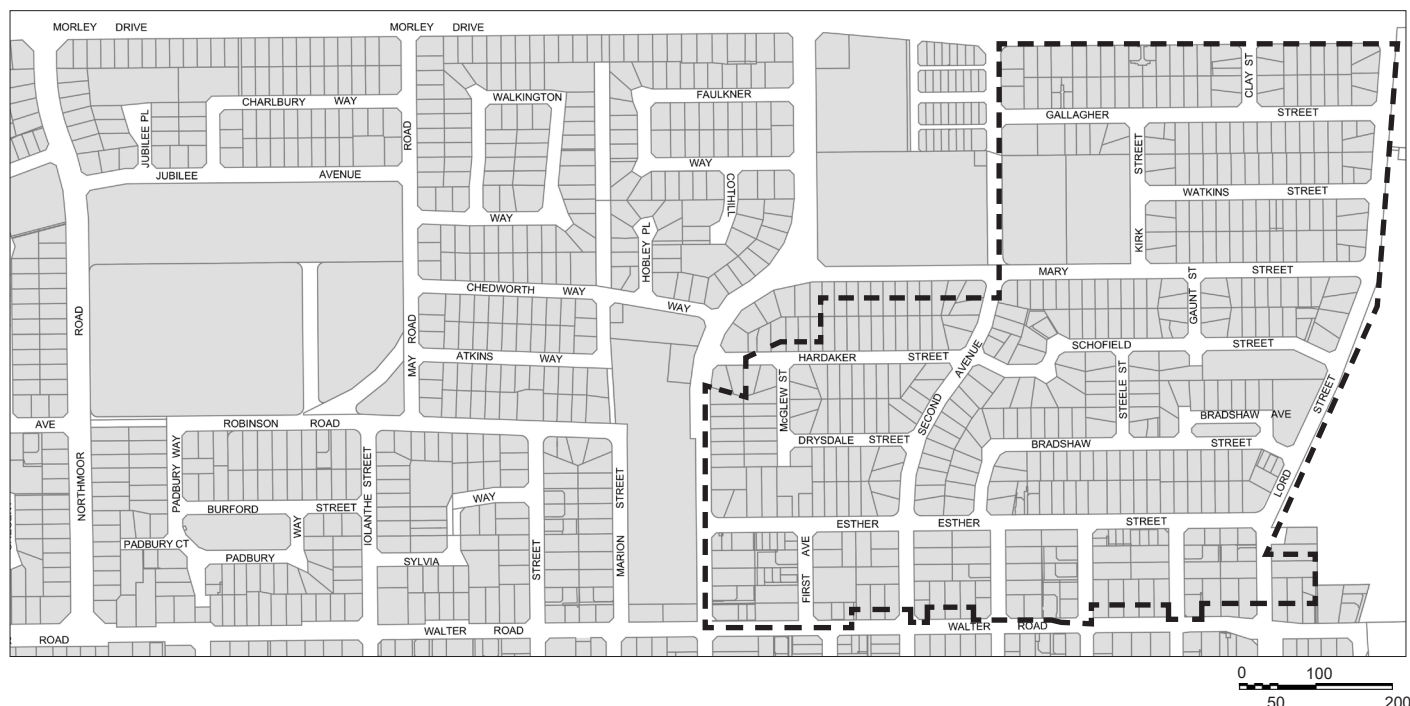
Location Map of Area 3

The Character Area has an open streetscape-suburban, hilly and leafy feel which is enhanced by the community parkland. Mary Crescent Reserve contributes to the area's character as large open parkland with mature tree plantings. The Reserve influences the streetscapes of Mary, Kirk and Gallagher Streets and also forms a focal point for vistas from Second Avenue and Watkins Street. A smaller park with mature trees to the eastern end of Bradshaw Street also strongly influences the surrounding streetscapes.



Character Area 3

Mary Crescent Reserve

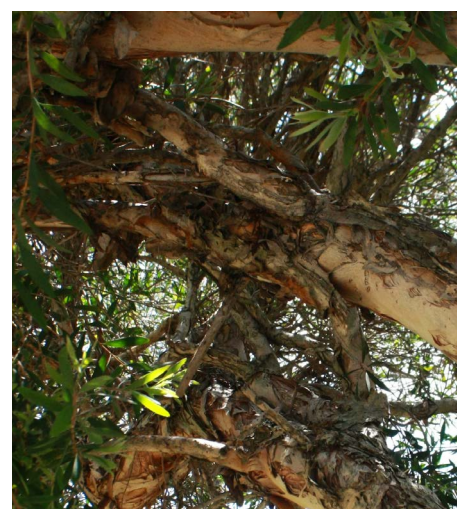


Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Post-War - Perth Regional 1950s, 1960s, 1970s and 1980s
BUILDING MATERIALS & COLOUR	Predominantly red brick, blonde face brick, painted brick, render, compressed fibre cement sheet, concrete roof tiles and terracotta roof tiles
BUILDING FORM & DETAILING	Hip with some gable roofs
SETBACKS	Front = Approximately 8m setbacks
SCALE	Single storey
SITING	Parallel with street. Corner blocks are angled to face the street
PRESENTATION TO THE STREET	Predominantly open front boundaries with grassed verges
STREET TREES	Street tree plantings vary throughout zone. Most streets have plantings. Mature native varieties prevalent
ROAD & FOOTPATH TREATMENT	North-south streets do not have footpaths. East-west streets generally have footpaths
SUBDIVISION PATTERN	Regular grid and cul - de - sac street design
LOT SIZE & FRONTAGE	Lot Frontage= 18m Lot Size= 750sqm
TOPOGRAPHY	Gradually sloping
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power lines





Character Area 3

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 3

Mary Crescent Reserve

KEY CHARACTERISTICS

- Gradually sloping topography.
- Predominantly c 1950s-c1970s dwellings.
- Single storey dwellings.
- Open front boundary treatments.
- Large front building line setbacks.
- Hip and gable roofs.
- Predominantly red and blonde face brick, render, compressed fibre cement and terracotta roof tiles.
- Limestone footings to buildings that accommodate changes in topography.
- Parkland dispersed throughout.

THREATS/ ISSUES

- Flattening of the natural topography.
- Loss of open streetscape setting by introducing high and solid front fence styles.
- Removal/ loss of large trees.
- Dominance of hard landscaped surfaces and removal of soft landscaping.
- Period reproduction building design.
- Car parking structures that dominate the facade of dwellings.
- Boundary to boundary development.
- Development that does not relate to the context of Character Area 3 and Bassendean's Core Character elements.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area, while supporting contemporary design and future development that is reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Encouraging the retention of existing parkland, large trees and landscaped gardens.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging low, open or visually permeable styles front fences.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Ensuring that building forms and scales do not dominate the streetscape.
- Ensuring that contemporary design relates to the building materials and streetscape context of the Character Area.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 3

Mary Crescent Reserve

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that development maintains current lot widths. Ensure that development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing width of lots and streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscaped setting of dwellings. To maintain and enhance the streetscape setting. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. Ensure that development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	<ul style="list-style-type: none"> Boundary to boundary development. Buildings set forward of the building line. Building that do not allow for private open space.



Design Responses- Character Area 3

Mary Crescent Reserve

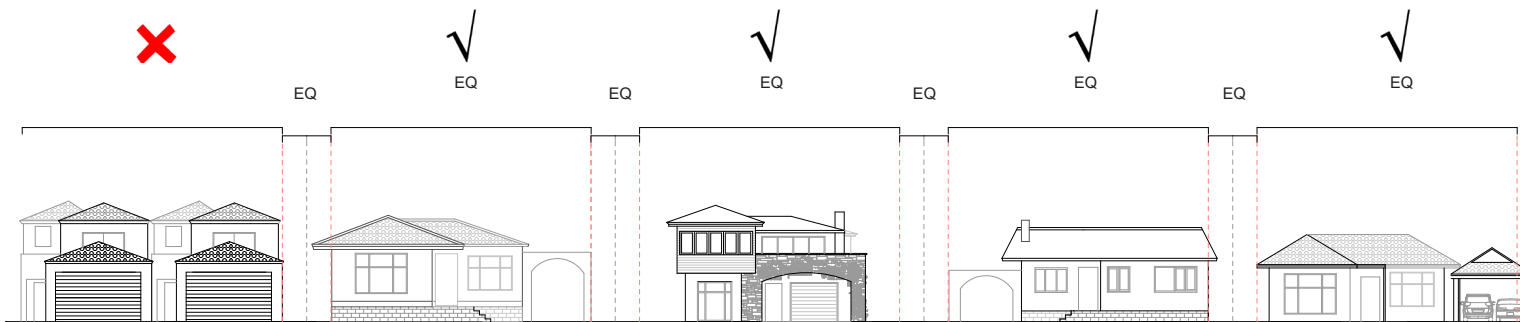
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Encourage new development to have single storey building forms towards the street. Ensure that non hip or gable roof forms do not dominate the streetscape. Encourage building forms that utilise existing changes in topography. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building forms that are unsympathetic to the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. Encourage design that responds to the natural topography. 	<ul style="list-style-type: none"> Building materials and design detail that dominate the streetscape. Period reproduction design. Design and materials that do not reference the dwelling's context.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are left open or a visually permeable fencing style is used. 	<ul style="list-style-type: none"> Solid medium - high fencing styles.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that new car parking structure do not dominate the building facade. 	<ul style="list-style-type: none"> Car parking structures that dominate or obscure the building form.

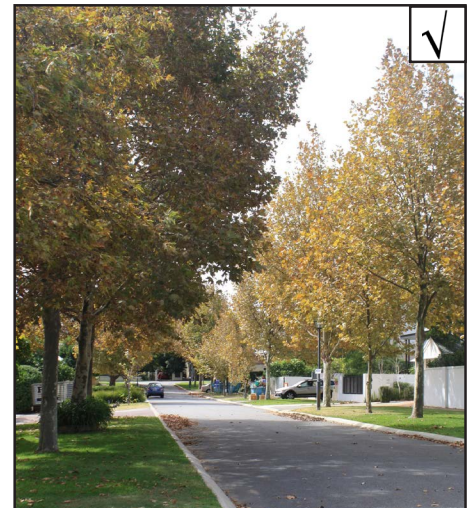
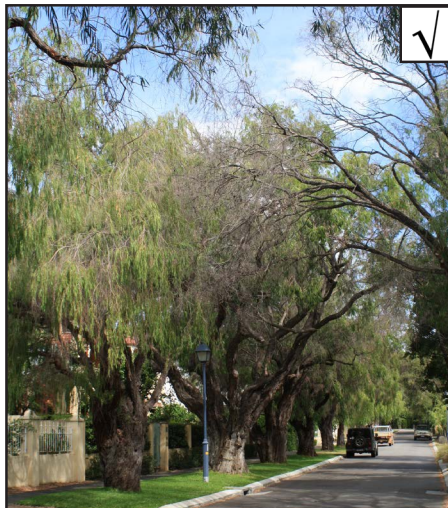
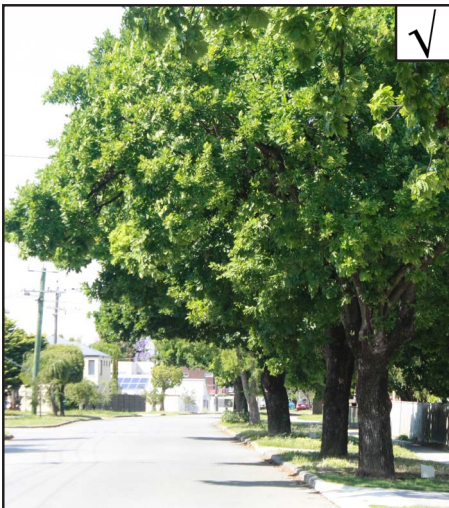


Design Principles- Character Area 3

A). Maintain consistent lot frontage widths

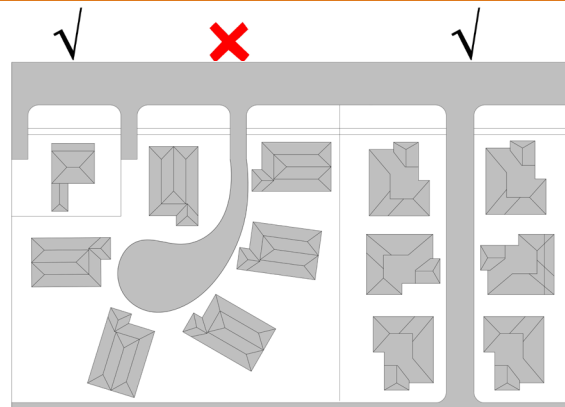


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



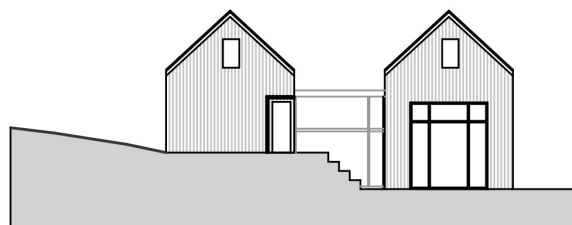
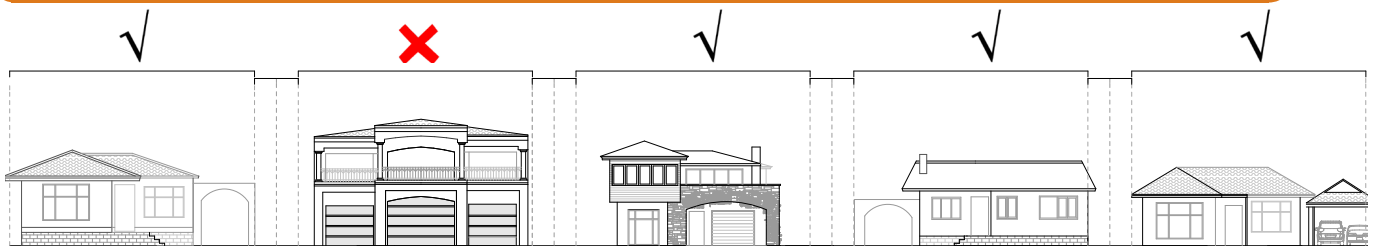
Design Principles- Character Area 3

C). Ensure that new development retains orientation towards the street



If development is to secondary streets are to be created for access then encourage secondary access routes to continue the streetscape character.

D). Ensure that the scale and form of new development is sympathetic to the streetscape



Encourage building forms that incorporate existing changes in topography.

E). Incorporate materials and design principles that reference the Core Character of Bassendean



Design Principles- Character Area 3

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling

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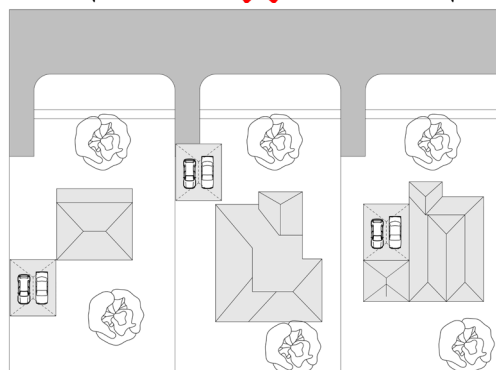
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Character Area 4

ANZAC TERRACE PRIMARY WEST



Character Area 4

Anzac Terrace Primary West

Character Area 4 is located in the north-west of Bassendean's town centre.

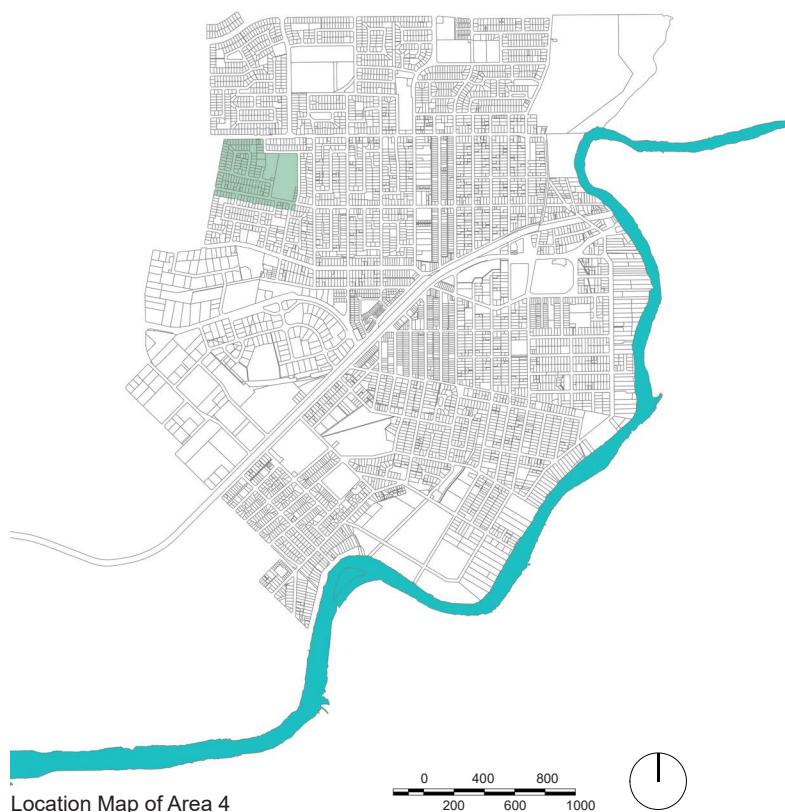
The area is bounded by Mickleton Terrace and Walter Road East to the north; Rugby Street to the west; the rear lot boundary of the lots to Anzac Terrace; and Mickleton Terrace to the eastern boundary.

The precinct is characterised by undulating topography and the c1950s to c1990s residential dwellings.

Houses in this area are single and two storey. The primary building materials are blonde or brown face brick and render. Roofs are generally hipped with corrugated steel or concrete tiles. Carports and garages are predominantly located within the same building line. Some sites in the area are terraced with limestone or concrete block work to accommodate the undulating topography.

The open streetscape feel to the area is influenced by the open front gardens and large lawn spaces. The front setbacks to properties are approximately 5-6 m and the width of lot fronts averages 18 m.

The area has no consistent street tree planting pattern; however, there are some mature native tree plantings. The mature eucalypts around Anzac Terrace Primary School and the adjacent reserve are strong influences to the character of the area.

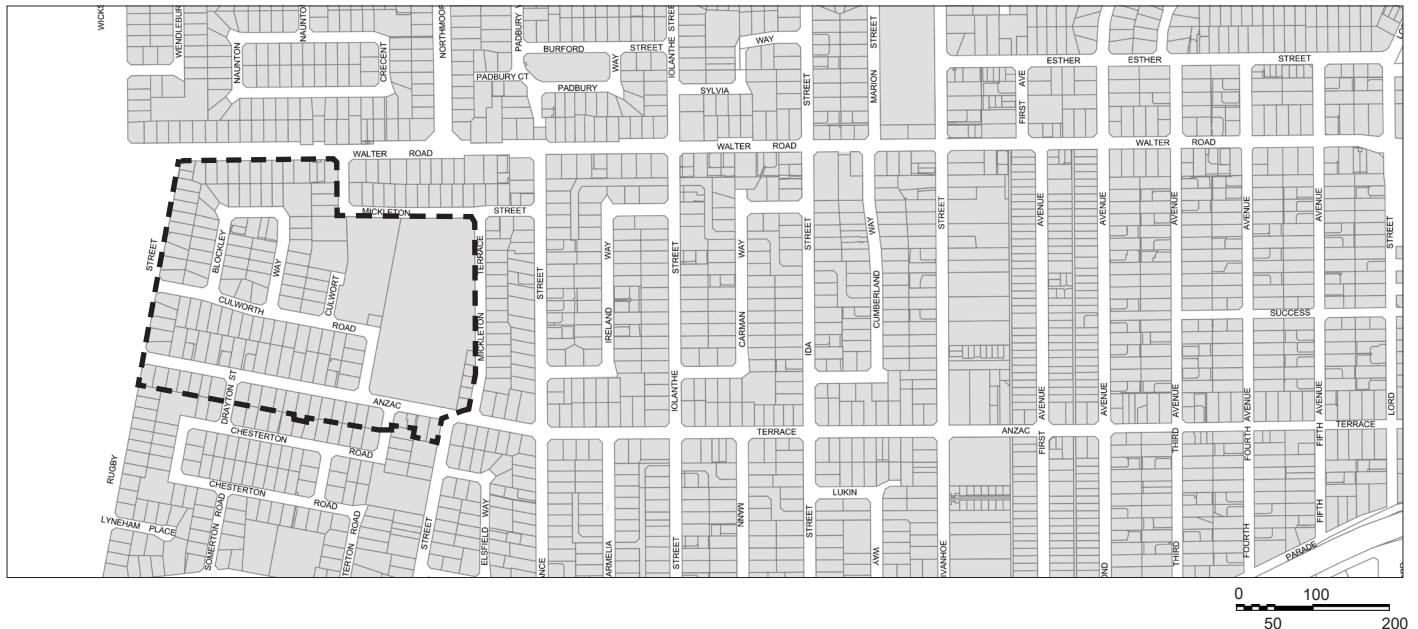


Location Map of Area 4



Character Area 4

Anzac Terrace Primary West



Existing Character Elements

The following character elements were identified in the survey:

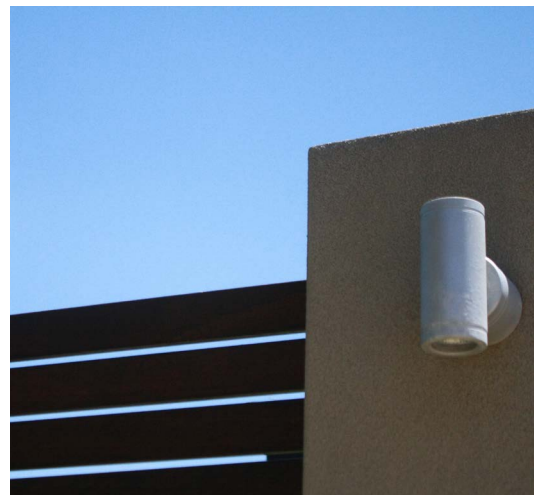
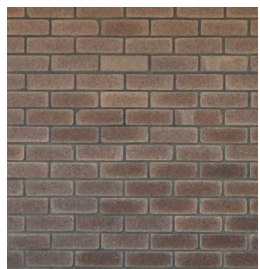
ARCHITECTURAL STYLE	Post-war and Perth Regional c1950s, c1960s, c1970s, c1980s and c1990s
BUILDING MATERIALS & COLOUR	Predominantly blonde and brown face brick, render, limestone block, concrete roof tiles and terracotta roof tiles
BUILDING FORM & DETAILING	Hip roof dwellings with garages and carports under the main roof
SETBACKS	Front = Approximately 5m setbacks
SCALE	Predominantly single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Predominantly open front boundaries with some low masonry fences and grassed verges
STREET TREES	No consistent street tree planting pattern; some mature native street trees
ROAD & FOOTPATH TREATMENT	Footpaths located on east-west streets, Culworth Road and Anzac Terrace
SUBDIVISION PATTERN	Regular grid and cul - de - sac street design
LOT SIZE & FRONTAGE	Lot frontage = 18m Lot Size = 700sqm
TOPOGRAPHY	Gradually undulating
STREET/VERGE INFRASTRUCTURE	Predominantly underground power





Character Area 4

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 4

Anzac Terrace Primary West

KEY CHARACTERISTICS

- Open streetscapes with open or low masonry wall front boundary treatments and large verges.
- Undulating topography.
- Predominantly c 1950s-c1990s dwellings.
- Large front building line setbacks.
- Single and two storey dwellings.
- Hip or gable roofs.
- A material palette consisting of brown and blonde face brick, render, limestone block, concrete roof tiles and terracotta roof tiles.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Removal/ loss of large trees.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Lack of streetscape character elements that link the Character Area to the Town's Core Characteristics.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates the Core Character elements of Bassendean and the key character elements from Character Area 4.

This will be achieved by:

- Encouraging the retention of large trees.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensuring that new buildings accommodate the natural topography within their design.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging open, low and visually permeable styles of fences.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Maintaining consistent front building line setbacks to retain the existing streetscape rhythms.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 4

Anzac Terrace Primary West

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure that development maintains a lot width of approximately 18m. Encourage development to occur to the rear of properties rather than splitting the lot frontage width, to maintain the streetscape rhythm. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing width of lots and the streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that dwellings retain partial orientation towards the street. Maintain current front and side setbacks. Development to the rear of existing properties must be sufficiently setback from rear boundaries to retain presence of backyard spaces and spacing between dwellings. 	<ul style="list-style-type: none"> Boundary to boundary development. Redevelopment that orientates dwellings away from streets. Development with no areas of private open space.



Design Responses- Character Area 4

Anzac Terrace Primary West

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that heights of developments do not exceed the predominant height of the streetscape. Ensure that the bulk of the building form is to the rear of the building lot. Ensure that building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Building scales that dominate the streetscape. Building forms that dominate the streetscape. Dwelling additions being set forward of the building line.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure that the building designs and materials used create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that building materials are sympathetic to the area. Ensure that new development integrates materials that relate to the context of the Character Area and to Bassendean's Core Character elements. 	<ul style="list-style-type: none"> Period reproduction design. Design details and materials that are not cognizant to the Character Area or the Town of Bassendean's Core Character elements.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To ensure the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are left open or are constructed with a visually permeable fencing style. 	<ul style="list-style-type: none"> Solid medium to high fencing styles.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwellings. Encourage car parking structures to be set to the side or rear of dwellings. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

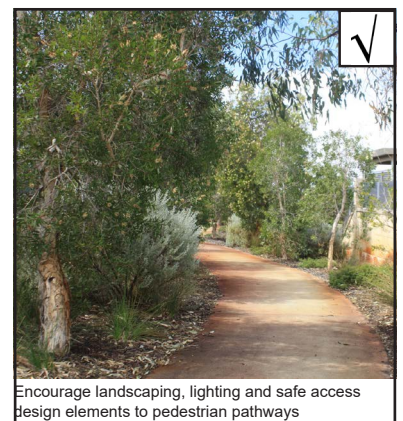
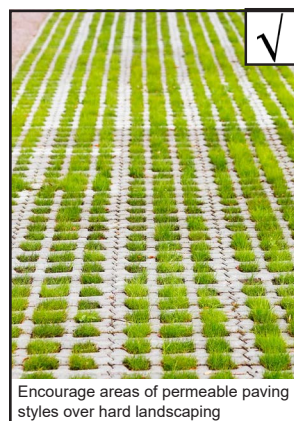
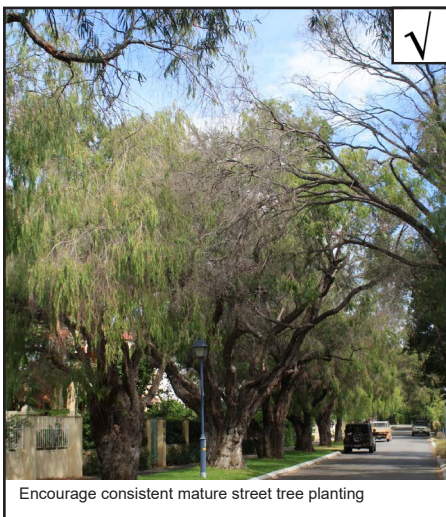


Design Principles- Character Area 4

A). Maintain consistent lot frontage widths

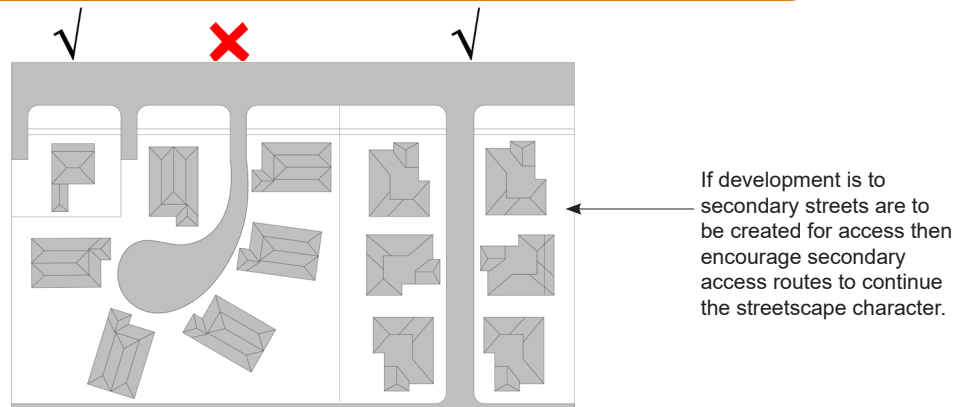


B). Introduce a consistent street tree planting pattern and encourage soft landscaping

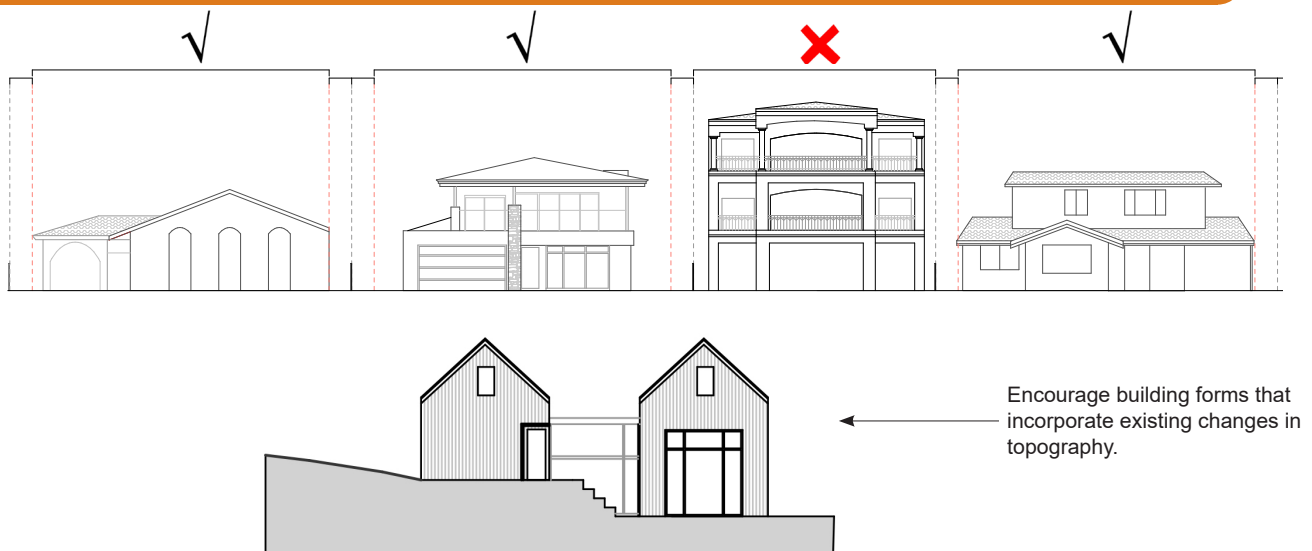


Design Principles- Character Area 4

C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape

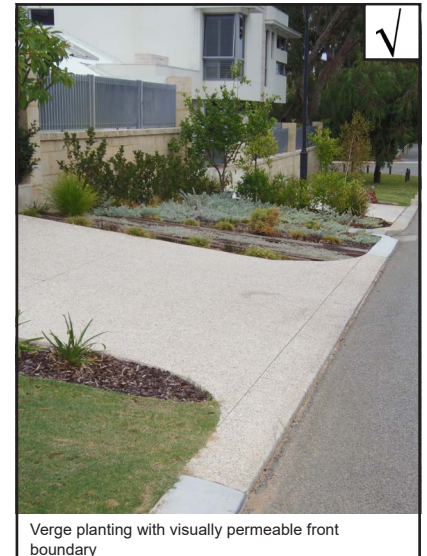


E). Incorporate materials and design principles that reference the Core Character of Bassendean

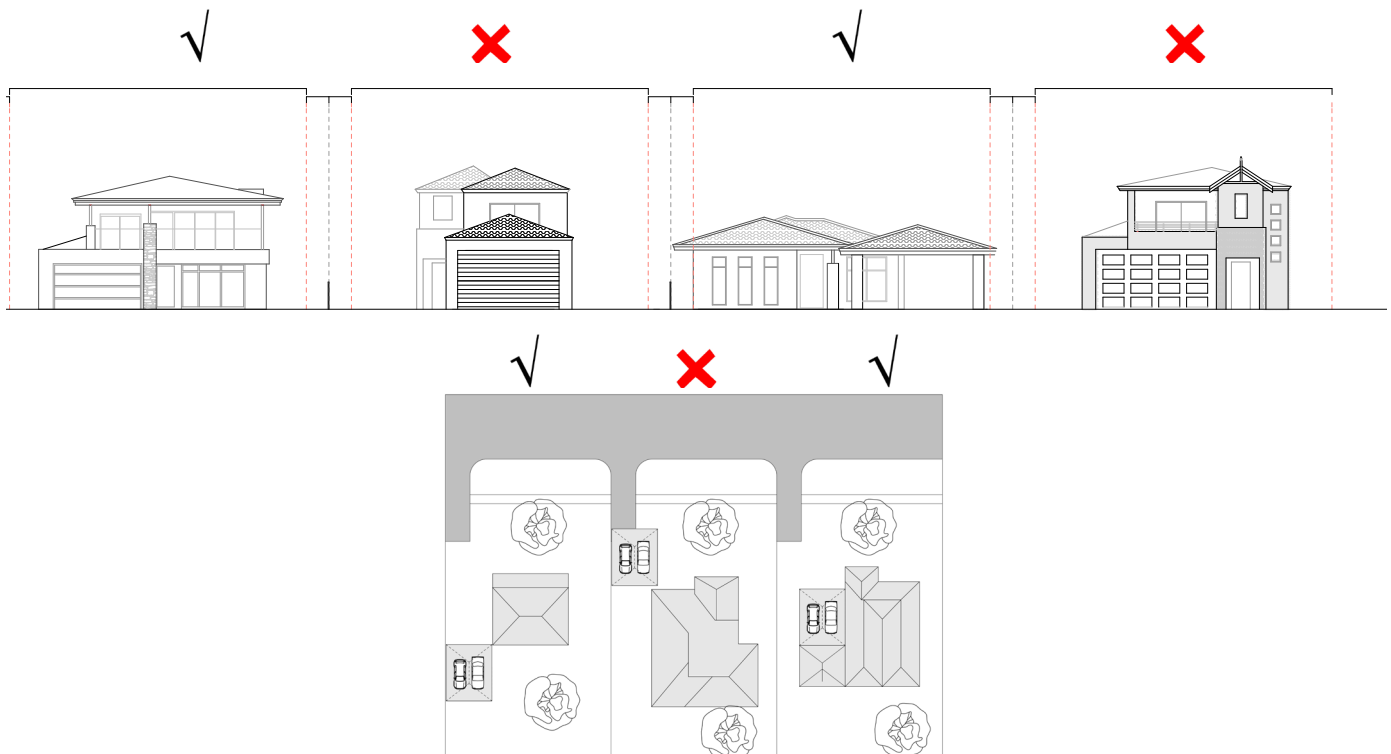


Design Principles- Character Area 4

F). Encourage open fencing, visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 5

CARMAN WAY



Character Area 5

Carman Way

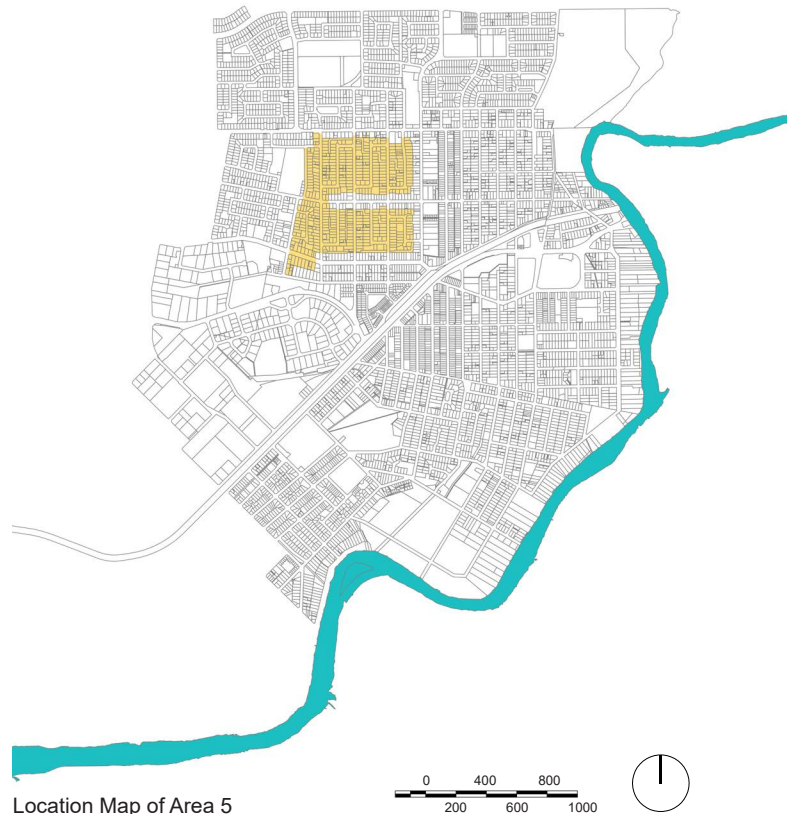
Character Area 5 is located to the north-west of Bassendean's Town centre.

It is loosely bounded to the north by the rear lot boundaries to the south of Walter Road East; the rear lot boundaries to north of Broadway Terrace; Troy Street; and Mickleton Terrace; and the eastern lots of Cumberland Way and Lukin Way.

This area predominantly represents a post c1960s sub division and is characterised by single storey dwellings of that era. The dwellings present as simple building forms to the streetscape. The primary building material for this area is blonde and brown face brick. Roofs are predominantly low pitched with a hip form and are tiled. There is some development within this Character Area that dates prior to c1950 and indicates properties that were present prior to the c1960s re-subdivision. These properties are evident along Iolanthe and Penzance Street.

Carports and garages are usual additions to dwellings, with many dwellings have more than one car parking structures. Typically, garages are incorporated into original building line while the carports tend to be set forward of the building line.

Drainage swales form part of the landscape through the post c1960s subdivision areas. There is no formal or regular street tree planting pattern to the post c1960s subdivision areas; however, there are some mature trees evident from an early period of development.



Location Map of Area 5

Front gardens feature lawns with introduced as well as native plant species. Front boundary treatments vary with some properties having either no fencing or low masonry wall front fences. A consistent building line setback, single storey scale, simple front gardens and low or no fencing all contribute to an open streetscape setting.



Character Area 5

Carman Way



0 100
50 200

Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Perth Regional styles including: c1960s - c1970s
BUILDING MATERIALS & COLOUR	Concrete roof tile, blonde and brown face brick
BUILDING FORM & DETAILING	Low pitched hipped roofs
SETBACKS	Front = approximately 6m setbacks
SCALE	Predominantly single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Predominantly open front boundaries with grass verges and generally no front fencing
STREET TREES	No consistent pattern to street plantings. Native street tree varieties prevalent.
ROAD & FOOTPATH TREATMENT	Generally no footpath to subdivision areas. Footpath to primary streets - Anzac Terrace, Iolanthe Street and Penzance Street)
SUBDIVISION PATTERN	Regular lots with distinctive road subdivision pattern
LOT SIZE & FRONTAGE	Lot Frontage = 18m Lot Size = 800- 900sqm
TOPOGRAPHY	Generally flat
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 5

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 5

Carman Way

KEY CHARACTERISTICS

- Predominantly c1960s- c1970s dwellings.
- Single storey dwellings.
- Open front boundary treatments.
- Large verge spaces and front building line setbacks.
- Low pitched hipped roofs.
- Predominantly blonde and brown brick and tiled roofed dwellings.

THREATS/ ISSUES

- Removal/ loss of large trees.
- Lack of soft landscaping and vegetation.
- Period reproduction building design.
- Car parking structures that dominate dwellings and streetscapes.
- Lack of character elements that link the Character Area to the Town's Core Characteristics.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates the Core Character elements of Bassendean.

This will be achieved by:

- Encouraging the retention of large trees and existing parkland.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging more connection to public transport and commercial / civic amenities.
- Ensuring that new development references the single and two storey building heights.
- Ensuring that car parking structures do not dominate dwellings and the streetscape.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 5

Carman Way

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure that new development does not disrupt or dominate the streetscape rhythm. 	<ul style="list-style-type: none"> Development that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Development that does not allocate space for landscaping or private open space.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that dwellings are predominantly orientated towards primary streets. Ensure that dwellings follow consistent setbacks. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that orientates dwellings away from streets. Development that dominates the rhythm of the streetscape.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is cohesive across the streetscape and does not dominate the surrounds to the Character Area. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the scale of the streetscape and neighbouring Character Areas. Ensure that the bulk of the building form decreases towards the street. 	<ul style="list-style-type: none"> Building heights and forms that dominate or disrupt the streetscape.



Design Responses- Character Area 5

Carman Way

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Integrate, reference and contrast with materials and design details that are present in the Character Area 5 and Bassendean's Core Character. 	<ul style="list-style-type: none"> Period reproduction design. Designs that are not cognizant of Bassendean's Core Character.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To ensure the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries either are left open, are a low masonry wall or if higher are visually permeable. 	<ul style="list-style-type: none"> Front boundary fences that completely obscure the dwellings or disrupt the pattern of the streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimize the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not obscure the facade of dwellings. Ensure that the materials used for car parking structures are sympathetic to the dwelling and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form. Building materials of car parking structures that have no relationship to the dwelling or streetscape.

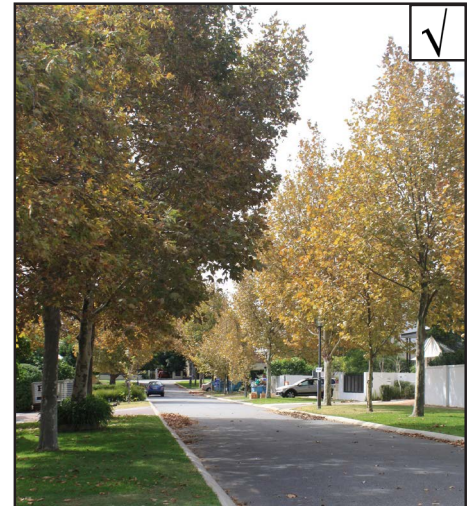
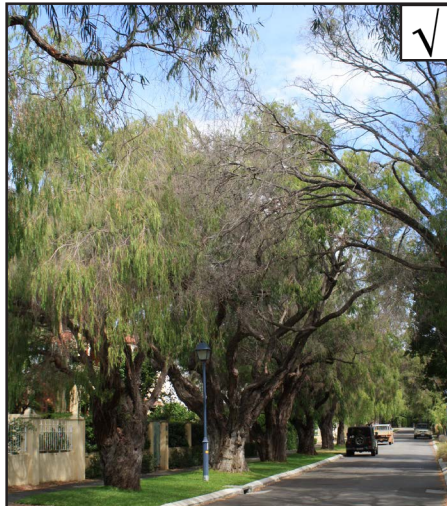
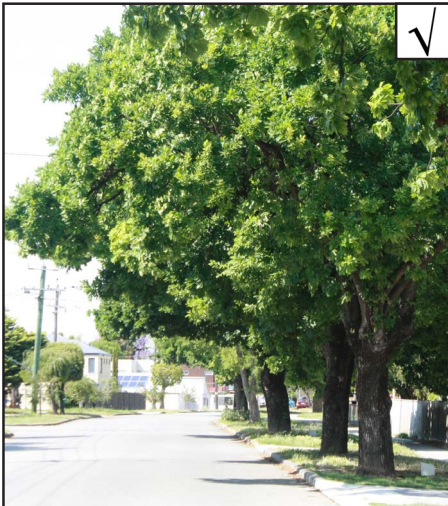


Design Principles- Character Area 5

A). Maintain consistent lot frontage widths

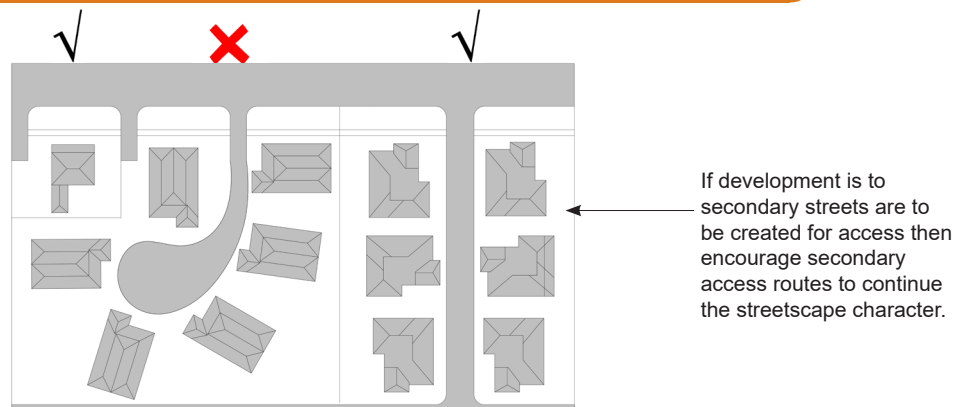


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 5

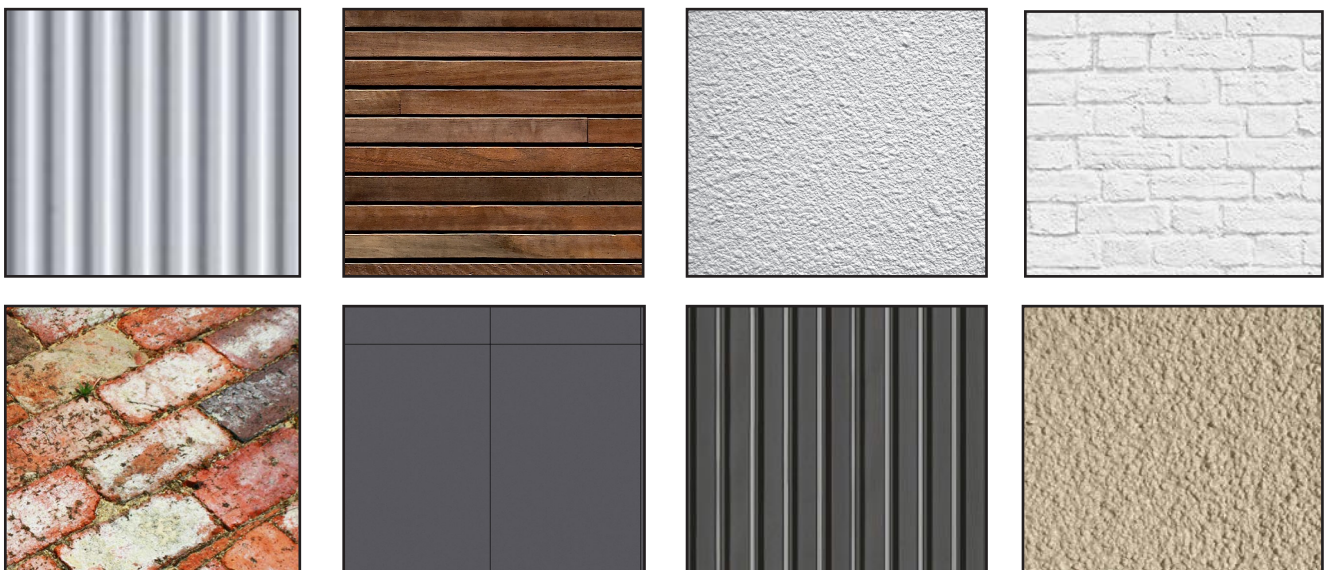
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design principles that reference the Core Character of Bassendean

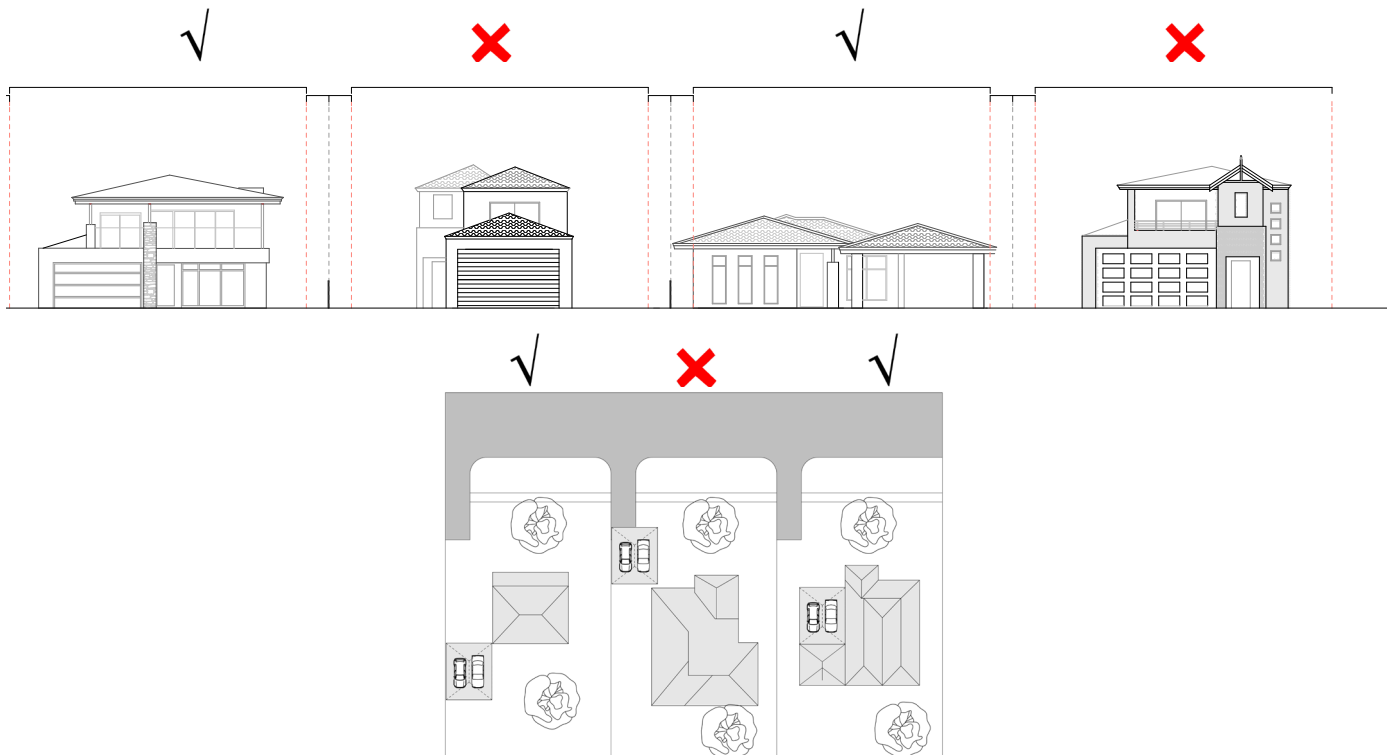


Design Principles- Character Area 5

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 6

WALTER ROAD EAST



Character Area 6

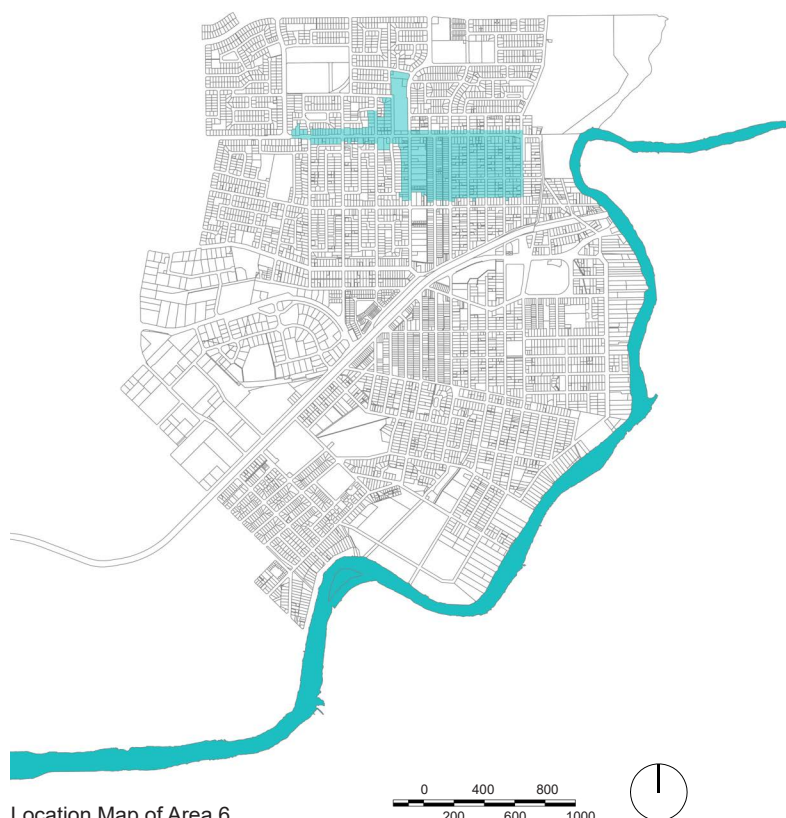
Walter Road East

Character Area 6 is located in the north of Bassendean's town centre.

It is loosely bounded by the building lots north of Walter Road East and extends to include Eden Hill Primary School; the rear of the building lots to the west of Ivanhoe Street; Lord Street to the east; and to the south includes the lots set back from Anzac Terrace to the north.

The area is characterised by single storey post c1920s residential dwellings with some small commercial lots to the northern boundary. The Character Area sweeps up to include Eden Hill Primary and blocks to the west of the school that are also representative inter-war and post-war development. Post c1980s grouped housing exists to the east of Ivanhoe Street on larger building lots.

The precinct is predominantly single storey scale. The Federation and inter-war building forms and styles are strong contributors to the area's material palette with their use of weatherboard, face brick, render, corrugated iron, terracotta tile and timber picket fencing. Other visually permeable fencing styles and perimeter plantings have been used in the area as front boundary treatments. The front setbacks to properties are approximately 4-6 meters and the width of lot fronts range from 12.5 m for earlier subdivision to 22m. Driveways and car parking structures are typically set to the side or to the rear of dwellings and do not dominate the building form.



Location Map of Area 6

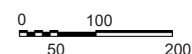
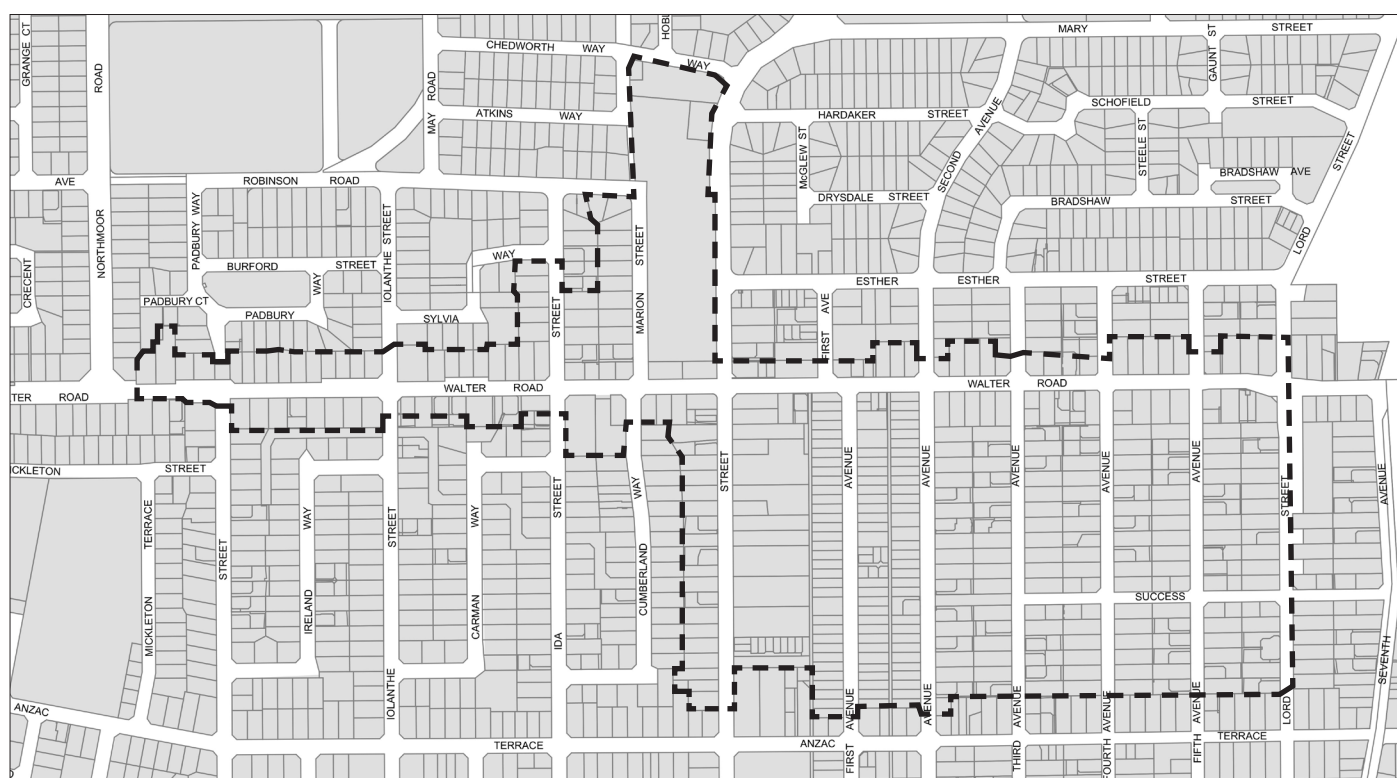
There is no consistent street planting pattern to the area but native tree species have been used on streets. Formalised front gardens and mature tree varieties are influential to the streetscape character. Drainage lines and swales are present in this area and form unique landscape breaks to the typical streetscape.

There is a consistent subdivision pattern with north-south aligned streets and lots orientated east-west. Ivanhoe Street is being increasingly influenced by multi-unit villa developments. First and Second Avenues have smaller lot subdivision with rear laneways.



Character Area 6

Walter Road East



Existing Character Elements

The following character elements were identified in the survey:

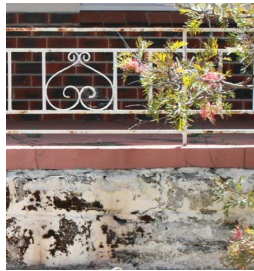
ARCHITECTURAL STYLE	Mixed styles including: Federation, Inter-War, Post-War and contemporary Perth Regional styles
BUILDING MATERIALS & COLOUR	Face brick, weather board, compressed fibre cement, terracotta tiles and corrugated steel
BUILDING FORM & DETAILING	Symmetrical facades on Federation dwellings. Majority of dwellings have asymmetrical fronts
SETBACKS	Front = approximately 4-6 m setbacks
SCALE	Predominantly single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Mixed presentation with some open fronts, perimeter plantings, low - medium visually permeable fencing styles.
STREET TREES	Generally inconsistent street plantings. Street tree varieties include; Paperbark, WA Peppermint and Bottlebrush
ROAD & FOOTPATH TREATMENT	Footpaths adjacent to front boundary
SUBDIVISION PATTERN	Regular grid pattern with laneways to First and Second Avenues. Some battleaxe subdivision
LOT SIZE & FRONTAGE	Lot Frontage = 12.5m Lot Size = 500sqm
TOPOGRAPHY	Generally flat
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 6

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 6

Walter Road East

KEY CHARACTERISTICS

- Predominantly post c1920s dwellings.
- Single storey dwellings.
- Open, low wall or medium height visually permeable front boundary treatments.
- Medium building line setbacks.
- Predominantly brown brick and tiled roofed dwellings.
- Right-of-way access laneways to the rear of blocks.
- Smaller 12.3m lot widths and larger 22m lot widths.
- Hip roof forms.
- Consistent materials palette of weatherboard, red face brick, terracotta tile and corrugated iron roof sheeting.

THREATS/ ISSUES

- The demolition of c1920s- c1960s built fabric.
- Removal/ loss of large trees.
- Period reproduction design.
- Lack of soft landscaping and vegetation.
- Design and materials that are not sympathetic to character of the area.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Development forms and scales that dominate the existing built fabric.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design and future development that is sympathetic of the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Encouraging the retention of large trees and existing parkland.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping;
- Ensuring that new development and additions reference and respect the predominant scale of the Character Area.
- Ensuring that buildings of increased scale and bulk are set back from the street.
- Ensuring that rear and right-of-way development maintains a connection to existing streets and introduces secondary street access routes that incorporate the streetscape character elements of the area.
- Encouraging perimeter plantings or visually permeable fencing styles.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 6

Walter Road East

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Encourage lot widths to maintained. If lots are to be subdivided, then rear subdivisions are more preferable. If the lot is to be subdivided by splitting the frontage in the middle, then multiple dwellings should read as one dwelling development within the streetscape. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of landscaped private open space. Introduce landscaping to existing drainage swale areas to assist with areas becoming public open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Redevelopment that orientates dwellings away from streets.



Design Responses- Character Area 6

Walter Road East

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
C). SITING		<ul style="list-style-type: none"> • Ensure that development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. • Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> • To maintain a scale that is sympathetic to the existing scale of the area. • To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Ensure that the scale of new development does not dominate the scale of the streetscape. • Ensure that the bulk of the building form decreases towards the street to a maximum of two storeys. • Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Dwelling additions being set forward of the building line. • Building heights and forms that dominate the streetscape and the existing c1920s-c1950s dwellings.



Design Responses- Character Area 6

Walter Road East

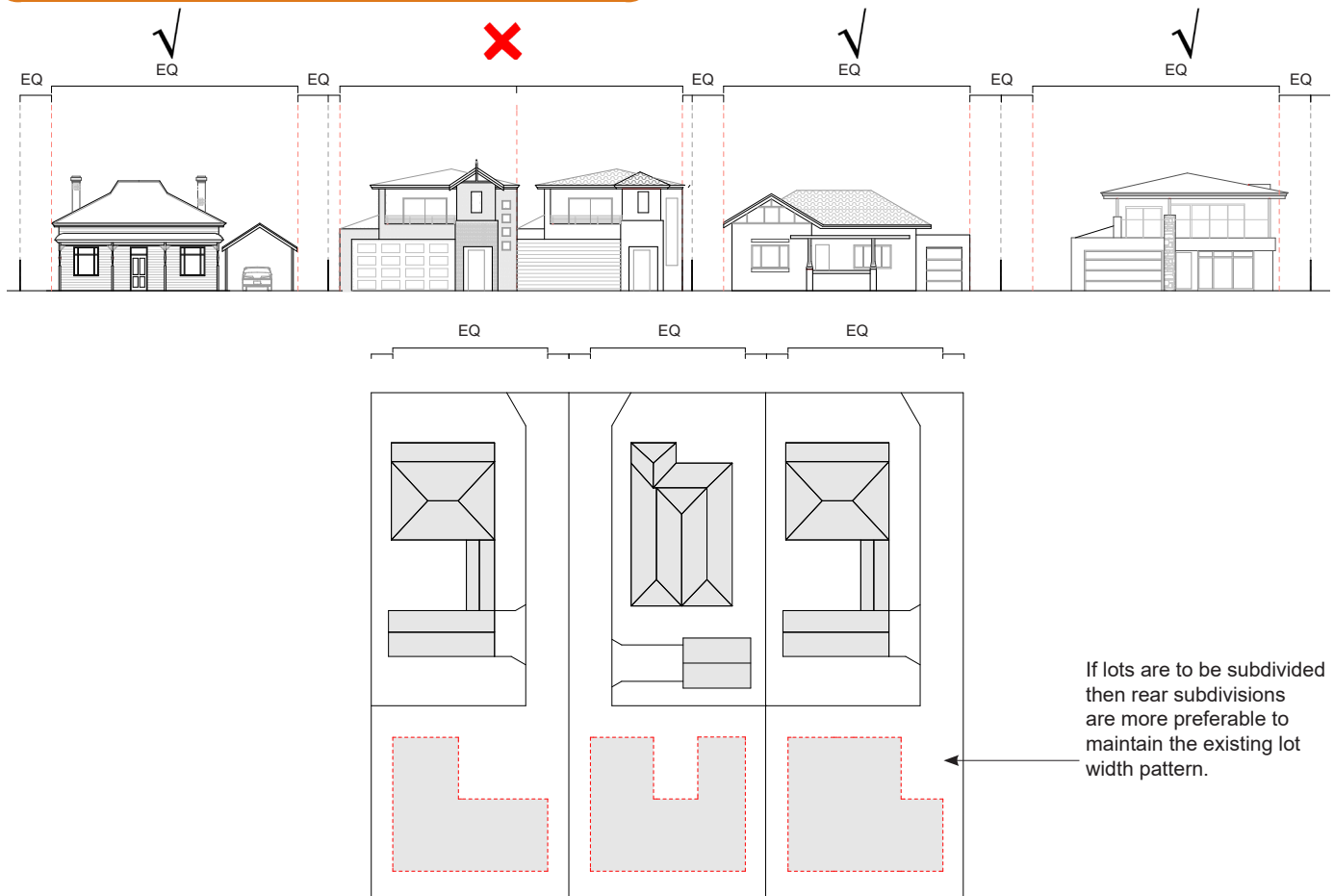
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that building materials reference and/or contrast with the materials palette of the Character Area. Ensure that new materials do not dominate the streetscape. 	<ul style="list-style-type: none"> Building materials and design details that are not sympathetic to the streetscape. Building materials and design details that are not cognizant of the character elements and the Town of Bassendean's Core Character. Period replica design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are medium high and incorporate visually permeable fencing or are left open and perimeter plantings are introduced. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Fencing styles that are unsympathetic to the dwelling or streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure car parking structures do not dominate or obscure buildings. Ensure that the building materials used for the car parking structures are sympathetic to the dwelling and the streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.



Design Principles- Character Area 6

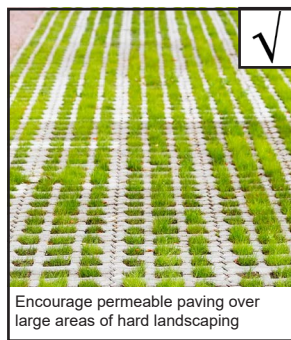
A). Maintain consistent lot frontage widths



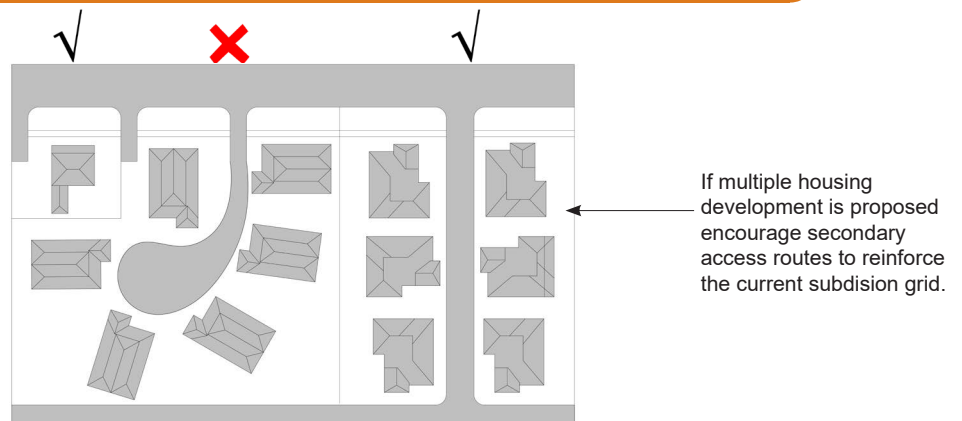
B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 6



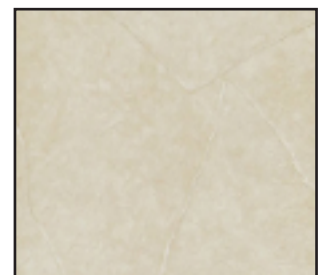
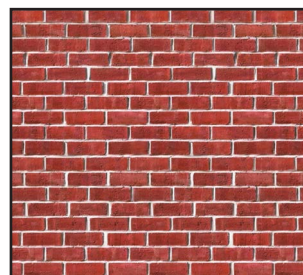
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape



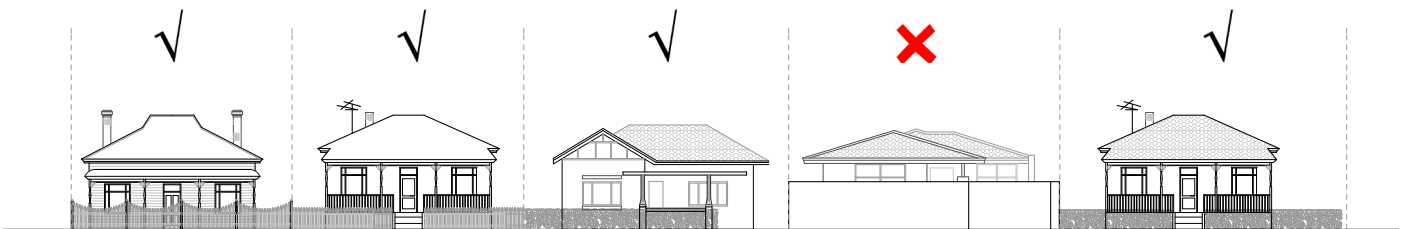
E). Incorporate materials and design principles that reference and integrate with the area



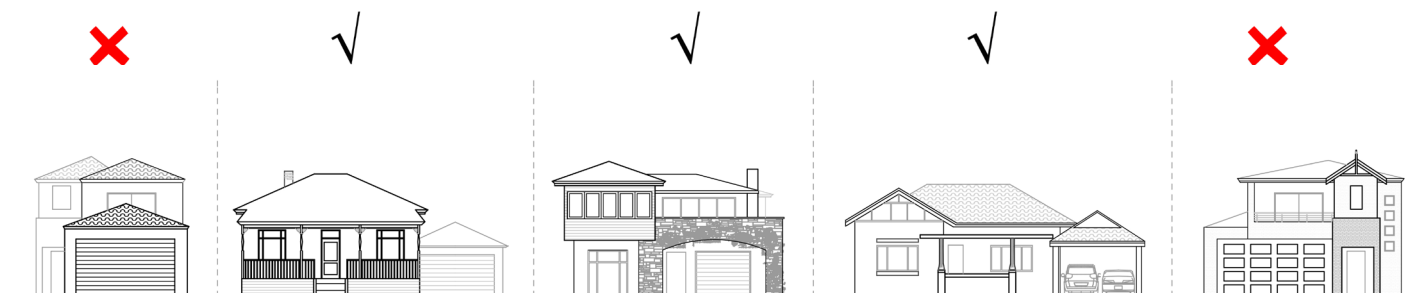
Design Principles- Character Area 6



F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 7

CHESTERTON ROAD



Character Area 7

Chesterton Road

Character Zone 7 is located in the north-west of Bassendean's town centre. This residential area is loosely bounded by the rear of the southern lots to Anzac Terrace; Rugby Street; Scadden Street and Penzance Street.

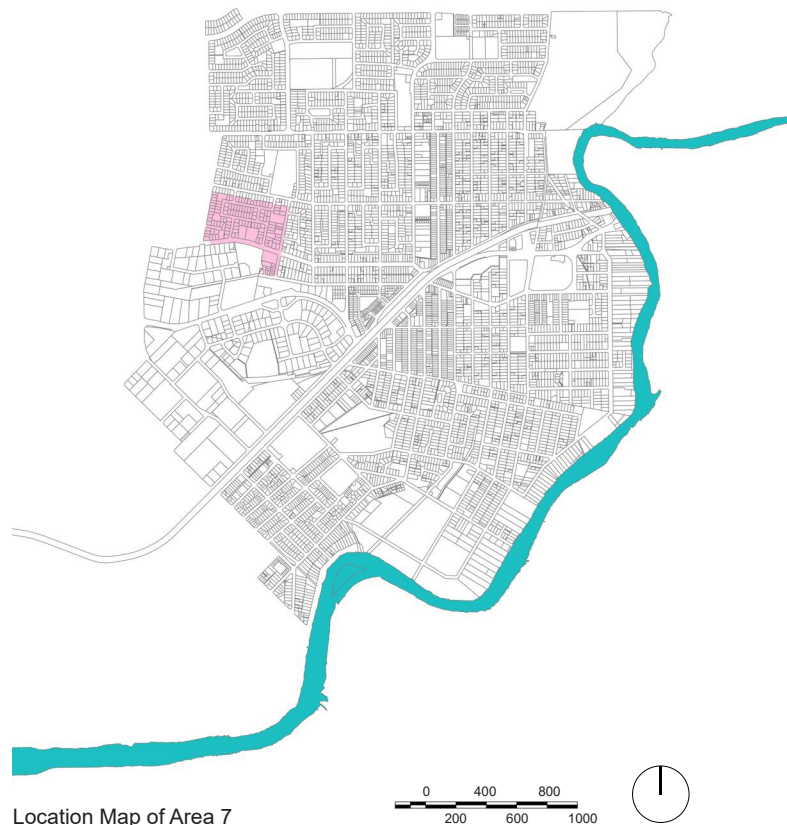
The area is characterised by its topography that gradually slopes from north (Anzac Terrace) to south (Broadway Street) and by the single storey and two storey c1970s -c1980s residential dwellings.

It has a material palette consisting of blonde face brick, concrete roof tiles and corrugated steel roof sheeting. Where front fences have been constructed they are typically low to medium in height and are visually permeable.

Post 1990s villa subdivisions are located along Broadway Street. These developments have large grassed setbacks and brick and iron boundary fences with internal brick paved roads to each villa.

There is no consistent street tree planting pattern in the area; however, mature eucalyptus tree plantings are evident.

Consistent setbacks, scale, simple front gardens and low or no fencing all contribute to the open streetscape setting.



Location Map of Area 7



Character Area 7

Chesterton Road



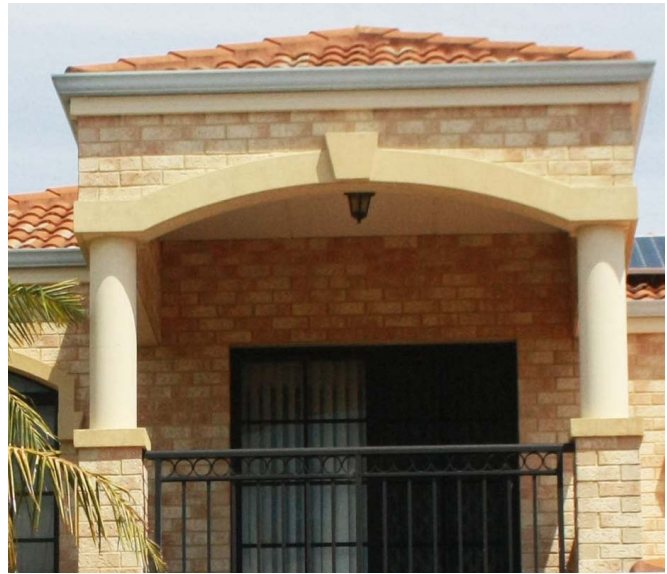
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Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Perth Regional styles including c1970s and c1980s
BUILDING MATERIALS & COLOUR	Blonde coloured brick, concrete tile, corrugated steel, brick and concrete paved hard surfaces.
BUILDING FORM & DETAILING	Hip and gable roofs
SETBACKS	Front = approximately 5 m setbacks
SCALE	Single and two storey. Predominantly single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Generally no fencing, perimeter plantings and low masonry fencing
STREET TREES	No consistent street tree pattern; native street trees are common
ROAD & FOOTPATH TREATMENT	Generally concrete footpaths to one side of street
SUBDIVISION PATTERN	Generally grid pattern
LOT SIZE & FRONTAGE	Lot Frontage = 20m Lot Size = 700sqm
TOPOGRAPHY	Gently sloped
STREET/VERGE INFRASTRUCTURE	Predominantly below ground power





Character Area 7

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 7

Chesterton Road

KEY CHARACTERISTICS

- Perth regional dwelling styles including c1970s-c1980s.
- Single storey and two dwellings.
- Open front boundary treatments.
- Large front building line setbacks.
- Hipped and gable roofs.
- Predominantly blonde brick and tiled roofed dwellings.
- Gently sloping topography.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping, vegetation and over use of hard landscaped surfaces.
- Removal/ loss of large trees.
- Development that flattens the natural topography.
- Period reproduction building design.
- Car parking structures that obscure the view of dwellings.
- Boundary to boundary development.
- Lacking character elements that link the Character Area to the Town's Core Characteristics.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates the Core Character elements of Bassendean.

This will be achieved by:

- Encouraging the retention of large trees.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging more connection to public transport and civic / commercial amenities.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging low and open style front fences.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Ensuring that new development does not flatten the natural topography of the area.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 7

Chesterton Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To retain the overall rhythm of the streetscape. 	<ul style="list-style-type: none"> Ensure that redevelopment does not dominate the overall streetscape rhythm. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the overall streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape setting of dwellings and the street. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Dwelling designs that do not incorporate landscaped private open space.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that dwellings retain consistent building setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Redevelopment that does not address the street.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure that building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure new development is a maximum of two storeys facing the street. Ensure that non hip or gable roof forms do not dominate the streetscape. Encourage building forms that accommodate existing topography. 	<ul style="list-style-type: none"> Building scale that is not sympathetic to the streetscape. Building forms that do not utilise the natural topography.



Design Responses- Character Area 7

Chesterton Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwelling's context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries have either low masonry walls, perimeter plantings or medium high visually permeable fencing. 	<ul style="list-style-type: none"> Solid medium- high fencing types.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Encourage car parking structures to the side or to the rear of properties. Ensure that the building materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

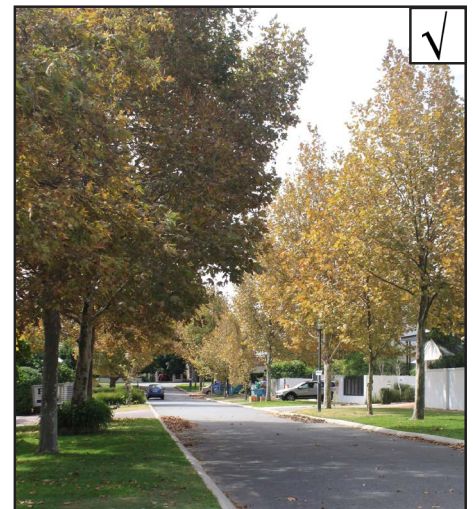
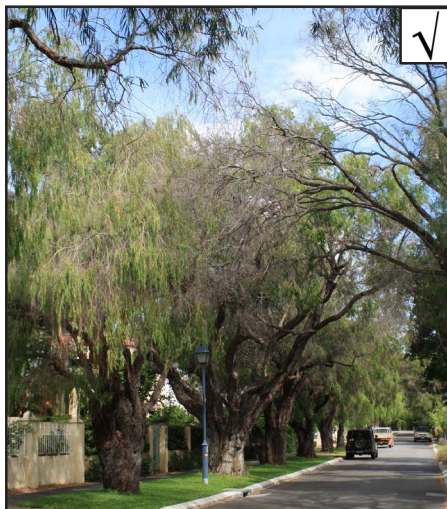
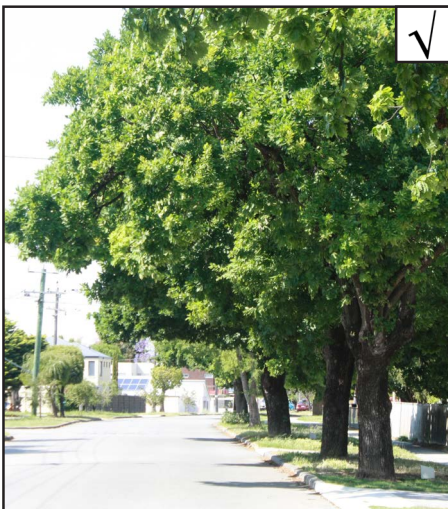


Design Principles- Character Area 7

A). Maintain consistent lot frontage widths

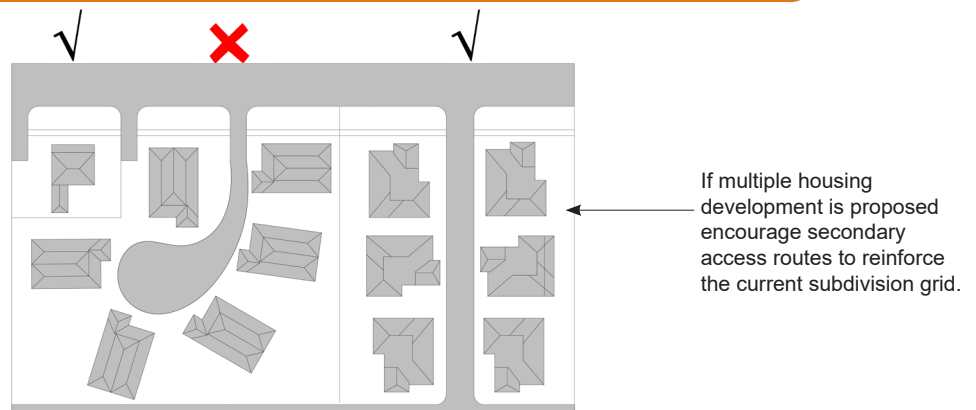


B). Introduce a consistent street tree planting pattern and encourage soft landscaping

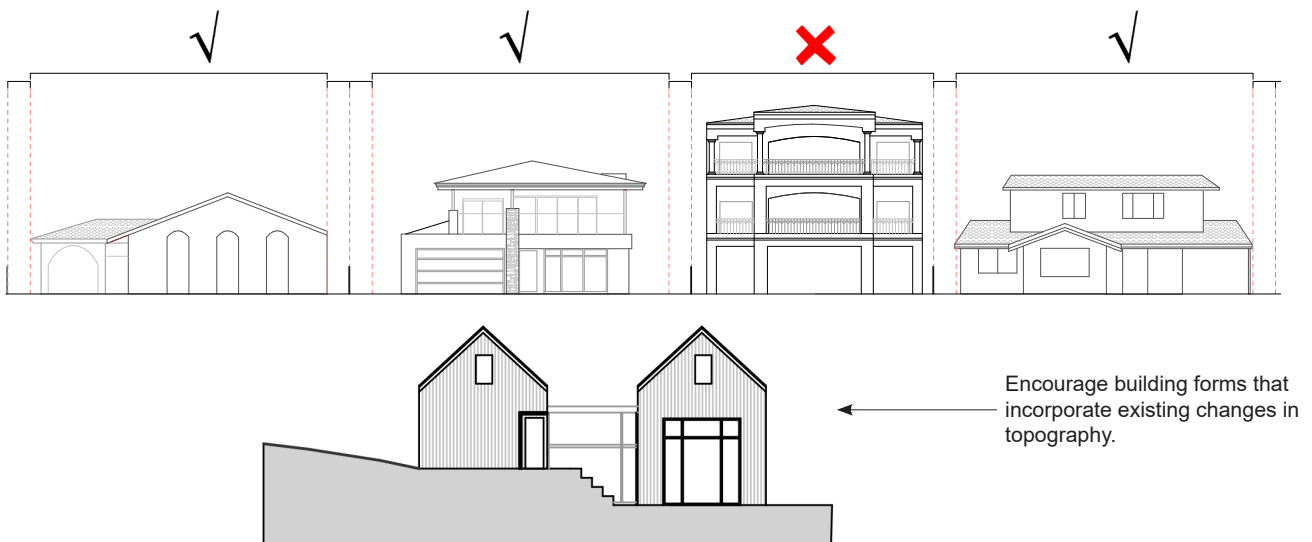


Design Principles- Character Area 7

C). Ensure that new development retains orientation towards the street



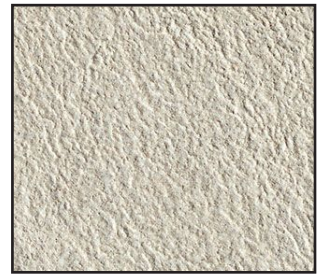
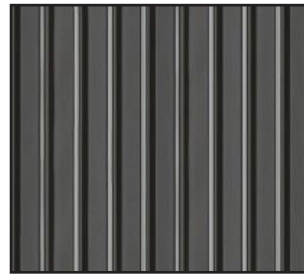
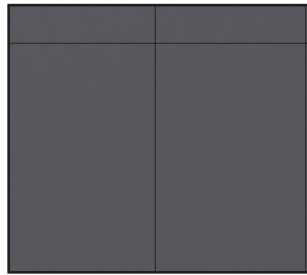
D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design principles that reference the Core Character of Bassendean



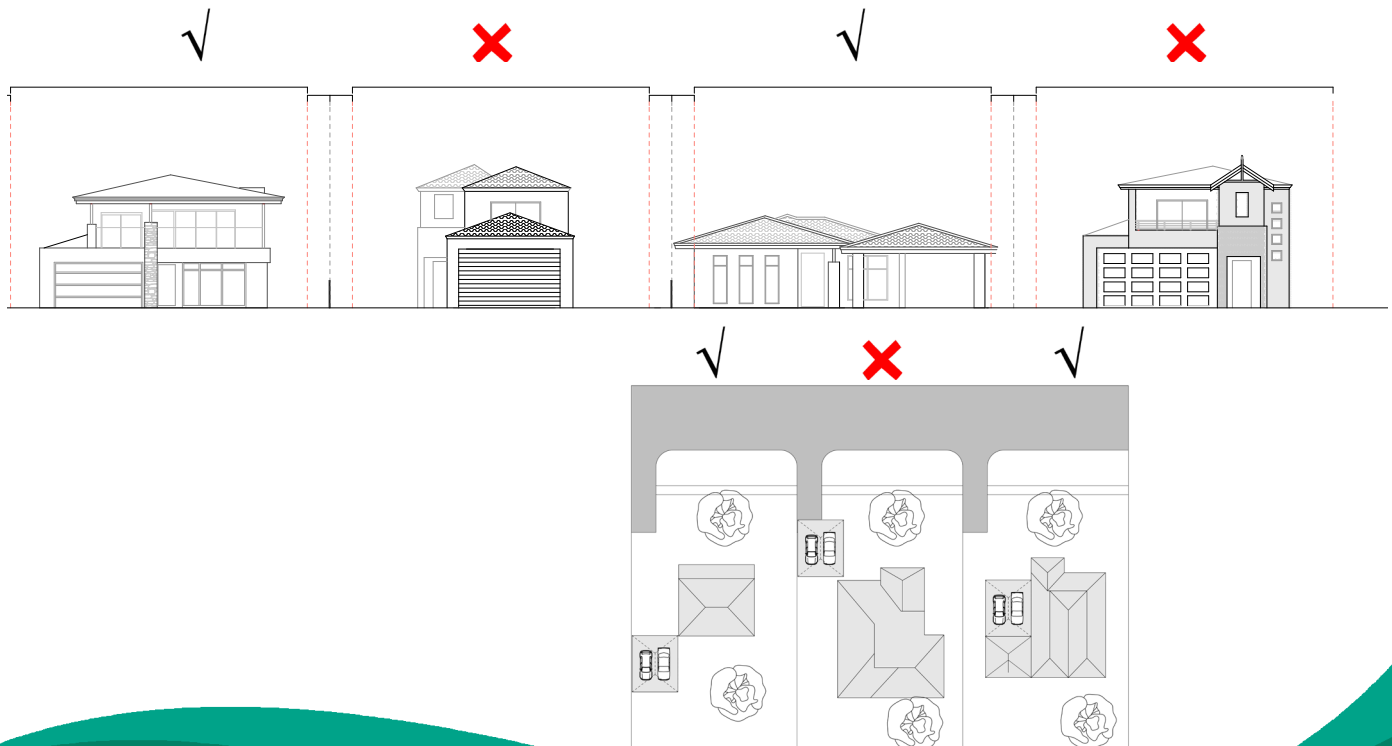
Design Principles- Character Area 7



F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 8

RAILWAY PARADE



Character Area 8

Railway Parade

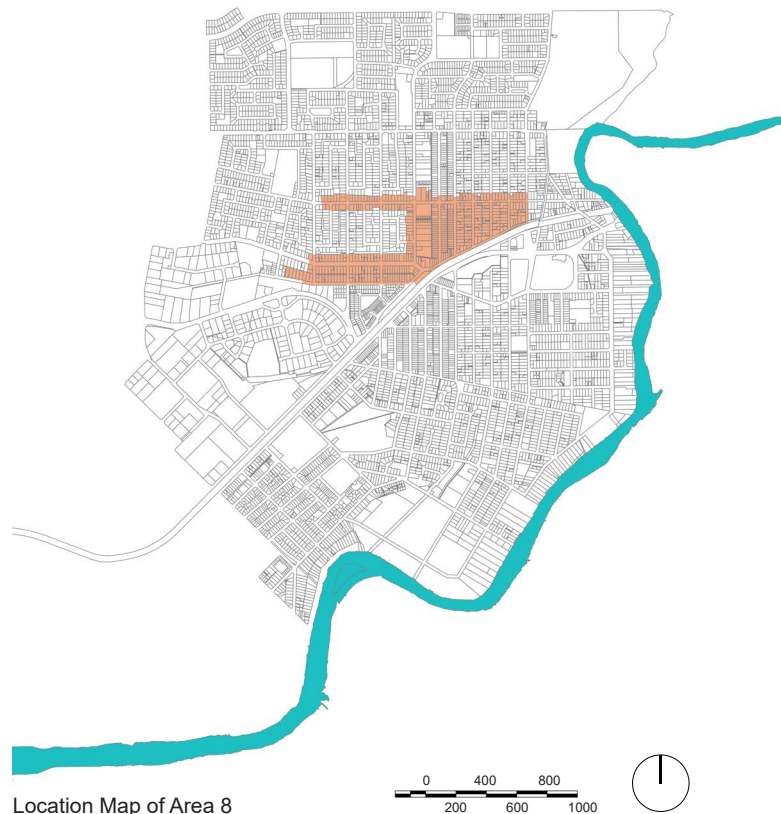
Character Area 8 is located north of the railway line in the Town of Bassendean.

This predominantly residential area is bounded by the rear boundary of the northern lots to Anzac Terrace; the western lots to Ivanhoe Street and Penzance Street; Seventh Avenue and Scadden Street; and Railway Parade.

Railway Parade is strongly influenced by Federation and Inter-War dwellings, that have an increased landmark presence by their angled siting to the street and the sloping land form with the dwellings located higher than street level. Streetscapes remain influenced by the Federation and Inter-War dwellings styles when progressing north through the Character Area. Infill house styles do, however, become more prevalent to the north. Post-c1980s grouped housing developments are present in the Character Area, to the east of Ivanhoe Street.

The primary building materials for this precinct include weatherboard, face brick, render, corrugated steel roof sheeting and terracotta roof tiles.

The streetscape character is influenced by formalised front gardens of introduced species (hedging and roses), visually permeable front fences, a consistent building line setback and single storey building scale.



Location Map of Area 8

There are mature jacarandas and eucalyptus street tree plantings, that line Anzac Terrace and Railway Parade; however, there is no consistent street tree planting pattern overall in the area. Drainage swales and rear right-of-ways (laneways) are present in this area and form unique landscape breaks to the typical streetscape.



Character Area 8

Railway Parade



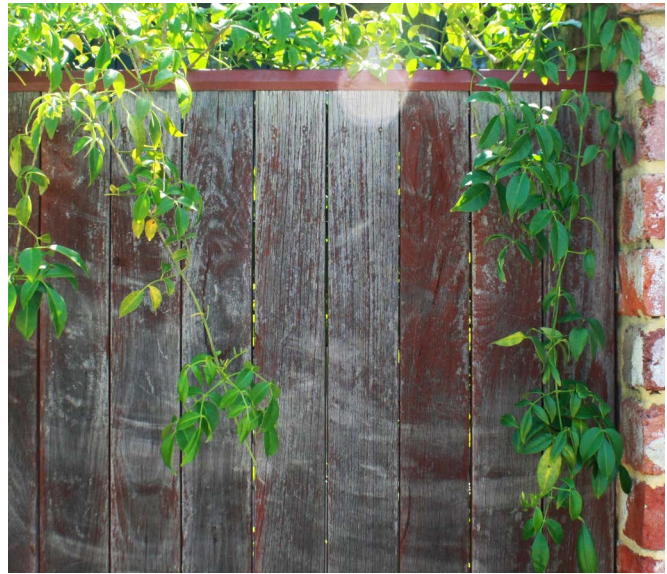
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Existing Character Elements

The following character elements were identified in the survey:

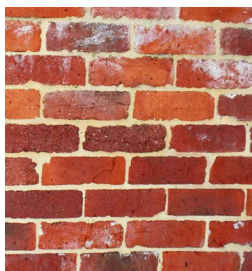
ARCHITECTURAL STYLE	Mixed styles including: Federation, Inter-War, Post-War 1970s Perth Regional development
BUILDING MATERIALS & COLOUR	Red and face brick, weatherboard, terracotta tiles and corrugated steel
BUILDING FORM & DETAILING	Some symmetrical facades on Federation dwellings. Majority of dwellings have asymmetrical facades
SETBACKS	Front = approximately 4-5 m setbacks
SCALE	Predominantly single storey.
SITING	Parallel with street. Along Railway Parade dwellings are sited at an angle to the street
PRESENTATION TO THE STREET	Mixed treatment with open front yards, perimeter plantings, low masonry walls and medium timber picket fences
STREET TREES	Varied; generally no regular street tree planting pattern. Regular mature eucalyptus to Railway Parade
ROAD & FOOTPATH TREATMENT	Concrete footpaths or footpaths to front boundaries
SUBDIVISION PATTERN	Regular grid pattern with smaller lot subdivision and laneways to First and Second Avenues
LOT SIZE & FRONTAGE	Lot Frontage =12.5m- 20m Lot Size = 500- 1000sqm
TOPOGRAPHY	Generally flat topography to the north and gradually sloping to the south boundary
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 8

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 8

Railway Parade

KEY CHARACTERISTICS

- Predominantly Federation, Inter-War, Post War and c1970s Perth Regional dwellings.
- Railway Parade Dwellings sited at angle to the street.
- Single storey dwellings.
- Medium building line front setbacks.
- Medium height visually permeable fencing or perimeter plantings.
- Hip and gable roofs.
- Predominantly red brick, weather-board, terracotta tile and corrugated iron roof sheeting.
- Formalised gardens.
- Eucalyptus and Jacarandas street trees.

THREATS/ ISSUES

- Inconsistent front boundary treatments.
- Removal/ loss of large trees.
- Lack of soft landscaping and vegetation.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Development that is unsympathetic to the streetscape character.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design and future development that is sympathetic of the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Encouraging the retention of large trees and formalized front gardens.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging more connection to public transport and civic / commercial amenities.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Ensuring that the scale of the Character Area remains one and two storey. Increased scales that is sympathetic to the Character Area may occur to the periphery of the Character Area that edges along Railway Parade, Lord Street and Ivanhoe Street.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging medium height visually permeable front fences or perimeter plantings.
- Maintaining consistent building line setbacks to retain the existing streetscape rhythms.
- Encouraging design that integrates with the Federation, Inter-War and Post War dwelling styles of the Character Area.
- Encouraging design that activates the Character Area's rear right-of-ways (laneways).



Design Responses- Character Area 8

Railway Parade

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Encourage lot widths to be maintained. If lots are to be subdivided, then rear subdivisions are more preferable. If the lot is to be subdivided by splitting the frontage in the middle, then multiple dwellings should read as one dwelling development within the streetscape. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of landscaped private open space. Introduce landscaping to existing drainage swale areas to assist with areas becoming public open space. Ensure that soft landscaping elements are incorporated into right-of-way laneway development. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Redevelopment that orientates dwellings away from streets.



Design Responses- Character Area 8

Railway Parade

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
C). SITING		<ul style="list-style-type: none"> • Ensure that development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. • Ensure that rear lot, right-of-way laneway development addresses the laneway as if a street. • Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> • To maintain a scale that is sympathetic to the existing scale of the area. • To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Ensure that the scale of new development does not dominate the scale of the streetscape. • Ensure that the scale of new development does not dominate the scale of the Federation, inter-war and post war dwellings. • Ensure that the bulk of the building form decreases towards the street to a maximum of two storeys with the exception of Lord St, Ivanhoe St and Railway Parade. 	<ul style="list-style-type: none"> • Dwelling additions being set forward of the building line. • Building heights and forms that dominate the streetscape and the existing c1920s-c1950s dwellings.



Design Responses- Character Area 8

Railway Parade

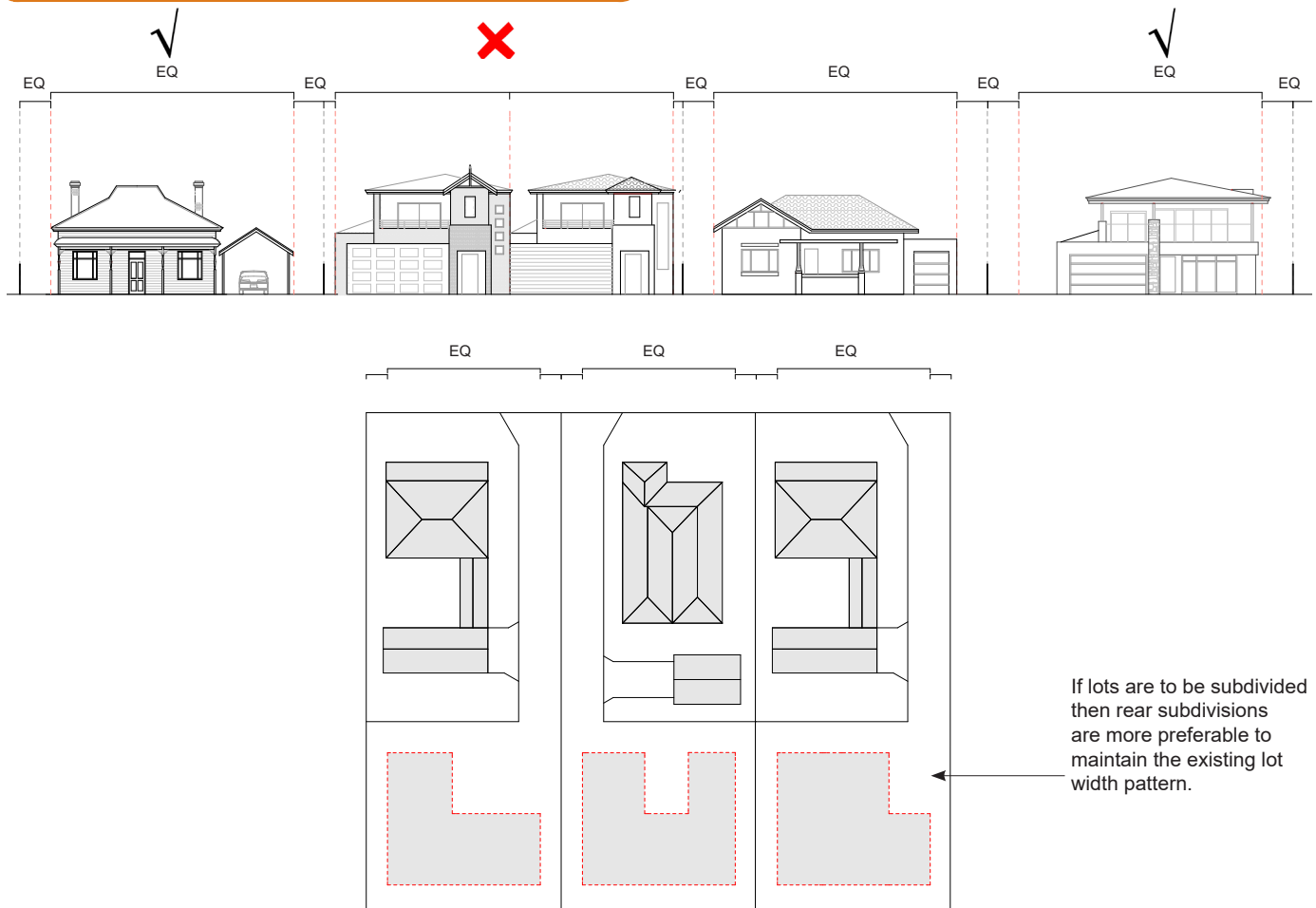
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM		<ul style="list-style-type: none"> Building height may increase along Ivanhoe St, Lord St and Railway Parade. Ensure that non hip or gable roof forms do not dominate the streetscape. 	
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries have either low masonry walls, perimeter plantings or visually permeable fencing. 	<ul style="list-style-type: none"> Solid medium- high fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimize the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.



Design Principles- Character Area 8

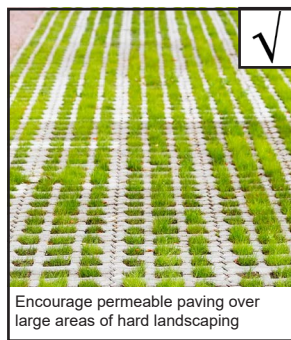
A). Maintain consistent lot frontage widths



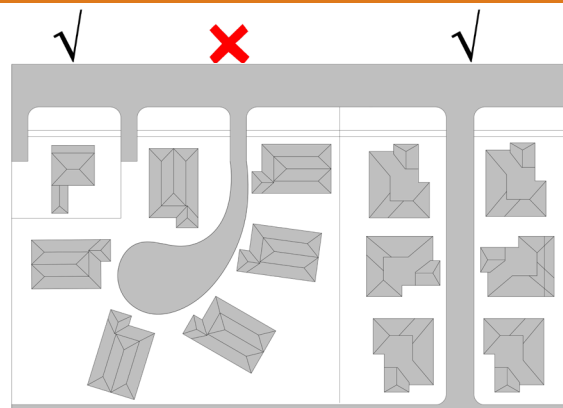
B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 8



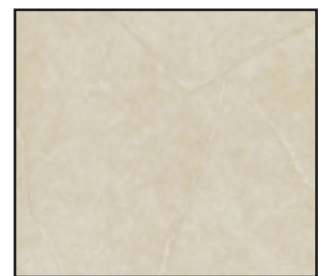
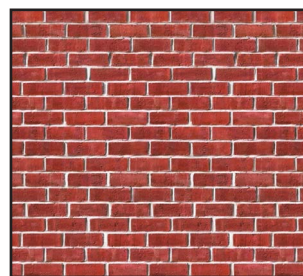
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape



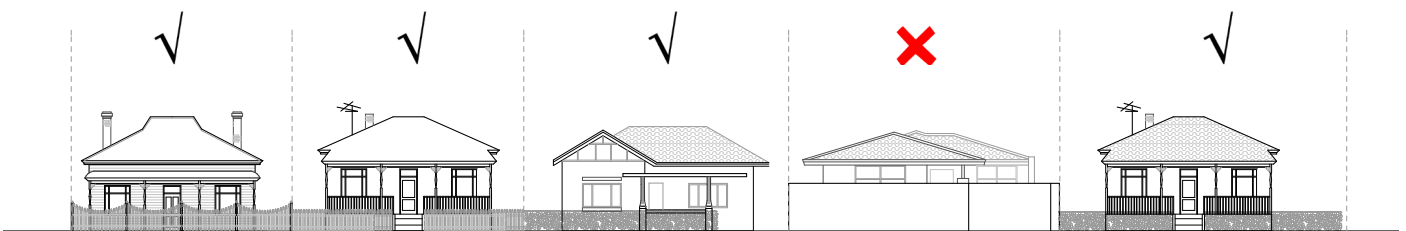
E). Incorporate materials and design principles that reference and integrate with the area



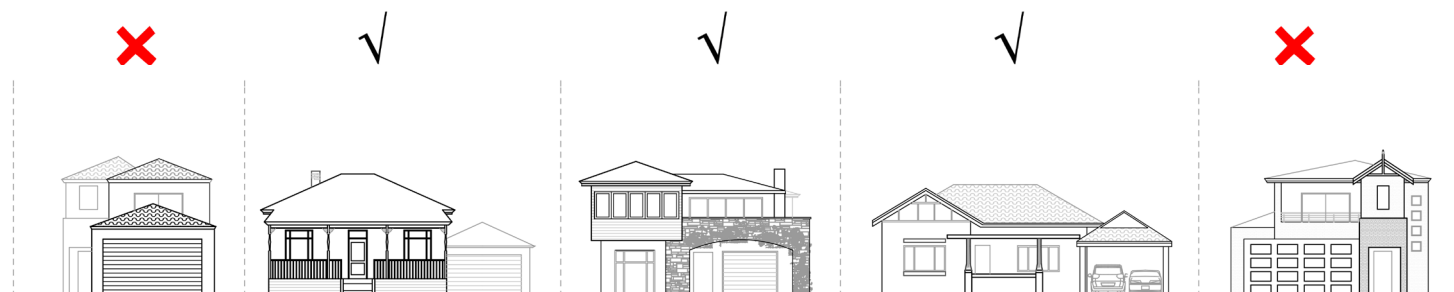
Design Principles- Character Area 8



F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 9

SUCCESS HILL STATION NORTH



Character Area 9

Success Hill Station North

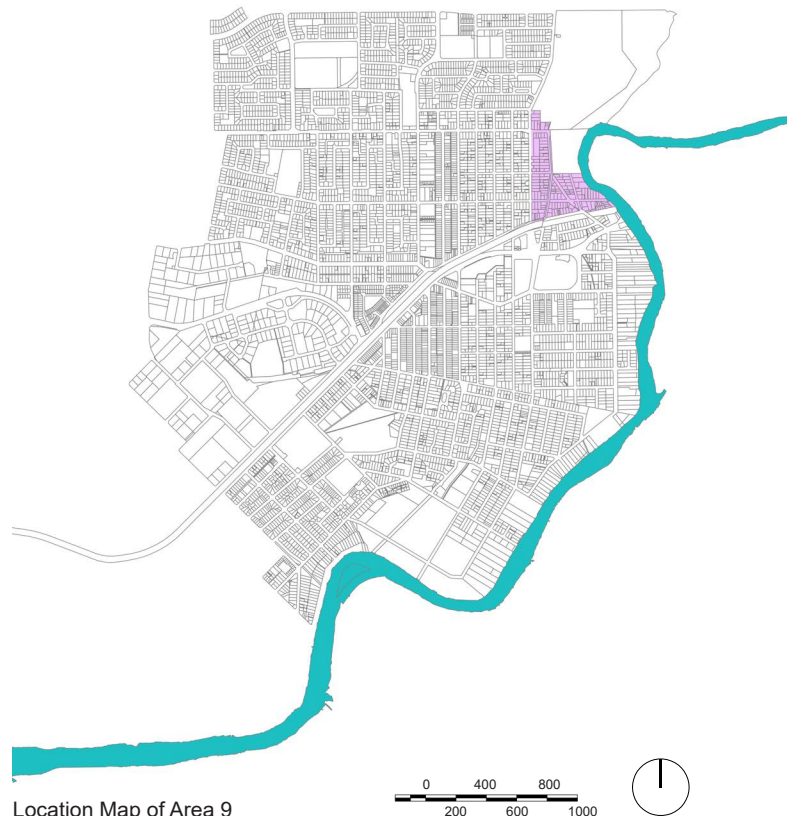
Character Area 9 is located slightly to the north and east of Bassendean's Town Centre. This area is bounded by reserve parkland to the north; Lord Street to the west; the river to the east and the railway to the south boundary.

The well defined landscape boundaries (parkland and river), transport corridors (railway and Lord Street) and single vehicular entry to the area via success road has ensured low traffic levels which has influenced and protected the character of the area.

The area is characterised by its topography that slopes towards the Swan River to the east and by the residential dwellings representative of Federation, Inter-War and Post-War architectural styles.

The primary building material palette includes: red toned face brick, painted and recycled brick, limestone, corrugated steel roof sheeting and concrete or terracotta roof tiles.

The dwellings that line the railway line maintain a similar characteristic to the dwellings on Railway Parade further west (Character Area 8). There are some large lots with substantial two storey dwellings located towards the river. These dwelling types have a similar material palette to the smaller lot developments. Some grouped housing is located to the periphery of the Character Area along Lord Street.



Location Map of Area 9

There is no apparent street tree planting pattern; however, there are numerous mature tree planting on verges and in private gardens that influence the Character Area. Anzac Terrace, to the western end, is lined with street trees that have large canopies that frame the street.

The lot boundaries have either no fences or low fencing that is visually permeable. Some later period development, dating from c1980s, have considerable front yard plantings that obscure views of the dwelling from the street.



Character Area 9

Success Hill Station North



Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Mixed styles including: Federation, Inter-War and post 1980s current architectural styles
BUILDING MATERIALS & COLOUR	Red face brick, render, weatherboard, compressed fibre cement, corrugated steel, terracotta and concrete roof tiles
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	Varied from zero setbacks to large building line setbacks
SCALE	Single and two storey
SITING	Parallel to the street. Dwellings sited on the angle to street along the railway line
PRESENTATION TO THE STREET	High brick pier and steel post infill fencing, timber picket fencing and low or no fencing
STREET TREES	Mature tree plantings but no regular pattern of plantings
ROAD & FOOTPATH TREATMENT	Footpath adjacent to street
SUBDIVISION PATTERN	Generally grid pattern
LOT SIZE & FRONTAGE	Lot Frontage = 18-22m Lot Size = varied
TOPOGRAPHY	Topography sloping towards river and railway
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 9

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 9

Success Hill Station North

KEY CHARACTERISTICS

- Bounded by the Swan River, parkland and railway line.
- Topography sloping towards the riverfront.
- Mature street trees that frame the streets.
- Single vehicle access way to the Character Area.
- Federation and Inter-war dwellings.
- Formalised front gardens.
- Visually permeable fencing styles.
- Red toned bricks, recycled bricks, limestone, corrugated roof sheeting and concrete or terracotta roof tiles.

THREATS/ ISSUES

- Loss of connection to riverfront and reserve parkland.
- Boundary to boundary development.
- Removal/loss of mature tree plantings.
- Car parking structures that dominates the front of dwellings.
- Dominance of hard landscaped surfaces.
- Development that flattens topography.
- Development that is not cognizant of the character elements of the area.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design that is sympathetic of the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Ensuring that the single Success Road access to the Character Area from Lord Street remains, to retain the low traffic levels and protected quality of the area.
- Encouraging the retention of large trees and formalised front gardens.
- Ensuring that the scale of the Character Area remains one and two storey. Increased scales that is sympathetic to the Character Area may occur to the periphery of the Character Area that edges Lord Street.
- Encouraging more street tree plantings.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging low and open style front fences.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design that integrates with the Federation and Inter-War dwelling styles of the Character Area.



Design Responses- Character Area 9

Success Hill Station North

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. If lots are to be subdivided, then rear subdivisions are more preferable. Grouped dwellings are to read as one development from the streetscape and must follow a consistent block width. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce clearer public access to river with sympathetic river-side landscaping. Introduce a consistent street tree planting pattern. Encourage the retention of formalised front gardens and large landscaped blocks adjacent to the river. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of landscaped private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Subdivision of riverside blocks that result in the loss of large landscape areas.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that orientates dwellings away from streets.



Design Responses- Character Area 9

Success Hill Station North

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
C). SITING		<ul style="list-style-type: none"> Encourage infill development to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the scale of the streetscape. Ensure that the scale of new development does not dominate the scale of the Federation and Inter-War dwellings. Ensure that the bulk of the building form decreases towards the street to a maximum of two storeys with the exception of Lord Street. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building heights and forms that dominate the streetscape and the Federation and Inter-War dwellings.



Design Responses- Character Area 9

Success Hill Station North

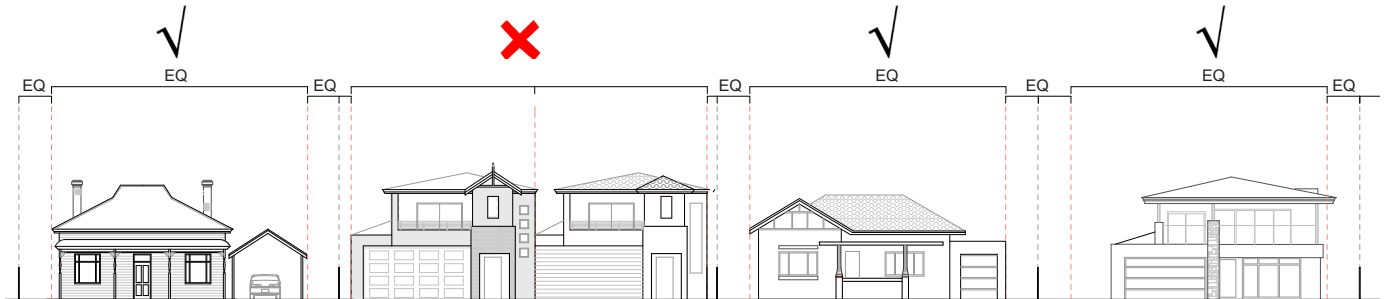
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM		<ul style="list-style-type: none"> Building scales may increase along Lord Street. Ensure that non hip or gable roof forms do not dominate the streetscape. 	
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries have either low masonry walls, perimeter plantings or visually permeable fencing. 	<ul style="list-style-type: none"> Solid medium- high fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

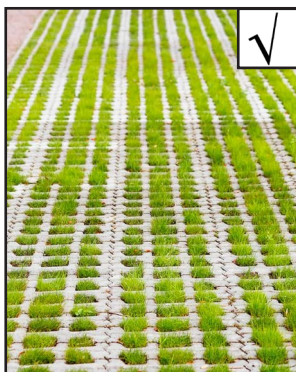


Design Principles- Character Area 9

A). Maintain consistent lot frontage widths

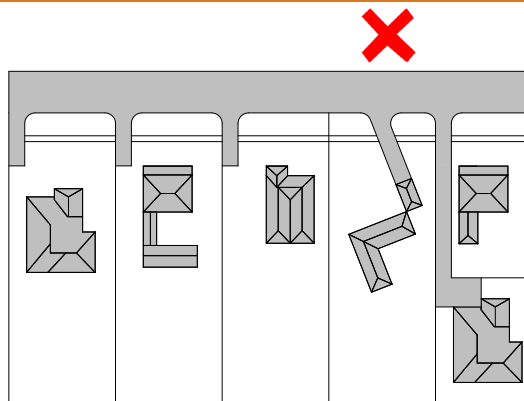


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 9

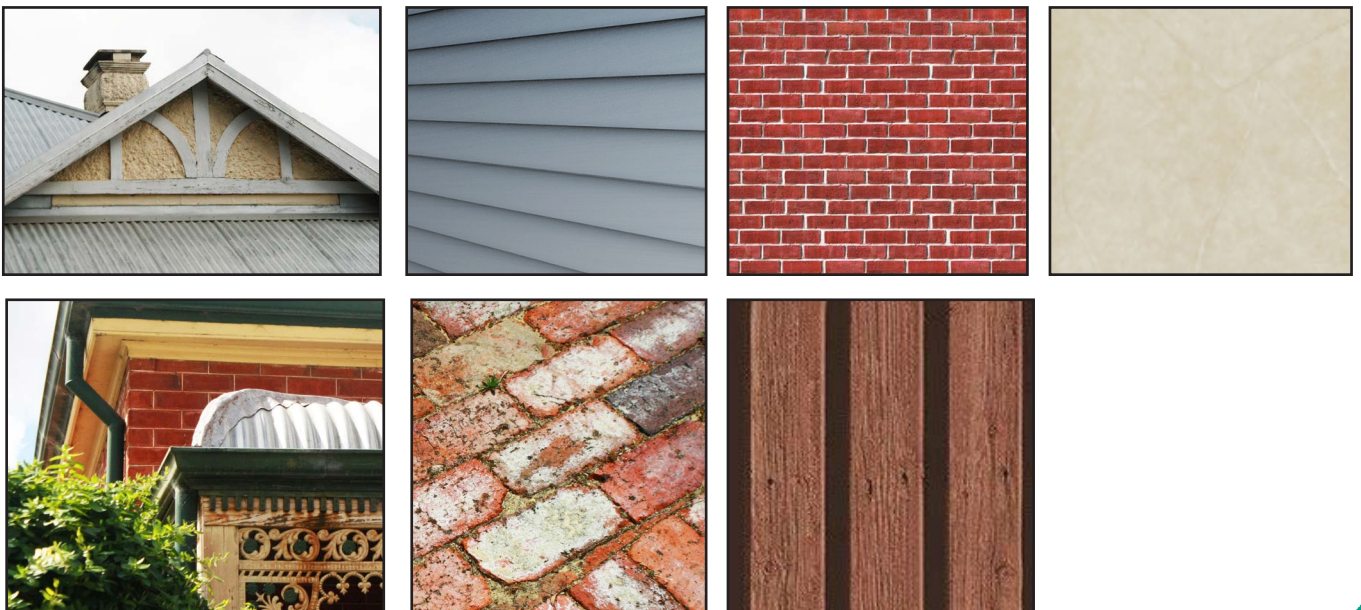
C). Avoid development that is unsympathetic to the existing rhythm of the streetscape



D). Ensure that the scale and form of new development is sympathetic to the streetscape

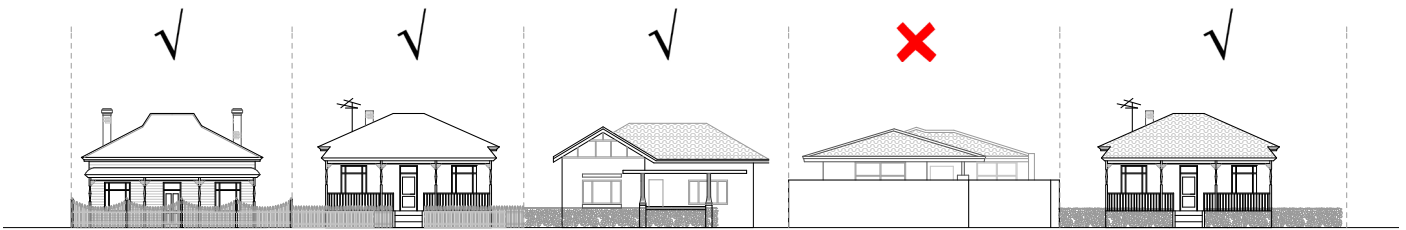


E). Incorporate materials and design principles that reference and integrate with the area



Design Principles- Character Area 9

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 10

TILBEE CIRCUIT

10 LANTHER
MEWS



Character Area 10

Tilbee Circuit

Character Area 10 is located within the central section of the Town of Bassendean, to the east of the light industrial area.

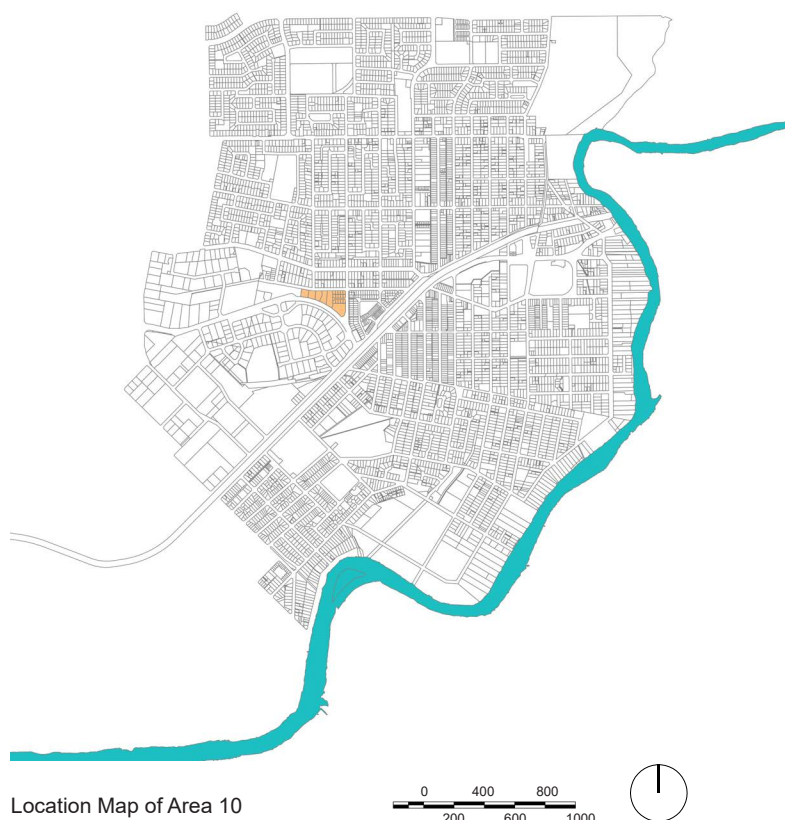
This residential area is bounded by Scadden Street to the north; the light industrial area to the west; Iolanthe Street to the east and Collier Road to the south boundary.

This area is characterised by small lot subdivision from c1990- c2000s. Dwellings are closely grouped with narrow side boundary building setbacks and garages sited on nil setbacks.

The dwellings are predominantly single storey and a number display period reproduction details, such as finials to gables. There is a cohesive material palette including red and blonde face brick, render, timber weatherboard, corrugated steel roof sheeting and concrete roof tiles.

Small grassed verges and hard landscaped surfaces are prominent with no front boundary fences. Higher fencing is used to side boundaries and Iolanthe Street.

Front garden plantings are sole contributors to the landscaping of the streetscape on Tilbee Circuit. A pattern of mature deciduous street tree plantings is present along Scaddan Street.



Location Map of Area 10



Character Area 10

Tilbee Circuit

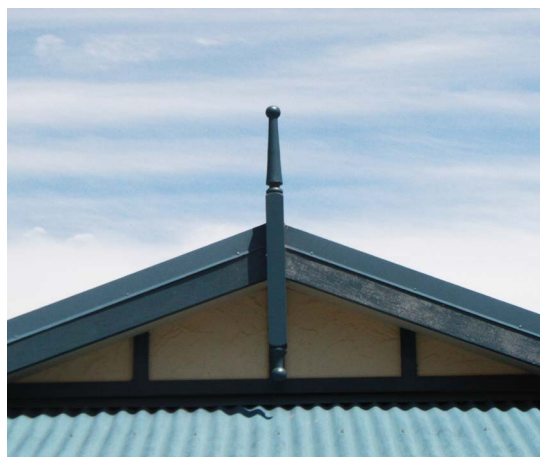
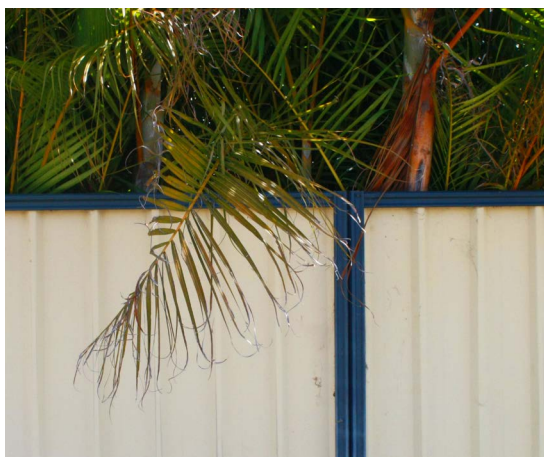


Existing Character Elements

The following character elements were identified in the survey:

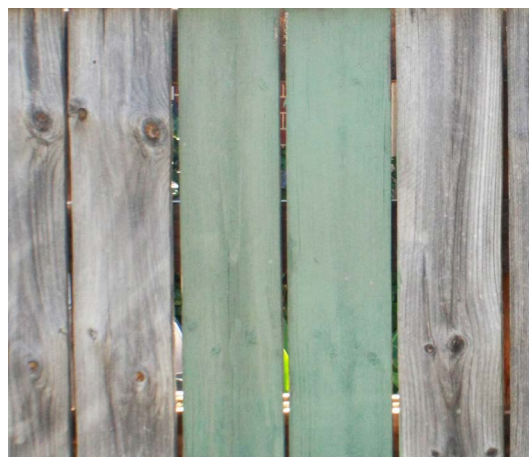
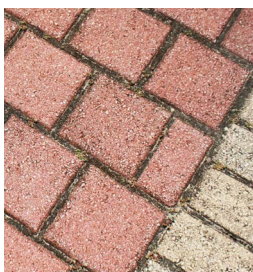
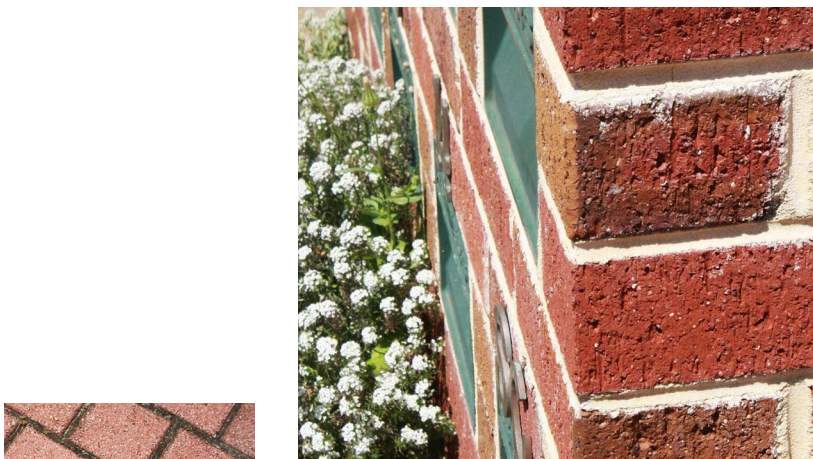
ARCHITECTURAL STYLE	Perth Regional styles including c1980s, c1990s and post 2000s.
BUILDING MATERIALS & COLOUR	Concrete roof tiles, render, corrugated steel roofing, face brick, cement render and brick paving
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	Front = Approximately 2-3m setbacks
SCALE	Predominantly single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	No fencing and simple front yards. Higher fencing to side boundaries
STREET TREES	No street tree plantings to Tilbee Circuit. Front gardens act as street landscaping.
ROAD & FOOTPATH TREATMENT	No footpaths to Tilbee Circuit
SUBDIVISION PATTERN	Cul - de - sac
LOT SIZE & FRONTAGE	Lot Frontage = 16m Lot Size = 450sqm
TOPOGRAPHY	Flat
STREET/VERGE INFRASTRUCTURE	Predominantly underground power





Character Area 10

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 10

Tilbee Circuit

KEY CHARACTERISTICS

- Small size (450sqm) development.
- Open front boundary treatments.
- Predominantly c1980s-c2000s dwellings.
- Small front setbacks.
- Single and two storey dwellings.
- Material palette consisting of face brick, render, concrete tile and corrugated iron roof sheeting.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Car parking structures that obscure views of dwellings.
- Lack of soft landscaping and vegetation.
- Lack of character elements that link the Character Area to the Town's Core Character.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates the Core Character elements of Bassendean.

This will be achieved by:

- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging areas of hard landscaping.
- Maintaining an open streetscape with low or visually permeable fencing.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Allowing increased building scales along Collier and Ilonathe Street that is sympathetic to the Character Area and references the Town of Bassendean's Core Character elements.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 10

Tilbee Circuit

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To retain the overall rhythm of the streetscape. 	<ul style="list-style-type: none"> Ensure that redevelopment does not dominate the overall streetscape rhythm. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape setting of dwellings and the street. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of trees and soft landscaping. Dwelling designs that do not incorporate landscaped private open space.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm To maintain consistent orientation of dwellings 	<ul style="list-style-type: none"> Ensure that dwellings retain consistent building setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Redevelopment that does not address the street.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To introduce a scale that is sympathetic to the existing scale of the area. To ensure that building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that the scale of new development is sympathetic to the scale of the streetscape. Increased building height and density that is cognizant of the character of the area and Bassendea's Core Character may occur to the periphery of the Character Area along Collier and Iolanthe Street. 	<ul style="list-style-type: none"> Building scales that are not sympathetic to the streetscape.



Design Responses- Character Area 10

Tilbee Circuit

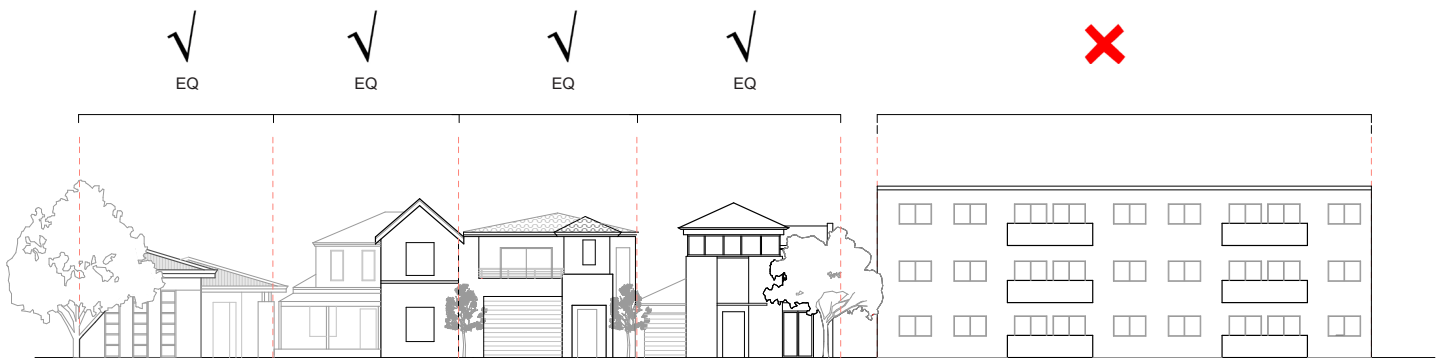
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING HEIGHT AND FORM		<ul style="list-style-type: none"> • Ensure new development have a maximum of two storey built forms towards the street. • Ensure that non hip or gable roof forms do not dominate the streetscape. 	
F). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> • To ensure building materials and design integrates with the streetscape. • To minimise period reproduction design. 	<ul style="list-style-type: none"> • Incorporate materials that integrate with the Character Area. • Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> • Design and materials that do not reference the dwellings context. • Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> • To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> • Ensure that front boundaries have either low masonry walls, perimeter plantings or medium height visually permeable fencing. 	<ul style="list-style-type: none"> • Solid medium- high fencing types.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> • To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> • Ensure that new car parking structures do not dominate the dwelling or streetscape. • Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> • Car parking structures that dominate and / or obscure the building form.

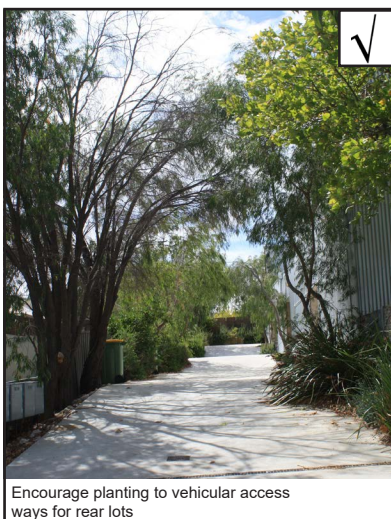
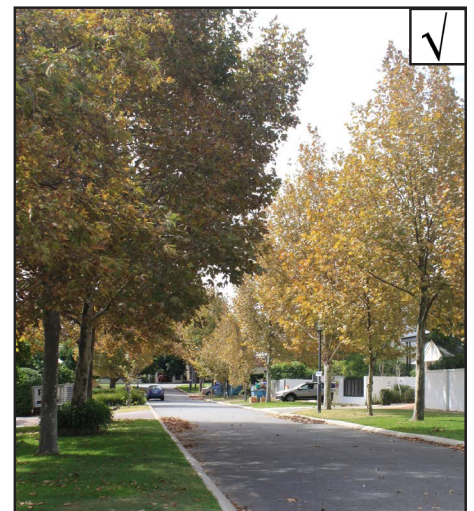
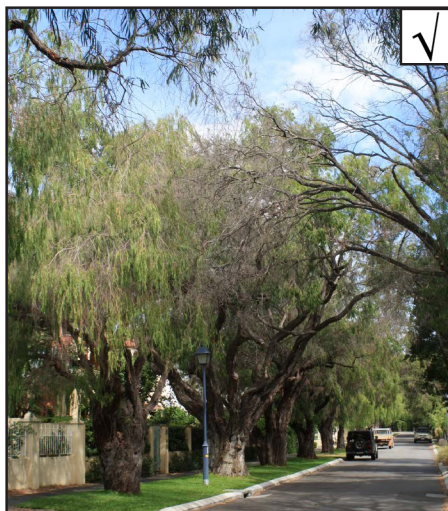
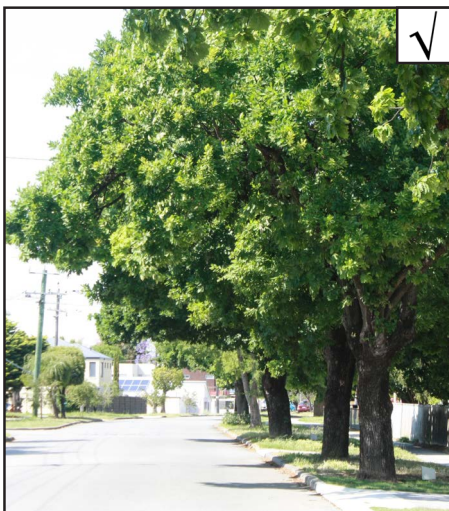


Design Responses- Character Area 10

A). Maintain consistent lot frontage widths



B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Encourage planting to vehicular access ways for rear lots



Encourage verge planting

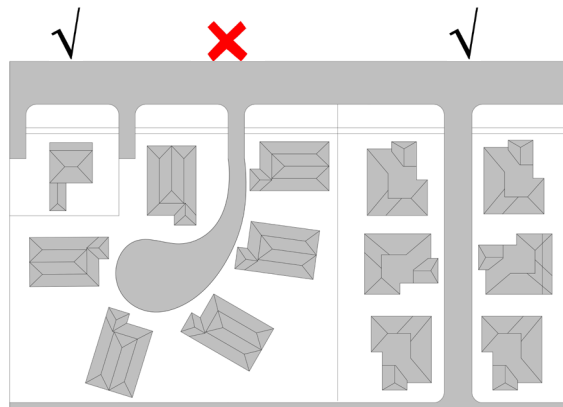


Encourage verge community landscaping



Design Principles- Character Area 10

C). Ensure that new development retains orientation towards the street

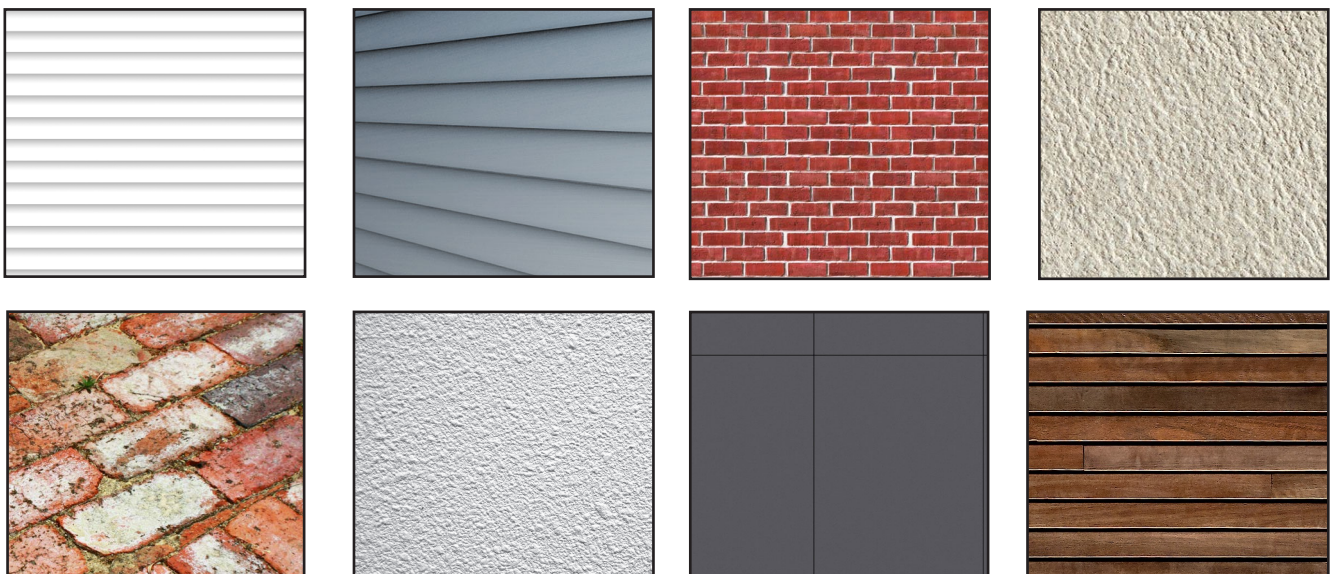


If development is to secondary streets are to be created for access then encourage secondary access routes to continue the streetscape character.

D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design details that reference and integrate with the Character Area

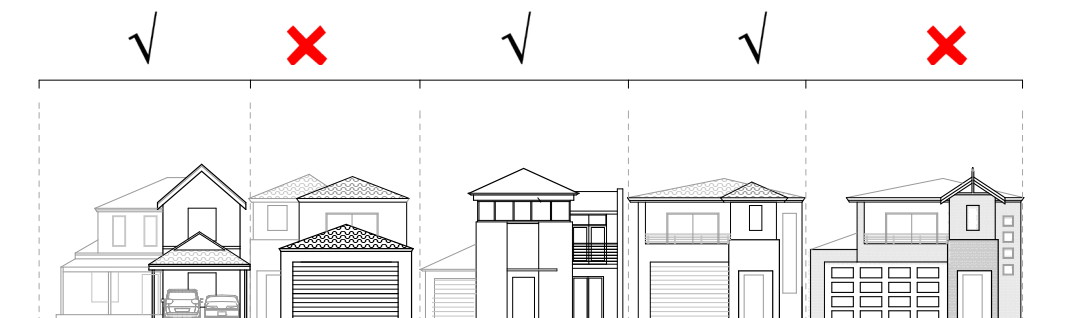


Design Principles- Character Area 10

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 11

PROSPECTOR LOOP



Character Area 11

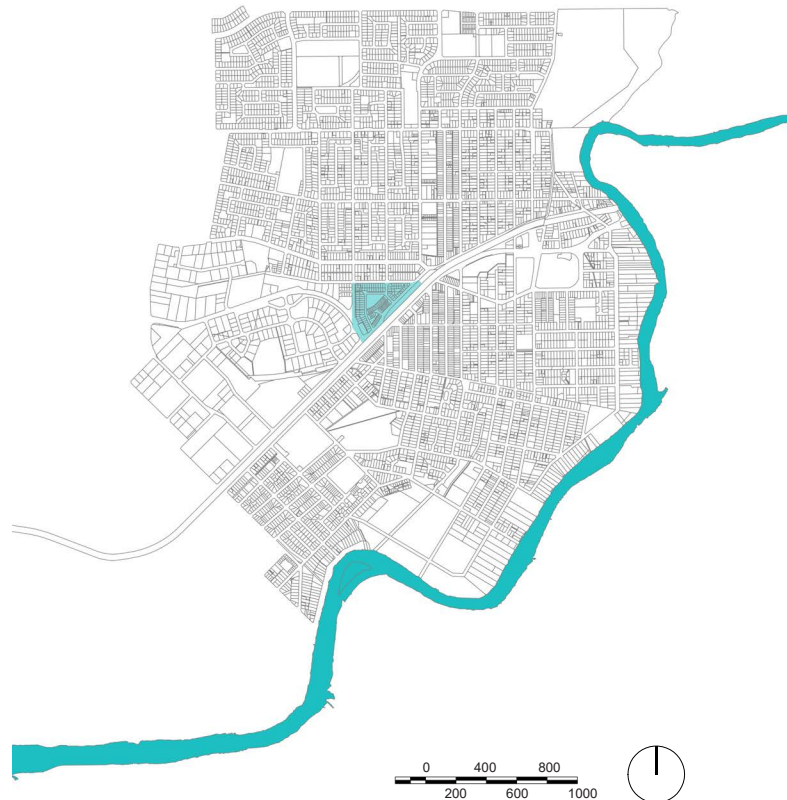
Prospector Loop

Character Area 11 is located within the central section of the Town of Bassendean, adjacent to the railway and the light industrial area. This residential area is bounded by Scadden Street to the north; Iolanthe Street to the west; and Prospector Loop and Baltic Court to the east and south boundaries.

This area is characterised by small lot subdivision with c2000 residential dwellings designed around a large and open central parkland. Dwellings are closely grouped with narrow side boundary building setbacks and garages sited on a zero setback. The scale of dwellings is predominantly two-storey. Building density increases in the area closer towards the railway line.

There is a high proportion of hard landscape surfaces to soft surfaces on individual building lots. Front boundaries are generally open rather than fenced and high fencing is typically located at the rear of lots.

Garages are either forward of the building line or are located to the rear of the dwelling where there is an access laneway.



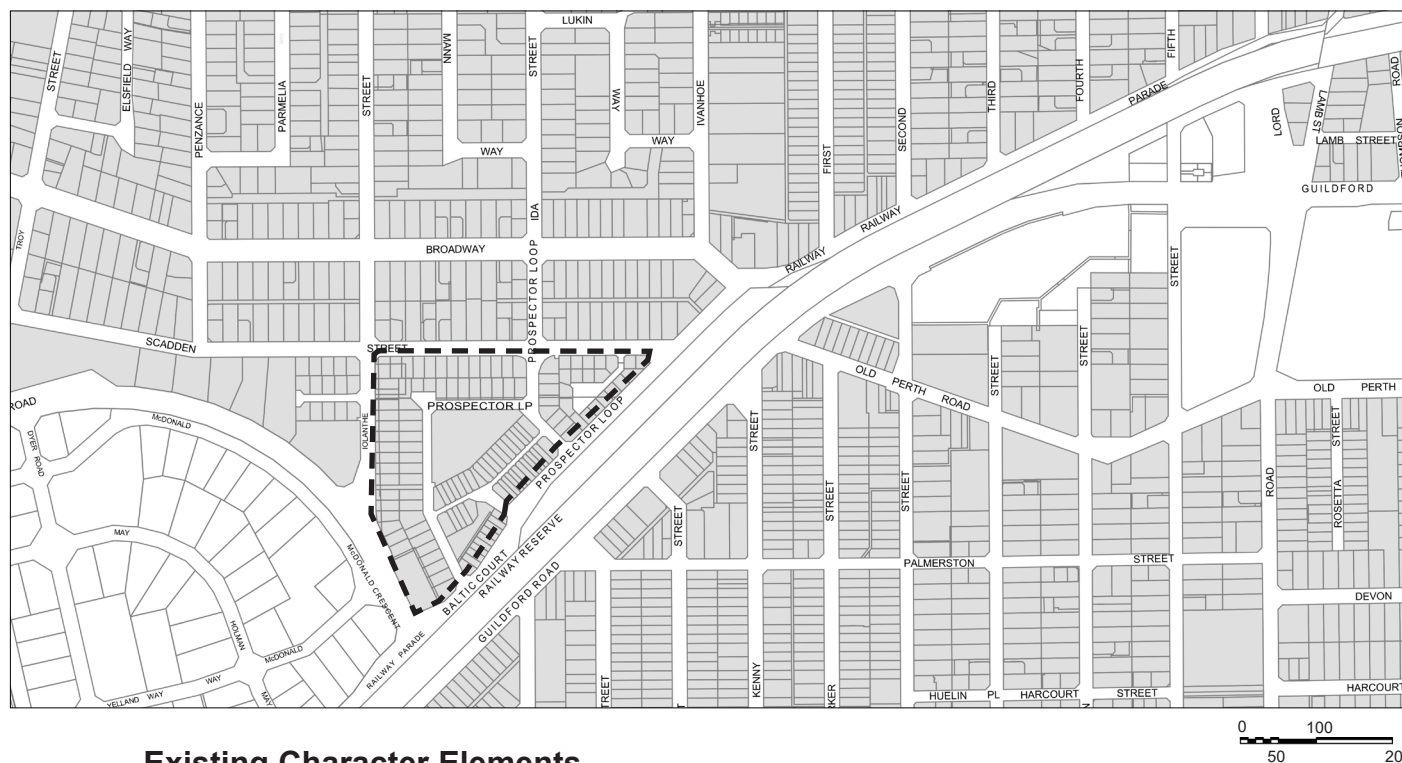
Location Map of Area 11

The Character Area has a mix of both open and closed streetscape areas. Around the main park, the streetscape is open. While the garage laneways are more closed streetscapes.



Character Area 11

Prospector Loop



Existing Character Elements

The following character elements were identified in the survey:

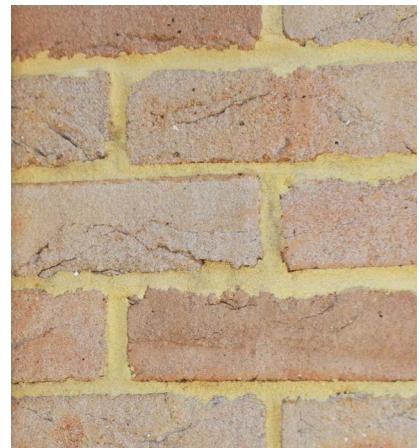
ARCHITECTURAL STYLE	Perth Regional - post 2000s styles.
BUILDING MATERIALS & COLOUR	Face brick, render, concrete roof tiles and corrugated steel roofs
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	Front - Approximately 2-4m setbacks
SCALE	Single and two storey dwellings.
SITING	Parallel with street
PRESENTATION TO THE STREET	No fencing and simple front yards. Side fences are medium to high brick pier with steel panel infill
STREET TREES	Generally no street tree plantings
ROAD & FOOTPATH TREATMENT	Narrow carriage ways. Brick paved and coloured bitumen roads
SUBDIVISION PATTERN	Regular grid small lot subdivision
LOT SIZE & FRONTAGE	Lot Frontage = 8.5-15m Lot Size = 300-450sqm
TOPOGRAPHY	Generally flat
STREET/VERGE INFRASTRUCTURE	Predominantly underground power





Character Area 11

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 11

Prospector Loop

KEY CHARACTERISTICS

- Medium density single and two storey dwellings.
- Small lot (300sqm -400sqm) subdivision.
- Dwellings predominantly using face brick, render, concrete roof tiles and corrugated iron.
- Predominantly Perth Regional architectural styles that are post 2000s.
- Predominantly narrow carriageways with brown bitumen or brick paving.
- Open or visually permeable front boundary treatments.
- Central parkland.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Removal/ loss of large trees.
- Lacking character elements that link the Character Area to the Town's Core Characteristics.
- Car parking structures that obscure views of dwellings and dominate the streetscape.
- Period reproduction building design.
- Lack of soft landscaping and vegetation.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates with the Core Character elements of Bassendean.

This will be achieved by:

- Encouraging the retention of large trees and existing parkland.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Introducing a consistent street tree planting pattern.
- Encouraging low and open style front fences.
- Encouraging design principles and elements consistent with Bassendean's Core Character.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.



Design Responses- Character Area 11

Prospector Loop

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Retain the consistent lot width established in the area. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscaped setting of dwellings. To maintain and enhance the streetscape setting. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that new development retains orientation towards to streets. 	<ul style="list-style-type: none"> Redevelopment that orientates dwellings away from streets.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Encourage new development to be of a scale that is sympathetic to the streetscape. Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building forms that are unsympathetic to the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Building materials and design detail that dominate the streetscape. Period reproduction design.



Design Responses- Character Area 11

Prospector Loop

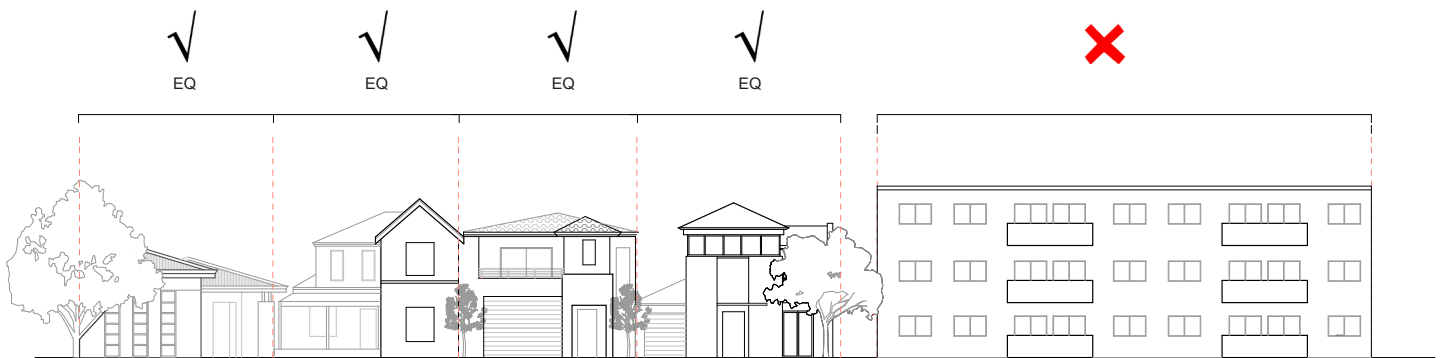
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are left open or a visually permeable fencing style is used. 	<ul style="list-style-type: none"> Dwellings additions being set forward of the building line.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that new car parking structure do not dominate the building facade. Encourage areas of landscaping to occur in established garage access laneways. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

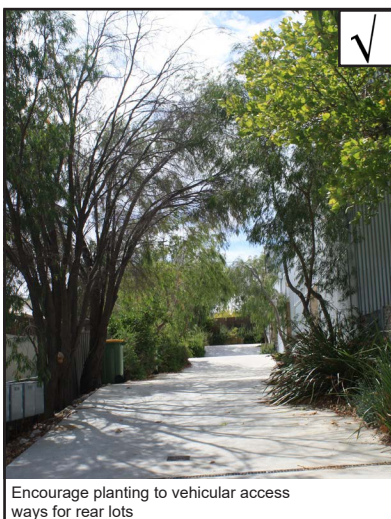
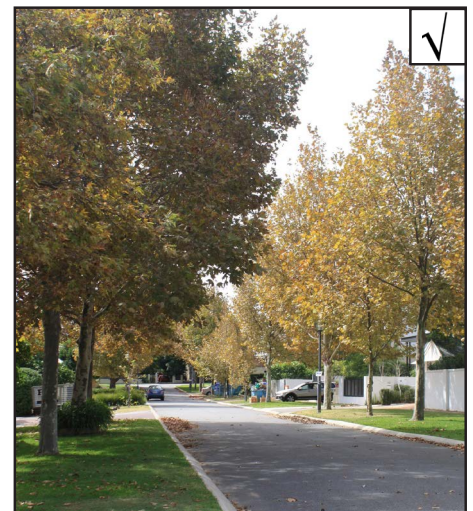
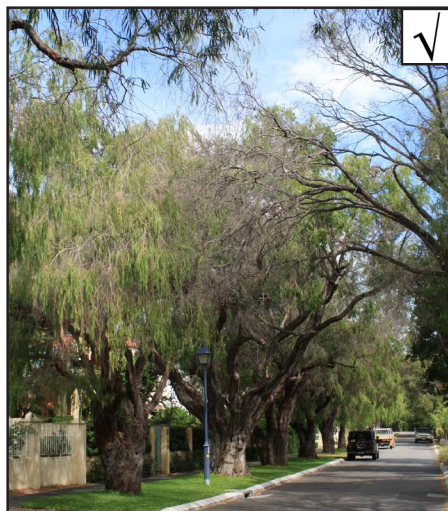
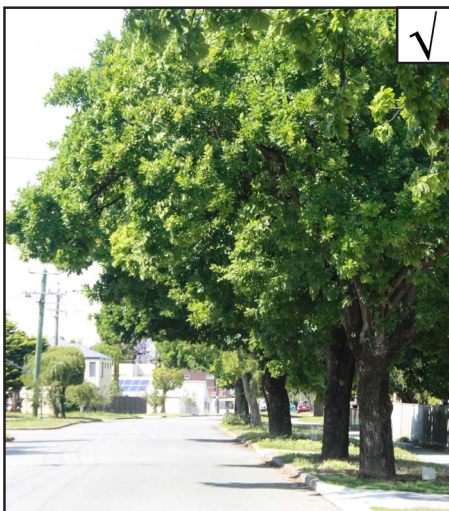


Design Principles- Character Area 11

A). Maintain consistent lot frontage widths



B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Encourage planting to vehicular access ways for rear lots



Encourage verge planting

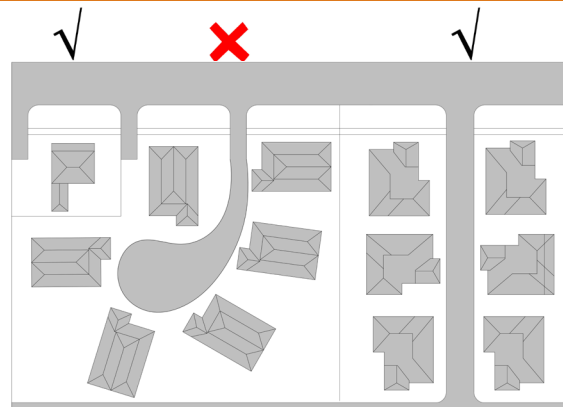


Encourage verge community landscaping



Design Principles- Character Area 11

C). Ensure that new development retains orientation towards the street

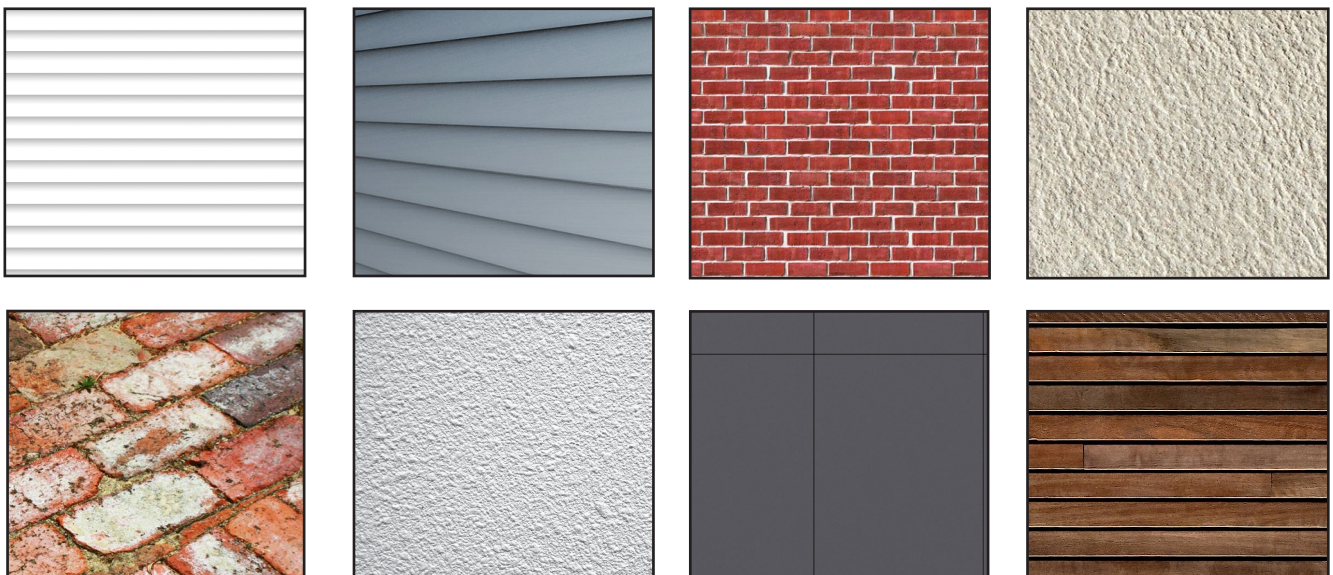


If development is to secondary streets are to be created for access then encourage secondary access routes to continue the streetscape character.

D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design details that reference and integrate with the Character Area

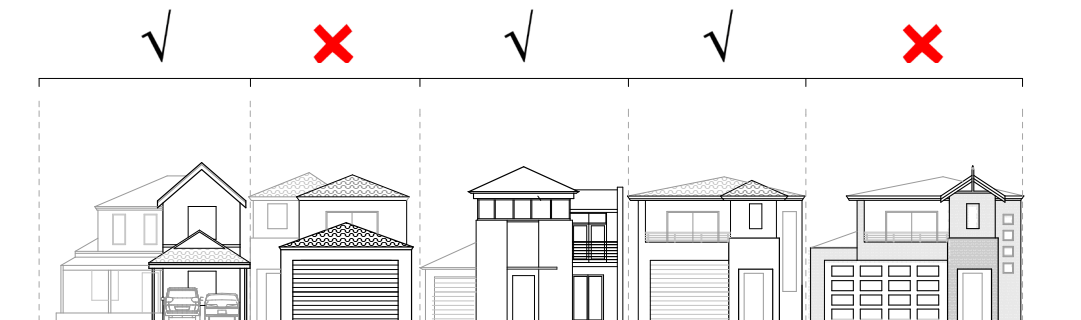


Design Principles- Character Area 11

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 12

STATION STREET



Character Area 12

Station Street

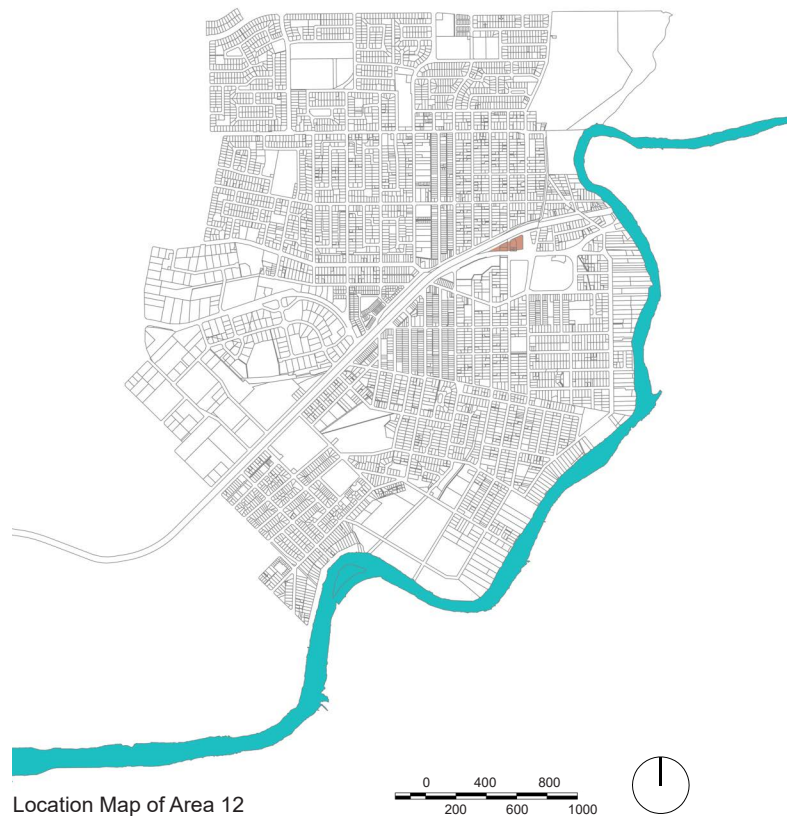
Character Area 12 is located to the north of Bassendean's town centre. This area is bounded by the Midland Railway line to the north and west; Guildford Road to the south; and Lord Street to the east.

It is characterised by post c2000s medium density dwellings with the majority of the dwellings having red and blonde brick walls. Roofs are hip and gable forms with corrugated steel or concrete tile.

The dwellings are orientated towards the secondary streets with only some dwellings facing the main streets (Whitfield and Station Street). The area is strongly influenced by hard surfaces including the streets and the brick paved internal streets.

There is limited street tree planting and front boundaries are predominantly open. Guildford Road and the railway line form strong boundaries and impact the character of the area. The boundaries are reinforced by high fencing and limited pedestrian links.

A red brick Federation styled dwelling is sited on a large block within this area and is representative of prior subdivision patterns.

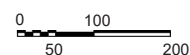
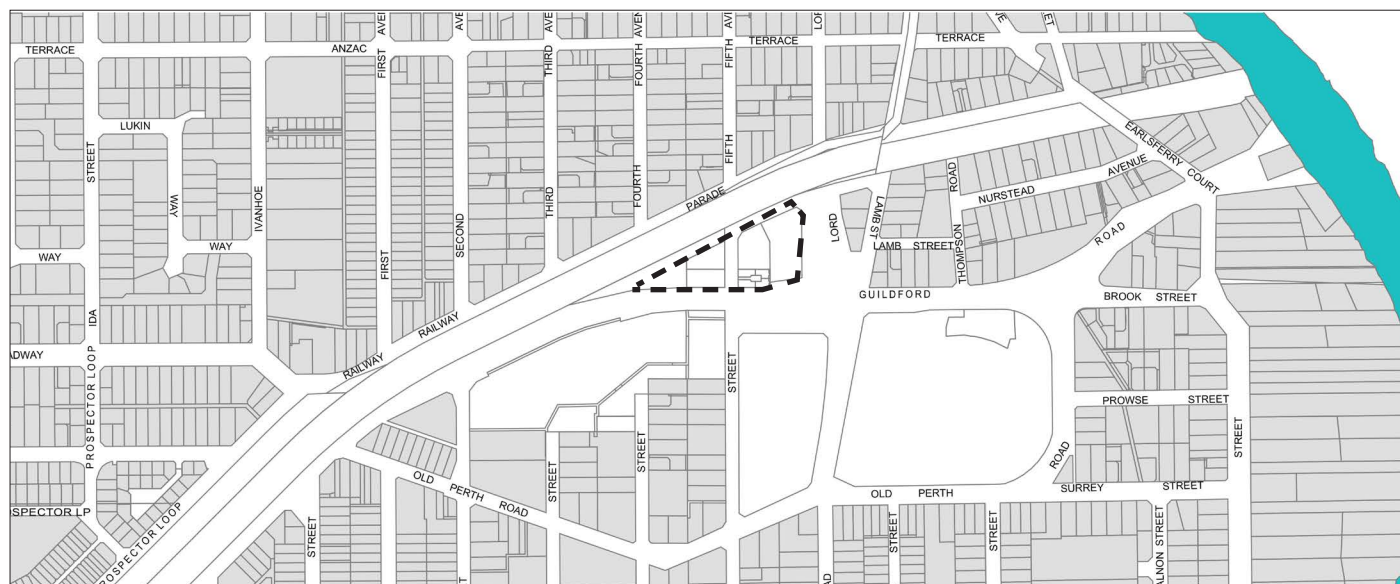


Location Map of Area 12



Character Area 12

Station Street

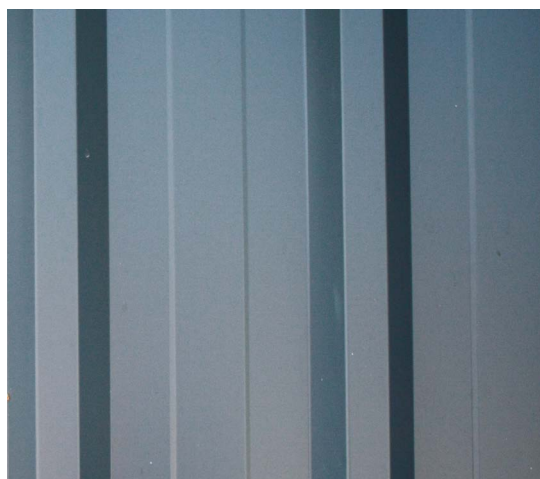
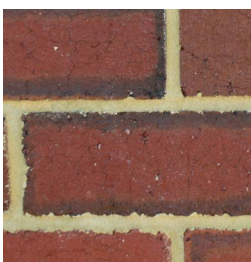


Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Post 1990sgrouped housing development
BUILDING MATERIALS & COLOUR	Face brick, render, concrete roof tile and corrugated steel roofing
BUILDING FORM & DETAILING	Hip and gablerooft
SETBACKS	Varied, as narrow as 2 m
SCALE	Single and two storey
SITING	Predominantly orientated towards secondary streets
PRESENTATION TO THE STREET	Open front boundaries. High fencing surrounding subdivision
STREET TREES	No regular street tree plantings; some bottlebrush plantings.
ROAD & FOOTPATH TREATMENT	Footpath on main distributory road
SUBDIVISION PATTERN	Villa development
LOT SIZE & FRONTAGE	Lot Frontage = 10m Lot Size = 250sqm
TOPOGRAPHY	Topography sloping towards railway line
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 12

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 12

Station Street

KEY CHARACTERISTICS

- Predominantly post 1990s grouped housing development.
- Single and two storey dwellings.
- Open front boundary treatments.
- Large building line setbacks.
- Hipped and gabled roofs.
- Predominantly face brick, render, concrete roof tile and corrugated roof sheeting.
- Narrow lot widths (10m) and lot sizes (250sqm).
- Bounded by railway line, Lord Street and Guildford Road.

THREATS/ ISSUES

- Lack of connection to the town centre, public transport, civic and commercial amenities.
- Lack of connection between dwelling and the street due to the use of secondary access ways.
- Car parking structures that obscure views of dwellings.
- Lack of landscaping, mature tree plantings and vegetation.
- Intensity of Guildford Road and Lord Street.
- Lacking character elements that link the Character Area to the Town's Core Characteristics.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates the Core Character elements of Bassendean.

This will be achieved by:

- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging perimeter planting or visually permeable front fence styles.
- Encourage more pedestrian links to public transport, local amenities and town centre.
- Introducing landscaped public open space adjacent to the railway.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging visually permeable or low and open style front fences.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 12

Station Street

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Retain the consistent lot width established in the area. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscaped setting of dwellings. To maintain and enhance the streetscape setting. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Introduce landscaped public open space adjacent to the railway. Encourage more instances of soft landscaping where there is currently hard landscaped surfaces. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that new development retains orientation towards to main street. 	<ul style="list-style-type: none"> Redevelopment that orientates dwellings away from streets.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Encourage new development to be of a scale that is sympathetic to the streetscape. Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building forms that are unsympathetic to the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Building materials and design detail that dominate the streetscape. Period reproduction design.



Design Responses- Character Area 12

Station Street

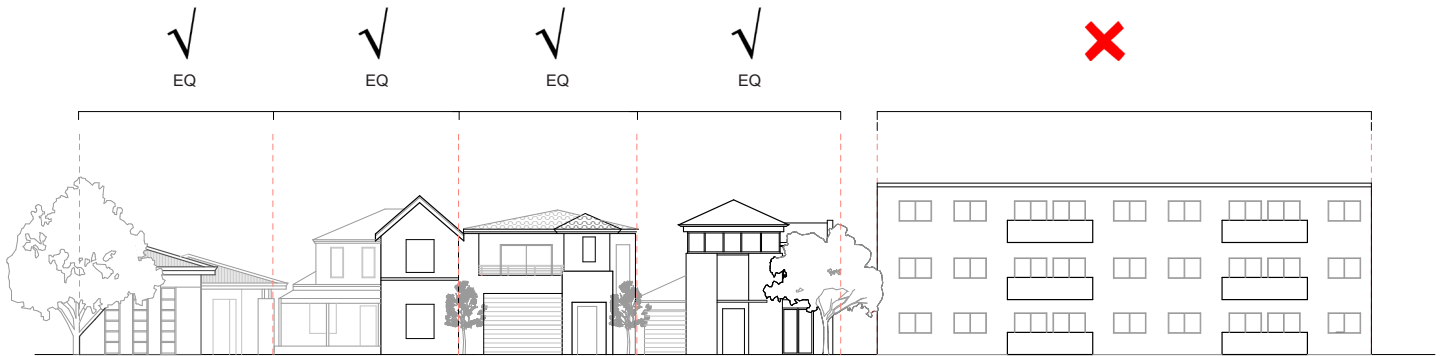
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are left open or a visually permeable fencing style is used. 	<ul style="list-style-type: none"> High and solid fencing styles that obscure the view of the dwelling. Fencing styles that are unsympathetic to the dwelling or streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimize the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that new car parking structure do not dominate the building facade. Encourage areas of landscaping to occur in established garage access laneways. 	<ul style="list-style-type: none"> Car parking structures that dominate and / or obscure the building form.

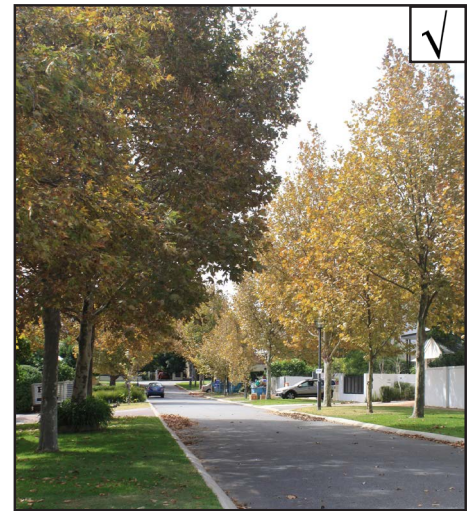
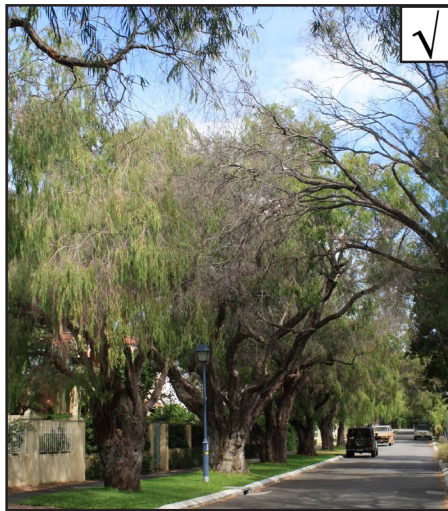
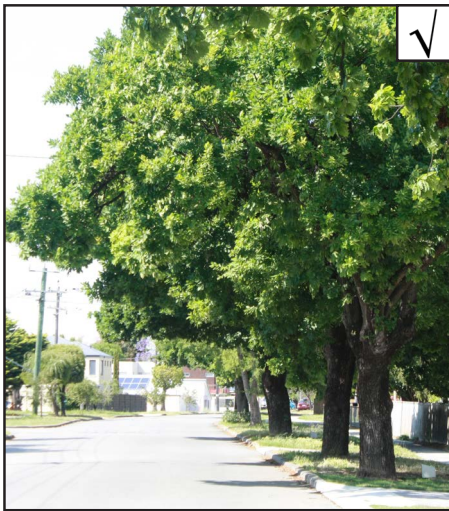


Design Principles- Character Area 12

A). Maintain consistent lot frontage widths

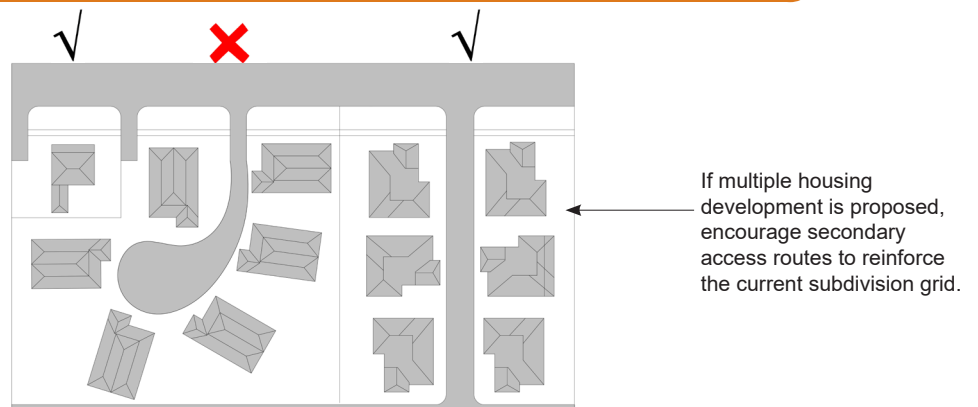


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 12

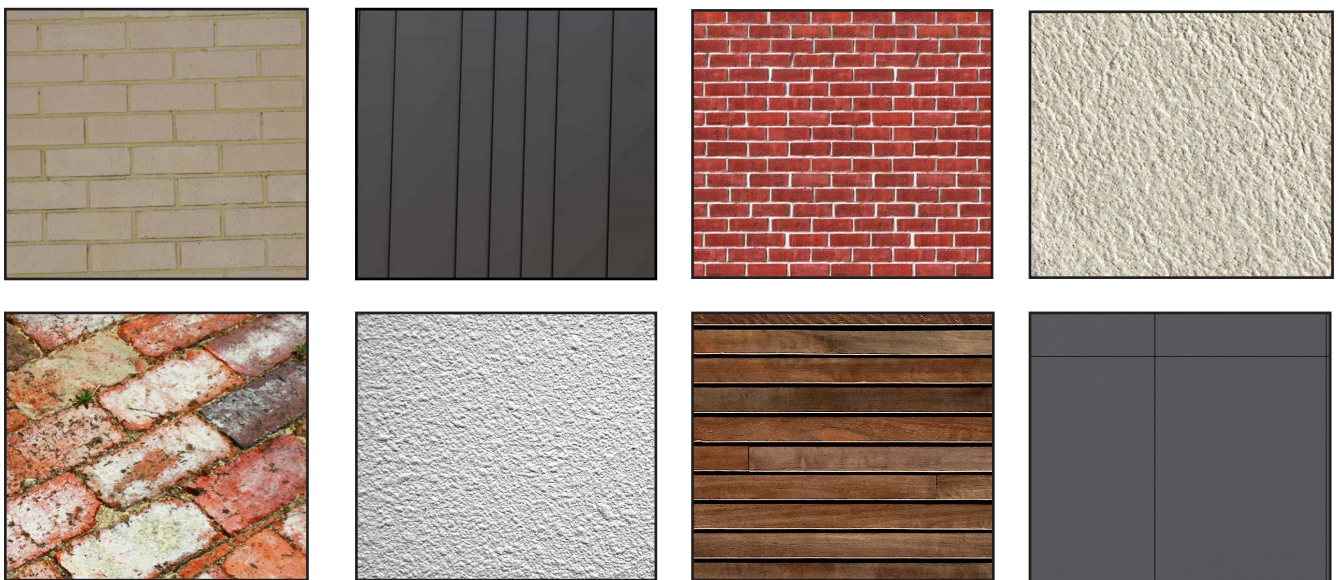
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design details that reference and integrate with the Character Area



Design Principles- Character Area 12

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 13

SUCCESS HILL STATION SOUTH



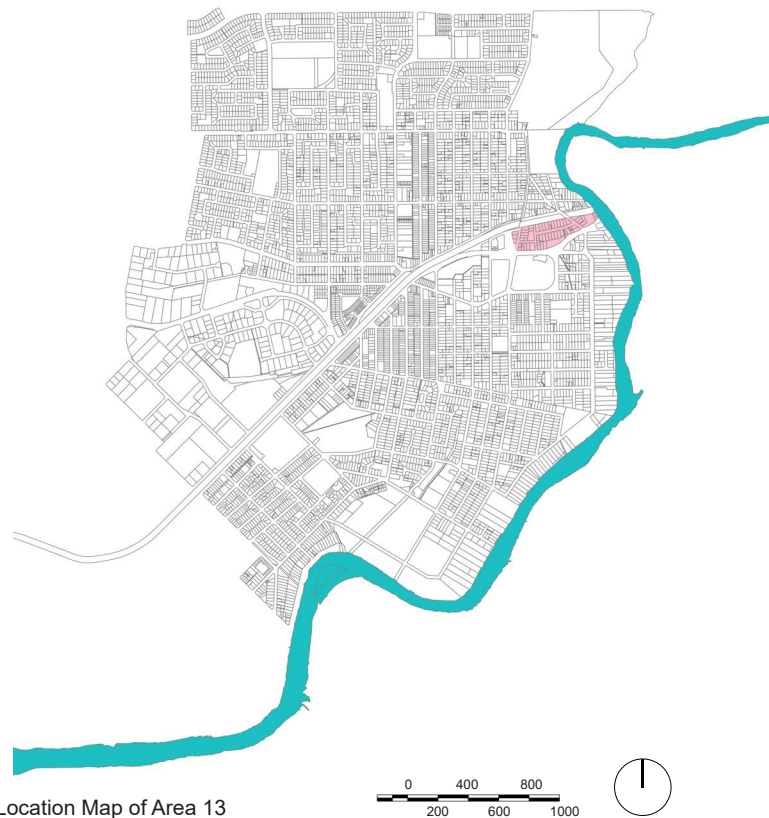
Character Area 13

Success Hill Station South

Character Area 13 is located within the central section of the Town of Bassendean. This area is bounded by the railway line to the north; the Swan River to the east; Guildford Road to the south and Lord Street to the west. Thompson Road acts as the singular road entrance to the area from Guildford Road. The boundaries to this area and singular road access, appear to have assisted in protecting the quality streetscape character.

Development from Federation, Inter-War and Post-War and post 2000s architectural periods are represented in this area and are influential to its character. The precinct has a consistent material palette of timber, face brick and render. This palette combined with architectural features such as decorative timber verandah posts and chimneys to form a strong aesthetic in the streetscape.

The topography within the precinct slopes towards the river. There is no regular pattern of street tree plantings; however, mature trees are prevalent. A mature Moreton Bay Fig Tree planted in the later 19th century stretches over Thompson Road and is a local landmark that is registered on the Town of Bassendean's 2017 MHI. Mature eucalypts also influence the area close to the river, as well as the smaller mature street trees. Well established front gardens, perimeter plantings of hedges and roses with timber picket fences form a cohesive streetscape character.

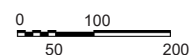
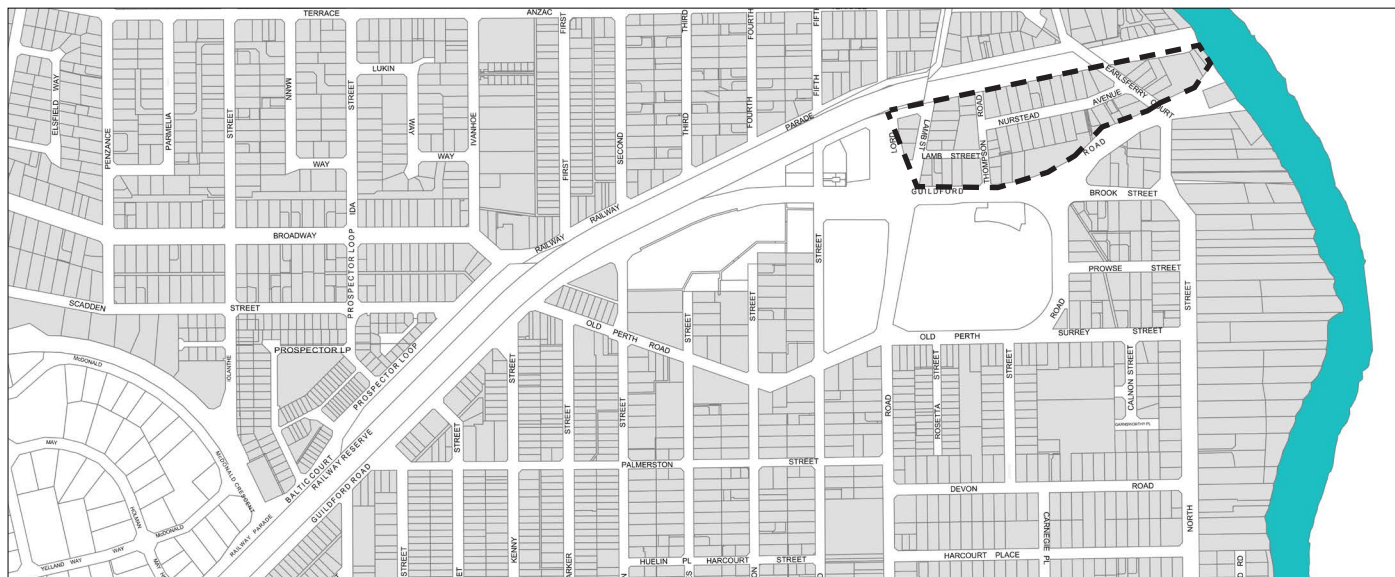


Location Map of Area 13



Character Area 13

Success Hill Station South



Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Mixed architectural styles including; Federation, Inter-War and Post-War. Some recent development
BUILDING MATERIALS & COLOUR	Red face brick, render & weatherboard. Corrugated steel, terracotta and concrete roof tiles
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	Mixed with some narrow to deeper setbacks approximately 10m
SCALE	Single and two storey dwellings
SITING	Parallel with street
PRESENTATION TO THE STREET	Medium height visually permeable fencing, low masonry fences, open fences or no fences
STREET TREES	No regular planting pattern; varied species and numerous mature plantings
ROAD & FOOTPATH TREATMENT	Footpaths to one side of streets
SUBDIVISION PATTERN	Rectangular pattern
LOT SIZE & FRONTAGE	Lot Frontage = 20m Lot Size = 1000sqm
TOPOGRAPHY	Sloping towards river
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 13

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 13

Success Hill Station South

KEY CHARACTERISTICS

- Topography that slopes towards the river.
- Predominantly single and some two storey dwellings.
- Federation, Inter-war, Post-War and post 2000s architectural styles.
- Varied building line setbacks.
- Predominantly red face brick, weather-board, render, terracotta and corrugated iron roof sheeting.
- Mature street and garden tree plantings.
- Thompson Road as singular vehicle access to the Character Area.
- Adjacent to Success Hill Station.
- Medium height visually permeable fencing, low masonry walls, perimeter plantings and open fencing styles.

THREATS/ ISSUES

- Removal of mature tree plantings.
- Increased hard surfaced landscaping and lack of soft landscaping and vegetation.
- Car parking structures that dominate the streetscape and obscure views of dwellings.
- New development that is unsympathetic to the existing buildings and character of the area.
- Building scales that dominate the existing scale of the Character Area.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design that is sympathetic of the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Encouraging the retention of large trees and formalised front gardens.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensure that the Character Area remains one and two storey. Increased scales that is sympathetic to the Character Area may occur to the periphery of the Character Area to the west of Thompson Road.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging visually permeable front fencing and/or perimeter plantings.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design qualities that integrates with the Federation, Inter-War and Post War dwelling styles of the Character Area.



Design Responses- Character Area 13

Success Hill Station South

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. If lots are to be subdivided, then rear subdivisions are more preferable. Grouped dwellings to read as one development from the streetscape and must follow a consistent block width. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce clearer public access to river with sympathetic river-side landscaping. Introduce a consistent street tree planting pattern. Encourage the retention of formalised front gardens and large landscaped blocks adjacent to the river. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have landscaped private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that orientates dwellings away from streets.



Design Responses- Character Area 13

Success Hill Station South

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
C). SITING		<ul style="list-style-type: none"> • Ensure that infill development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. • Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> • To maintain a scale that is sympathetic to the existing scale of the area. • To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Ensure that the scale of new development does not dominate the existing scale of the streetscape. • Ensure that the scale of new development does not dominate the scale of the Federation, Inter-War and Post War dwellings. • Ensure that the bulk of the building form decreases to single storey towards the street, with the exception of blocks to the west of Thompson Road. • Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Dwelling additions being set forward of the building line. • Building heights and forms that dominate the streetscape and in particular the height of the Federation, Post-War and Inter-War dwellings.



Design Responses- Character Area 13

Success Hill Station South

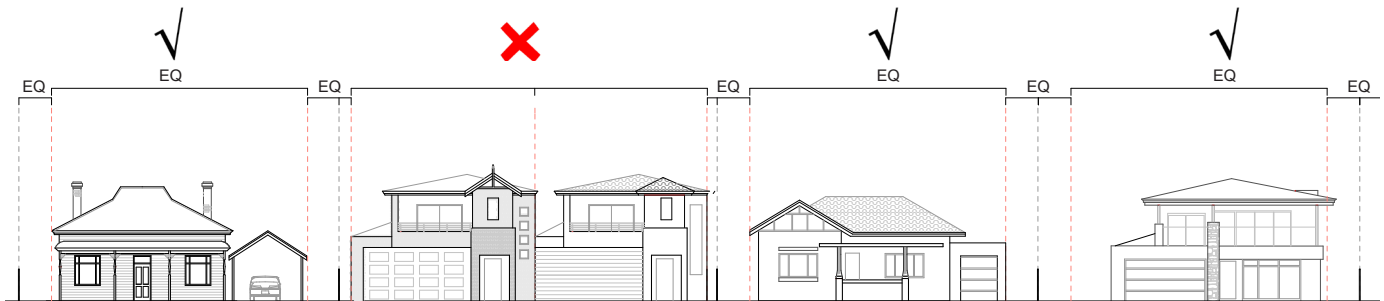
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM		<ul style="list-style-type: none"> Building scales may increase along Lord Street. 	
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries have either low masonry walls, perimeter plantings or medium high visually permeable fencing. 	<ul style="list-style-type: none"> Solid medium- height fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the main building form.

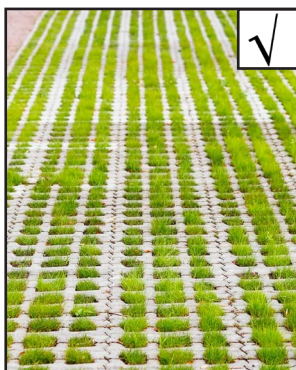
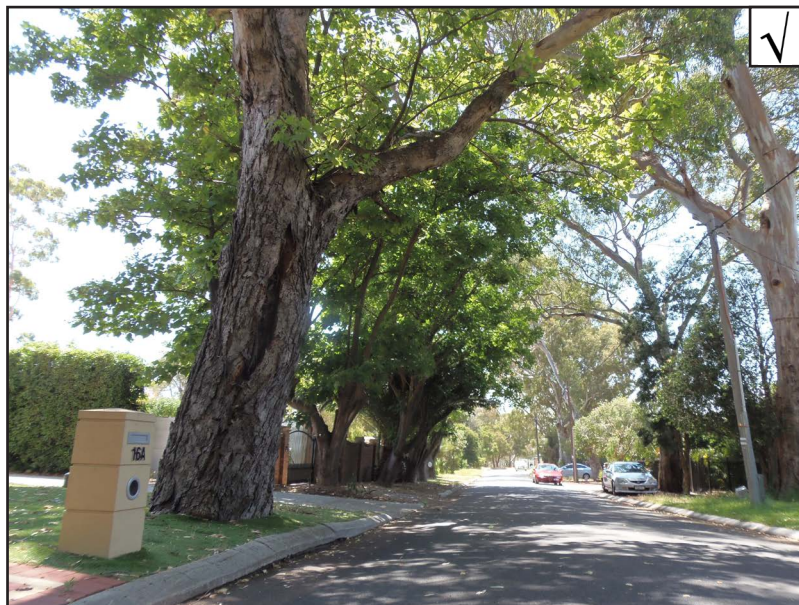


Design Principles- Character Area 13

A). Maintain consistent lot frontage widths

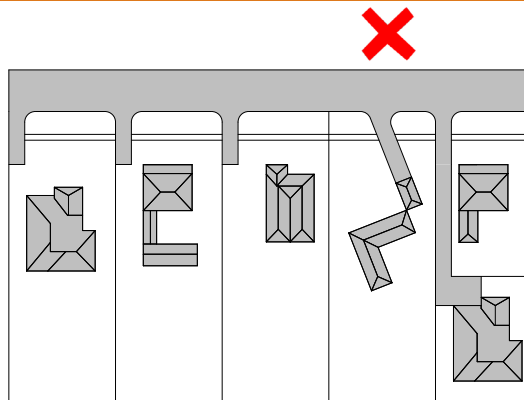


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 13

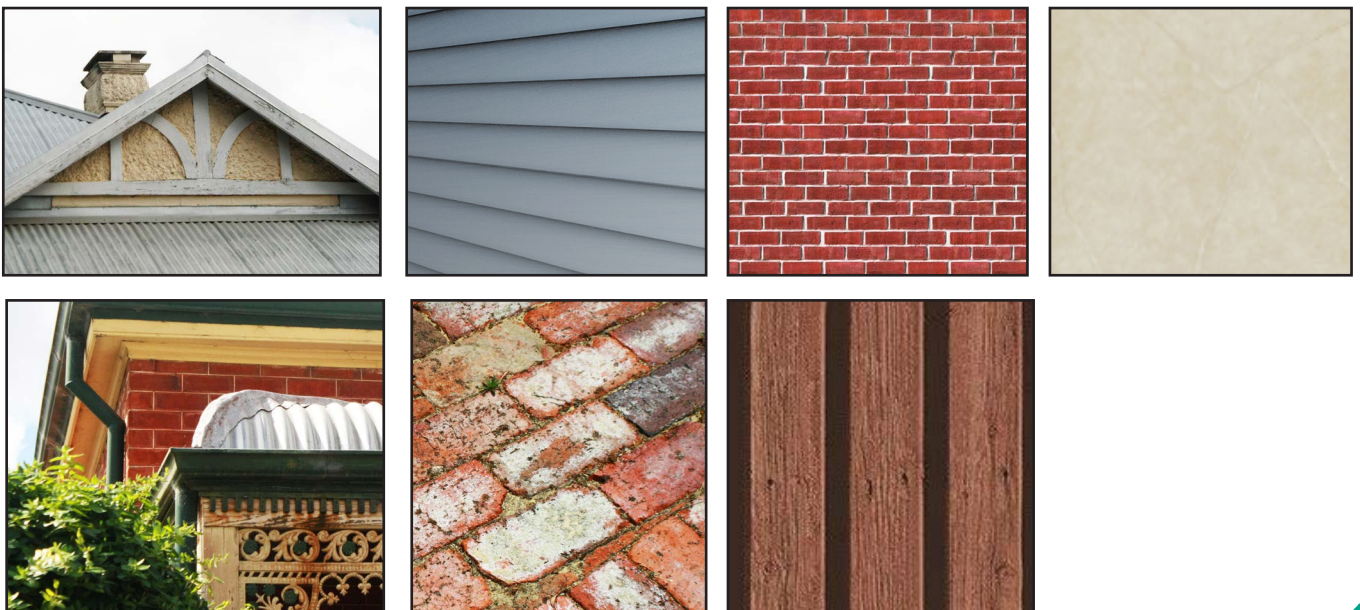
C). Avoid development that is unsympathetic to the existing rhythm of the streetscape



D). Ensure that the scale and form of new development is sympathetic to the streetscape

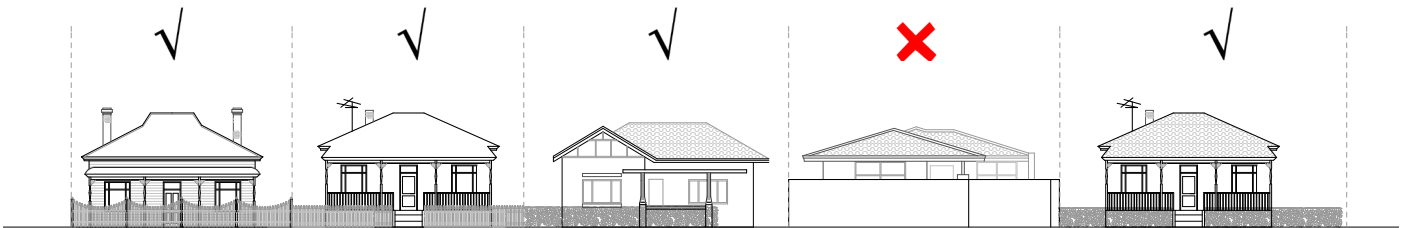


E). Incorporate materials and design principles that reference and integrate with the area



Design Principles- Character Area 13

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 14

OLD PERTH ROAD

BASSENDEAN
RECREATION RESERVE



Character Area 14

Old Perth Road

Character Area 14 is the Town centre of Bassendean. To clearly denote all areas of the town centre, it is described in three sections.

Section 1- Old Perth Road Heritage Precinct

This area is located to the West of Wilson Street and adjacent to the Bassendean Train Station. The Old Perth Road Heritage Precinct is recognised on the Town of Bassendean's MHI as being:

"[A] group of commercial premises (that comprise the Old Perth Road Heritage Precinct) are predominantly brick structures with parapets and awnings over the footpath. Prominent two-storey buildings are Padbury Buildings, Bassendean Hotel and the shop and residence at 42 Old Perth Road".

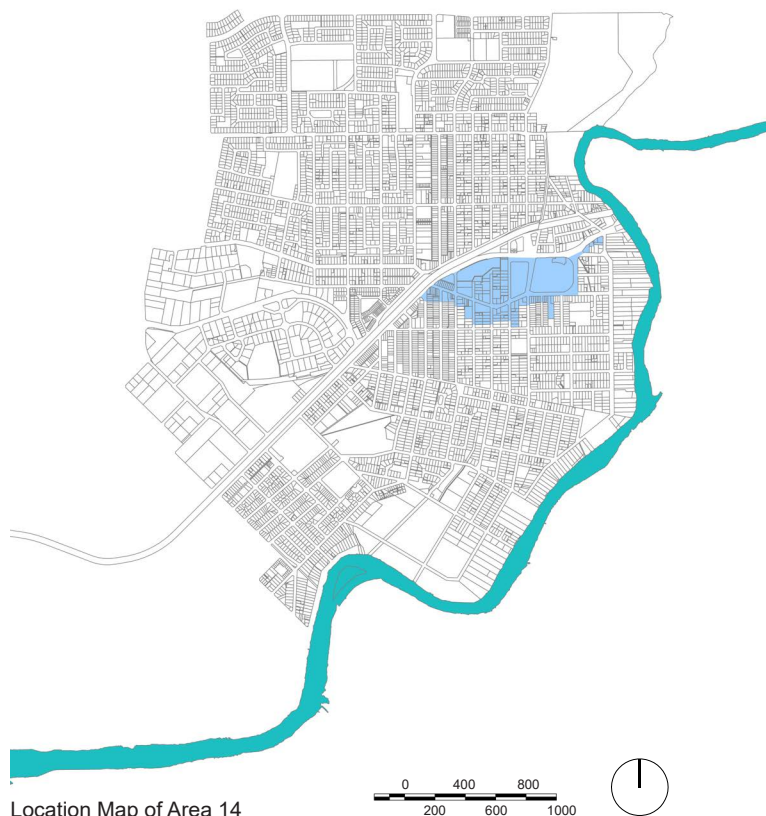
Old Perth Road forms a boulevard from the Bassendean Train Station, with the Federation period shop fronts acting as the entrance to the town. Buildings to the north of Old Perth Road are single storey facing the street. The Bassendean Hotel influences a two-storey building scale along the southern side of the streetscape.

Section 2- East of Wilson Street

This areas is located to the east of Wilson street, along Old Perth Road and includes the Town's major civic buildings, schools, aged care facilities, main shopping centres and mixed residential apartment buildings. The scale of the buildings in this area increases to 5 storey with mixed used buildings. Single storey grouped and individual dwellings edge this area. Dwellings present a mix of architectural periods including Federation, inter-war, post-war and contemporary.

Section 3-

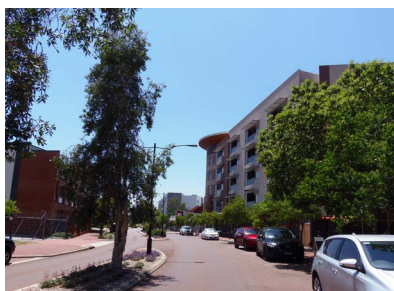
Acting as a green fringe to the above sections are the Bassendean Oval, Bic Park and other sporting grounds. This fringe edges Guildford Road and forms a secondary, green entrance to the Town Centre. Between this green fringe and Old Perth Road is a considerable level difference, as the topography slopes down from Old Perth Road to Guildford Road to the north.



Location Map of Area 14

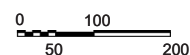
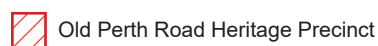
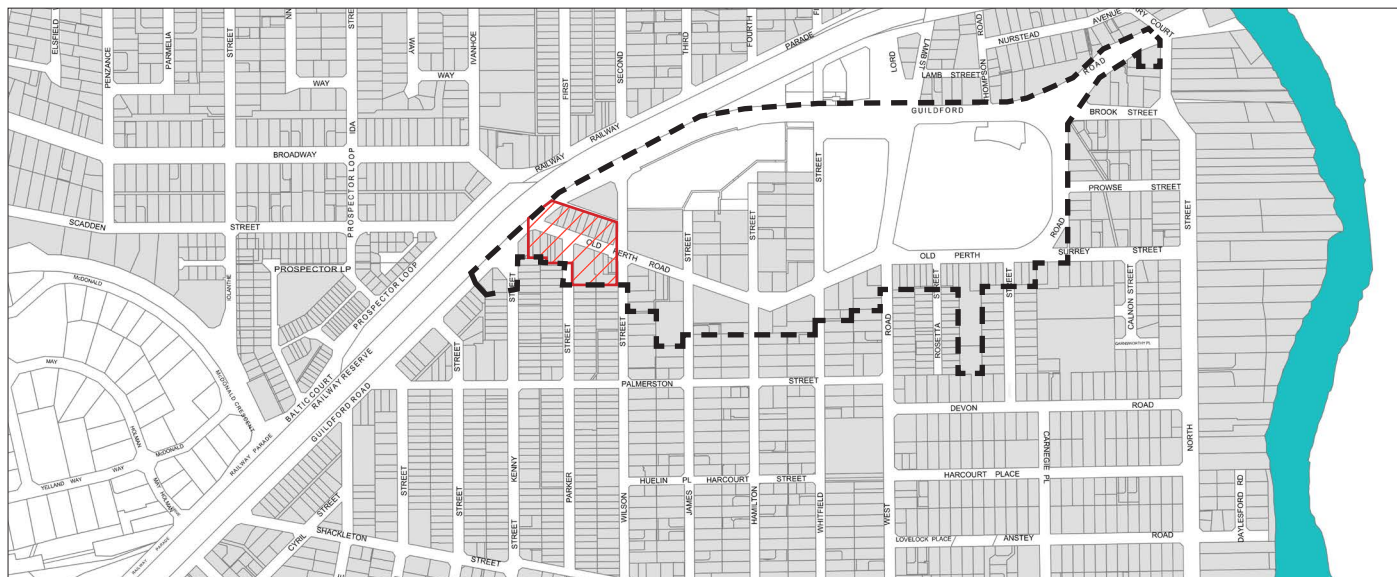
Many of the buildings situated to the north of Old Perth Road between Guildford Road and James Street take advantage of the sloping topography and have a split-level typology.

There is a consistent material palette throughout the town centre with red brick, cream coloured brick and render. Recent development such as the Bassendean Library and mixed-use buildings, located between Wilson and Whitfield Streets on Old Perth Road, typify this material palette in their façade design. The red/ brown bitumen roads are also influential to the area's colour palette. Landscaping and street tree plantings, including island planting to Old Perth Road, are strong contributors to the character of this area. The Shire offices and the West Bassendean Shopping Centre are set back from Old Perth Road, with soft landscaping becoming a more dominant element of the street.



Character Area 14

Old Perth Road



Existing Character Elements

The following character elements were identified in the survey:

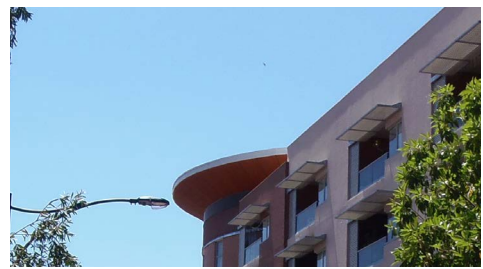
ARCHITECTURAL STYLE	Federation, Inter-War, Post-War and Contemporary
BUILDING MATERIALS & COLOUR	Face brick, painted render, limestone, grey and brown tones
BUILDING FORM & DETAILING	Mixed
SETBACKS	Nil setback to Old Perth Road mixed use buildings. 3-6m setbacks to single storey residential properties
SCALE	Ranging from single to five storeys
SITING	Parallel to street.
PRESENTATION TO THE STREET	
STREET TREES	Regular plantings of native street tree species.
ROAD & FOOTPATH TREATMENT	Footpaths adjacent to street and shop fronts.
SUBDIVISION PATTERN	
LOT SIZE & FRONTAGE	
TOPOGRAPHY	Undulating
STREET/VERGE INFRASTRUCTURE	Predominantly below ground power





Character Area 14

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 14

Old Perth Road

KEY CHARACTERISTICS

- Green fringe to the Character Area.
- Undulating topography.
- Consistent street tree planting patterns and mature tree plantings.
- Primary material and colour palette of red face brick, cream brick, render, weatherboard, browns, greys and beige.
- Intermittent scales and densities.
- Federation parapet and awning building forms.
- Mixed land-use including commercial, residential, civic and recreational.

THREATS/ ISSUES

- Lack of pedestrian links to and through green fringe of Character Area.
- Inconsistent building scales and densities.
- Development that does not accommodate adequate landscaping.
- Building forms that dominate the streetscape.
- Car parking that dominates the streetscape and building facades.
- Development that is not in keeping with the material palette of the area.
- Development that dilutes the focus away from the streetscape.
- Unclear entrance to town centre.
- Car parking becoming a dominant element adjacent to the 'green fringe'.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates with the Core Character of Bassendean.

This will be achieved by:

- Improving and developing the main entrances to Bassendean.
- Introducing stronger pedestrian links to the 'green fringe' of the Character Area and better connecting this area to Old Perth Road.
- Encourage adaptive re-use of existing buildings.
- Introducing development that is sympathetic to the scale of Old Perth Road Heritage Precinct.
- Introducing development that incorporates adequate elements of soft landscaping.
- Introducing development and businesses that will bring variety, vibrancy and connect to the town centre.
- Ensuring that development to the north side of Old Perth Road incorporates a split level typology that accommodates changes in topography.
- Ensuring that increase of scale of development within the area graduates to a lower scale to sympathetically address the existing development at the periphery of the Character Area towards the east and south.
- Encouraging a consistent scale facing Old Perth Road.
- Introducing stronger pedestrian links across Guildford Road to connect the Town centre with surrounding areas.



Design Responses- Character Area 14

Old Perth Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). OLD PERTH ROAD FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To emphasise the importance of Old Perth Road and town centre. 	<ul style="list-style-type: none"> Encourage development to express consistent proportions that convey a consistent lot width. “Non - residential and mixed use building shall have nil setbacks to Old Perth Road” (Town Centre Area Strategy 2007). “Residential active frontages should offer a transition space from the public to private realm by using a set back, verandah or terrace” (Town Centre Area Strategy 2007). 	<ul style="list-style-type: none"> Development that disrupts the rhythm of the streetscape and does not reference streetscape proportions.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the presence of soft landscaping in the town centre. 	<ul style="list-style-type: none"> Ensure that new development introduces landscaped elements. Ensure soft landscaping elements are used to divide areas of hard landscaping. Introduce pedestrian links and avenues that connect Old Perth Road to it's 'Green Fringe' 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.



Design Responses- Character Area 14

Old Perth Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
C). SITING	<ul style="list-style-type: none"> To maintain and enhance Old Perth Road as the centre to the town. Activation of non-residential frontages. 	<ul style="list-style-type: none"> New development should respect the scale and view lines to landmark buildings. Buildings and landscaping should be positioned to enhance the streetscape vistas and view corridors. "Where cafes and restaurants front Old Perth Road , the provisions for an outdoor eating area is encouraged". (Town Centre Area Strategy 2007). 	<ul style="list-style-type: none"> Development that is disconnected from main streets. Development that does not reference existing building typologies. Development that obscures key vistas and building landmarks.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To ensure that the Old Perth Road Heritage Precinct remains a dominant feature of Old Perth Road. To ensure that new building forms and scale respects the Old Perth Road Heritage Precinct. 	<ul style="list-style-type: none"> Ensure new development on the north side of the Old Perth Road Heritage Precinct remains single storey adjacent to the street. Building scale and form can increase gradually (5 storeys) if sufficiently set back from Old Perth Road. Ensure that new development to the south of Old Perth Road Heritage Precinct remains two storey facing Old Perth Road. Building scale and form can increase gradually (5 storeys) if sufficiently set back from Old Perth Road. 	<ul style="list-style-type: none"> Development that dominates the Old Perth Road Heritage Precinct. Development to the periphery of the town centre that has a scale and form that dominates the neighbouring Character Area. Development that disrupts the rhythm of the streetscape. Building forms that do not reference the existing built forms in the Character Area.



Design Responses- Character Area 14

Old Perth Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM		<ul style="list-style-type: none"> • Ensure that the scale and form of new development outside of the Heritage Precinct is sympathetic to the predominate scale of the streetscape. • Ensure that increase of scale of development within the area graduates to a lower scale to sympathetically address the existing development at the periphery of the Character Area towards the east and south; • “Facades should be stepped to express change of level across the building frontage and should relate well to neighbouring facades” (Town Centre Area Strategy 2007). 	
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> • To maintain a consist character throughout the town centre. 	<ul style="list-style-type: none"> • “Building facades should respond to neighbouring facades through the use of horizontal lines, good proportion and other design aspects.” (Town Centre Area Strategy 2007) 	<ul style="list-style-type: none"> • Building design and materials that do not reference existing materials and design principles of the area. • Development that dominates the streetscape and landmark buildings. • Design details that replicates heritage buildings rather than providing a contemporary interpretation.



Design Responses- Character Area 14

Old Perth Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL		<ul style="list-style-type: none"> • “A consistent, well detailed design approach to all facades of the building is expected. Care should be taken in design of all facades that can be viewed from anywhere in the public realm, this includes window placement, proportion and relief in the wall plane.” (Town Centre Area Strategy 2007) • “Glazing of facades is encouraged to provide visibility between inside and outside of the building.” (Town Centre Area Strategy 2007) • “Low pitched roofs (< 10 degrees) should be concealed by parapet walls.” (Town Centre Area Strategy 2007) • Shop front awnings over footpaths are encouraged. • Balconies and terraces are encouraged on street facades in residential and mixed used buildings. • Buildings are to reference the Town of Bassendean's Core Character material and colour palette. 	



Design Responses- Character Area 14

Old Perth Road

TABLE OF ELEMENTS

	CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
F).	FRONT BOUNDARY TREATMENTS	<ul style="list-style-type: none"> To maintain the consistency of front boundary treatments to properties of like use. 	<ul style="list-style-type: none"> Ensure that front boundaries to single dwellings have high front boundary treatments. Encourage visually permeable elements to front boundaries of single dwellings. Encourage nil set back or landscaped open front boundaries to civic buildings. For commercial premises, "glazing of facades is encouraged to provide visibility between inside and outside of the building." (Town Centre Area Strategy 2007) 	<ul style="list-style-type: none"> Front boundaries that are unsympathetic to neighbouring properties of like use. Front boundaries to commercial and civic premises that do not provide visibility between inside and outside.



Design Responses- Character Area 14

Old Perth Road

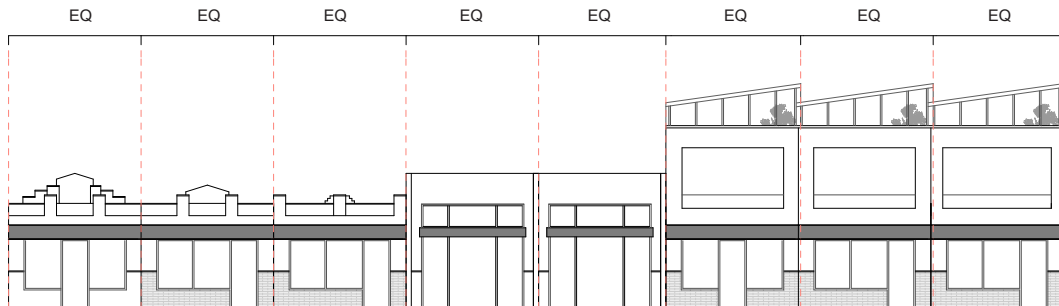
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the impact of car parking on the streetscape and 'green fringe'. 	<ul style="list-style-type: none"> Parallel street parking should be maintained to encourage street and footpath activity. "At grade parking areas should be well landscaped with shade trees (1 for every 4 car bays) and have clearly defined, direct, well lit pedestrian links." (Town Centre Area Strategy 2007) For new development, "parking should be located to rear of or below buildings. Car and parking areas should not visually dominate development." (Town Centre Area Strategy 2007) "Parking for new development should be accessed from secondary streets and not from Old Perth Road." (Town Centre Area Strategy 2007) Parking facing the 'green fringe' to Character Area should be discouraged. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form. The dominance of hard landscaped surfaces.



Design Principles- Character Area 14

A). To maintain and enhance the existing streetscape rhythm



Encourage development to express consistent proportions that convey a consistent block width.

B). Maintain and enhance the presence of landscaping and greenery in the town centre.



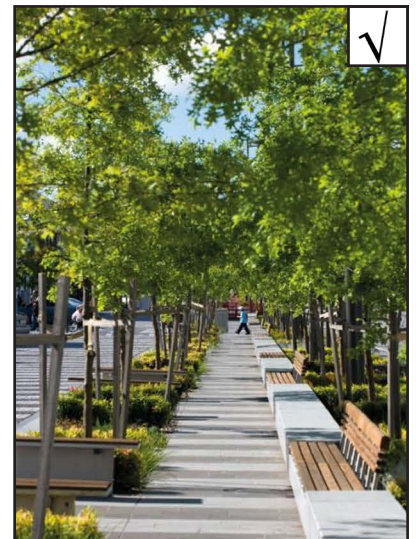
(Nightingale Housing , 2018)

Encourage greenery to be incorporated into building designs.



(DLANDstudio_PMC_02lr, 2015)

Encourage landscaping to divide large areas of hard paving.



(Architecture Australia 2012)

Introduce landscaped pedestrian links.



(Pilot Parklet, 2018)

Encourage landscape elements to edge of footpath and street.

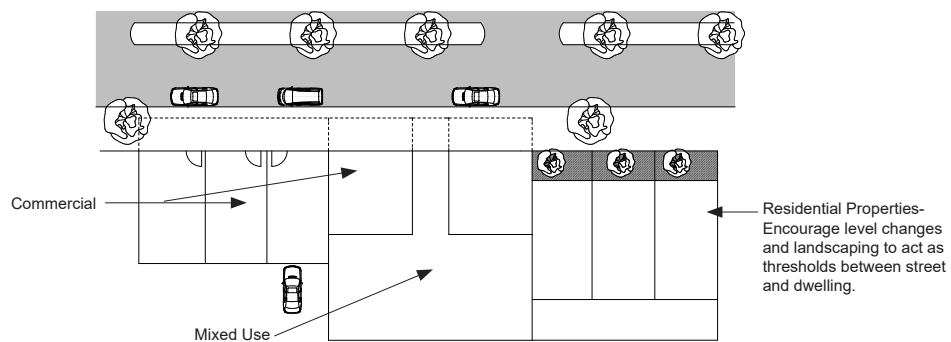


Design Principles- Character Area 14

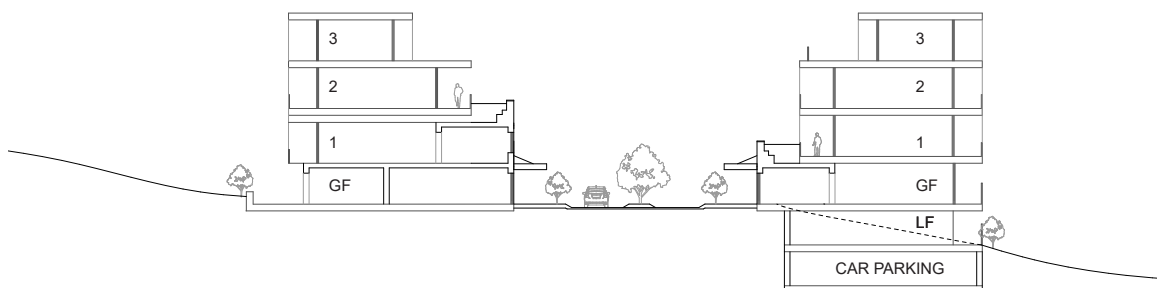
C). Encourage access to Old Perth Road.



Encourage orientation towards Old Perth Road and 'green fringe'.



D). Ensure that the scale and form of development is sympathetic to the context.



Old Perth Road- encourage single storey facing the street on the northern side and two storey towards the street on the south.

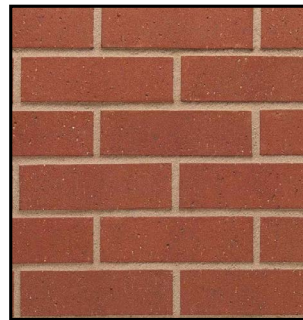
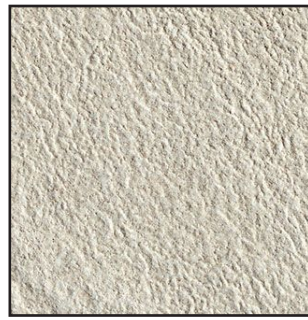


Design Principles- Character Area 14

D). Ensure that the scale and form of development is sympathetic to the context.



E). Development to reference materials and design details from existing town centre streetscape.



F). Maintain the consistency of front boundary treatments to properties of like use.



Residential



Mixed Use

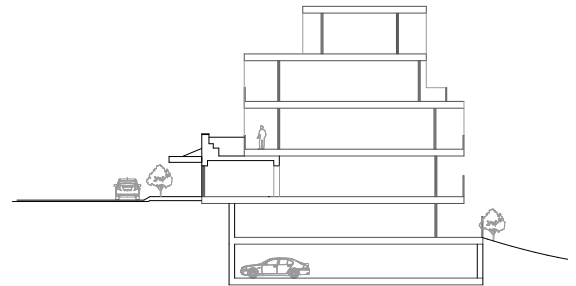
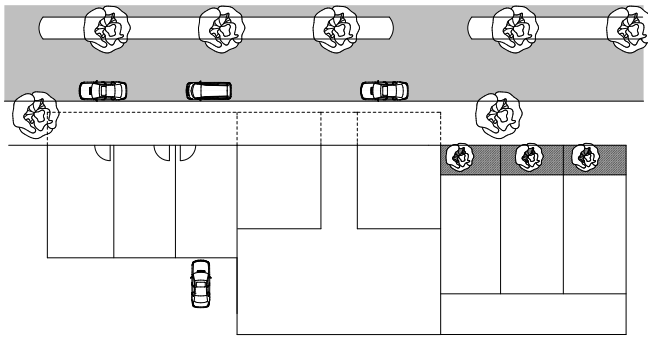


Civic



Design Principles- Character Area 14

G). Minimise the impact of car parking structures on the streetscape and Green Fringe.



Encourage car parking to go behind buildings or underground.
Avoid car parking becoming a dominant element adjacent to the 'green fringe'.



Character Area 15

CALNON STREET



Character Area 15

Calnon Street

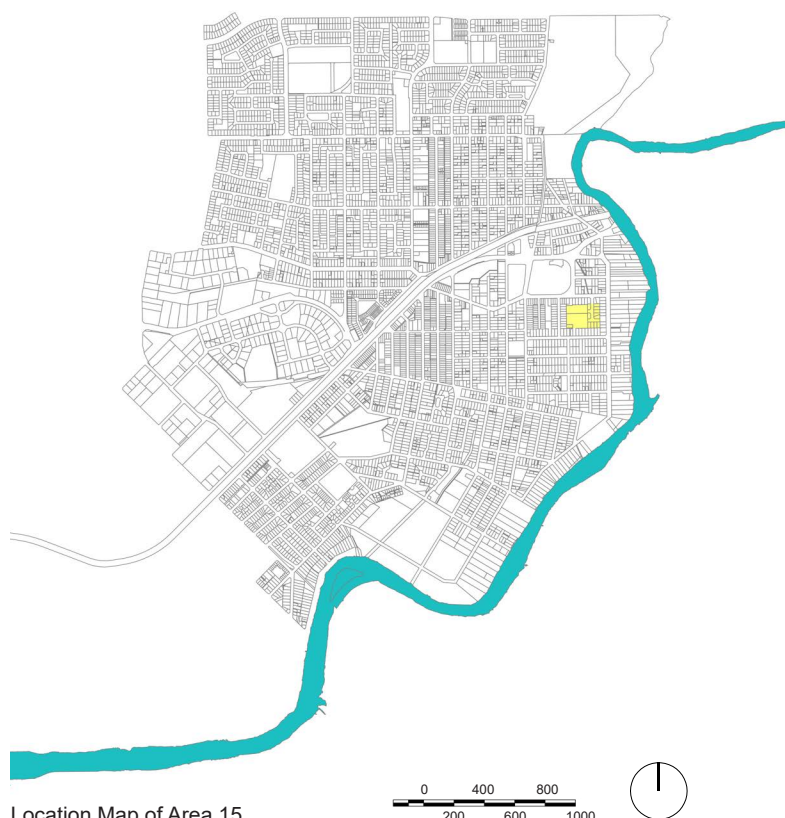
Character Area 15 is located to the east of Bassendean's town centre. This area is a residential area that includes the lots that surround Calnon Street and Garnsworthy Place.

This Character Area represents a c1970s subdivision that sits distinct from the area's surrounding context. This area is characterised by single storey c1970s dwellings and a c1990s grouped housing development.

Where front fences have been constructed they are low to medium in height and are mostly permeable with brick piers and steel or timber panel infill. A consistent building line setback, single storey scale, simple front and no fencing all contribute to an open streetscape.

The dwellings are predominantly single storey with low pitched roofs and light coloured brickwork that is either blonde, rendered or painted. The grouped housing development to the west is predominantly red and blonde brick with elements of period reproduction detailing. The grouped housing is orientated around internal secondary access streets.

The housing lots are on higher ground with grass verges and front gardens sloping from the dwellings towards the street.

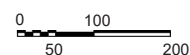


Location Map of Area 15



Character Area 15

Calnon Street

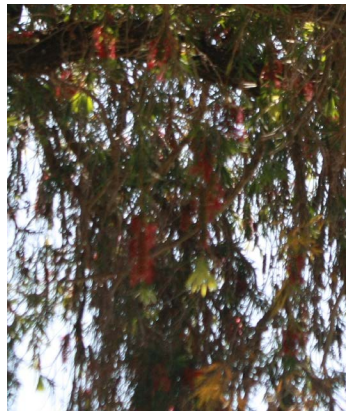


Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	1970s Perth Regional style and medium density 1990s villa development
BUILDING MATERIALS & COLOUR	Face brick, rendered, painted brick, concrete tile and corrugated steel roofing.
BUILDING FORM & DETAILING	Low pitch and hip roofs
SETBACKS	5-7m
SCALE	Single storey
SITING	Parallel to street.
PRESENTATION TO THE STREET	No fencing and Villa development has high brick pier and steel post infill.
STREET TREES	Some street tree plantings; however, no regular pattern of planting. Paper bark and bottlebrush tree species
ROAD & FOOTPATH TREATMENT	No footpaths, large grassed verges.
SUBDIVISION PATTERN	Post 1960s
LOT SIZE & FRONTAGE	Lot Frontage = 20m Lot Size = 800sqm
TOPOGRAPHY	Undulating
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 15

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 15

Calnon Street

KEY CHARACTERISTICS

- Post c1960s subdivision; c1970s individual dwellings and c1990s medium density villa development.
- Large grassed verges and front building line setbacks.
- Single and two storey dwellings.
- Open front boundary treatments.
- Low pitched gable and hipped roofs.
- Material palette consisting of face brick, render, concrete tile and corrugated roof sheeting.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Removal/ loss of large trees.
- Period reproduction and building design.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Lack of character elements that link the Character Area to the Town's Core Characteristics.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates the Core Character elements of Bassendean.

This will be achieved by:

- Encouraging the retention of large trees.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging perimeter planting, low fencing or visually permeable fencing styles.
- Ensuring that new development and additions respect the predominant scale of the Character Area and neighbouring Character Areas 22 and 16.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Discouraging period reproduction design.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 15

Calnon Street

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure that new development does not disrupt or dominate the streetscape rhythm. 	<ul style="list-style-type: none"> Development that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Development that does not allocate space for landscaping or private open space.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that dwellings are predominantly orientated towards existing streets. Ensure that dwellings follow consistent setbacks. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that orientates dwellings away from primary streets. Development that dominates the rhythm of the streetscape.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is cohesive across the streetscape and does not dominate the surrounds to the Character Area. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the scale of the streetscape and neighbouring Character Areas. Ensure that the bulk of the building form decreases towards the street. Ensure that new development references or contrast with the Town of Bassendean's Core Character elements. 	<ul style="list-style-type: none"> Building heights and forms that dominate or disrupt the streetscape.



Design Responses- Character Area 15

Calnon Street

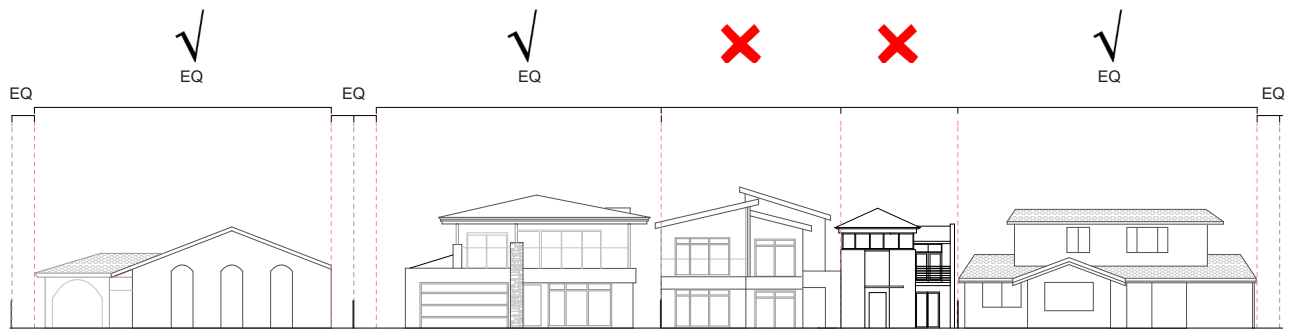
TABLE OF ELEMENTS

CHARACTER ELEMENT		OBJECTIVE	DESIGN RESPONSE	AVOID
E).	BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Integrate, reference and contrast with materials and design details from Bassendean's Core Character. 	<ul style="list-style-type: none"> Period reproduction design. Designs that are not cognizant of Bassendean's Core Character.
F).	FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To ensure the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries either are left open, are a low masonry wall or if higher are visually permeable. 	<ul style="list-style-type: none"> Front boundary fences that completely obscure the dwellings or disrupt the pattern of the streetscape.
G).	CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not obscure the facade of dwellings. Ensure that the building materials used for car parking structures are sympathetic to the dwelling and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form. Building materials of car parking structures that have no relationship to the dwelling or streetscape.

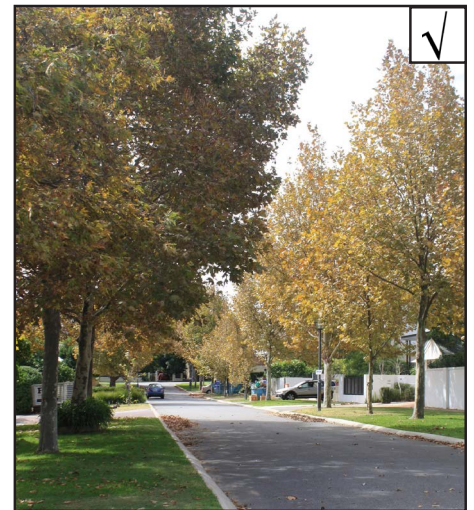
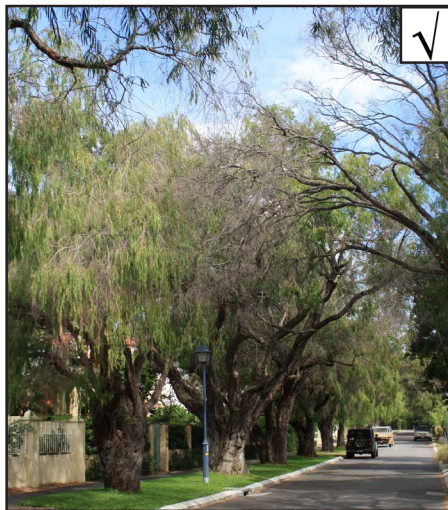
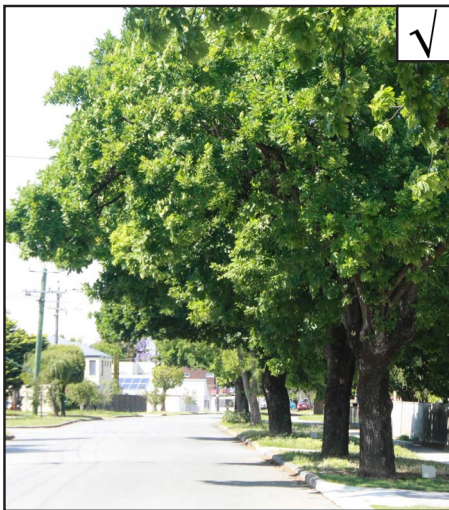


Design Principles- Character Area 15

A). Maintain consistent lot frontage widths

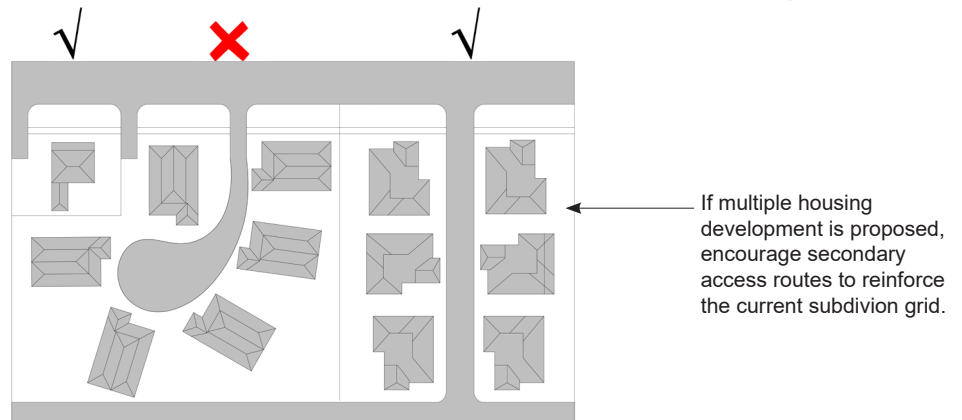


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 15

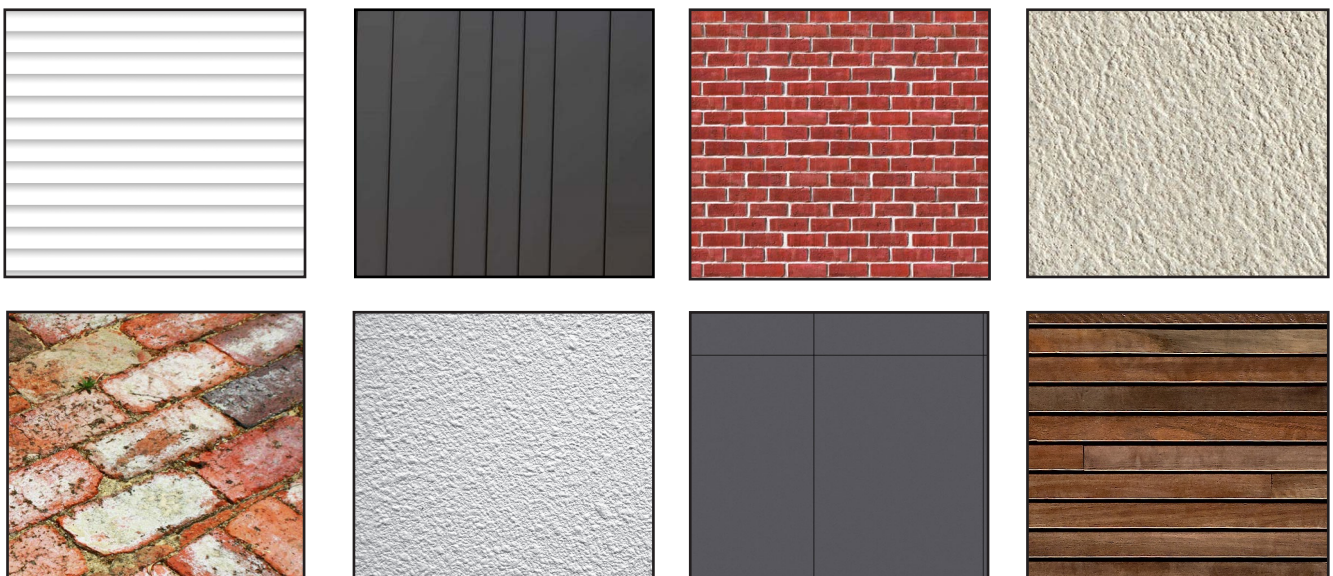
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design details that reference and integrate with the Character Area

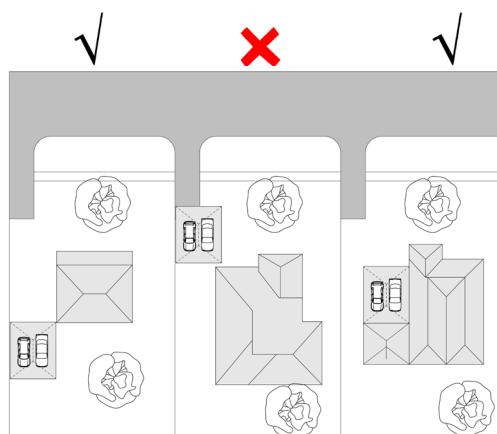
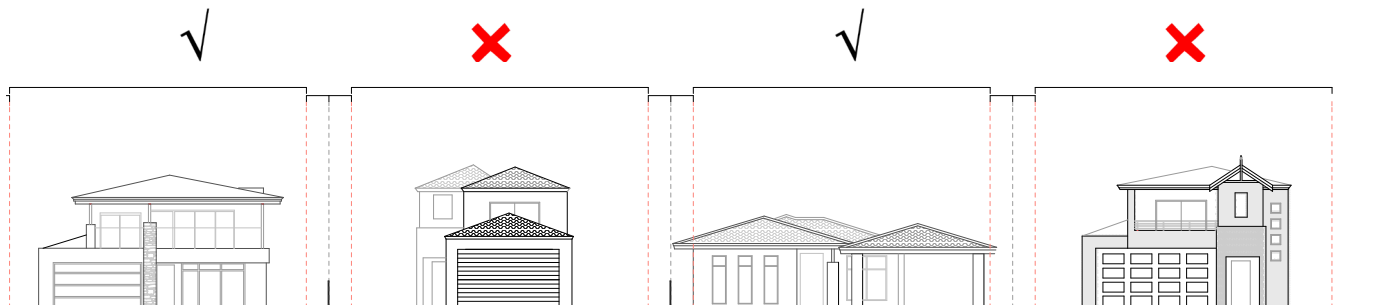


Design Principles- Character Area 15

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 16

NORTH ROAD & BASSENDEAN PARADE



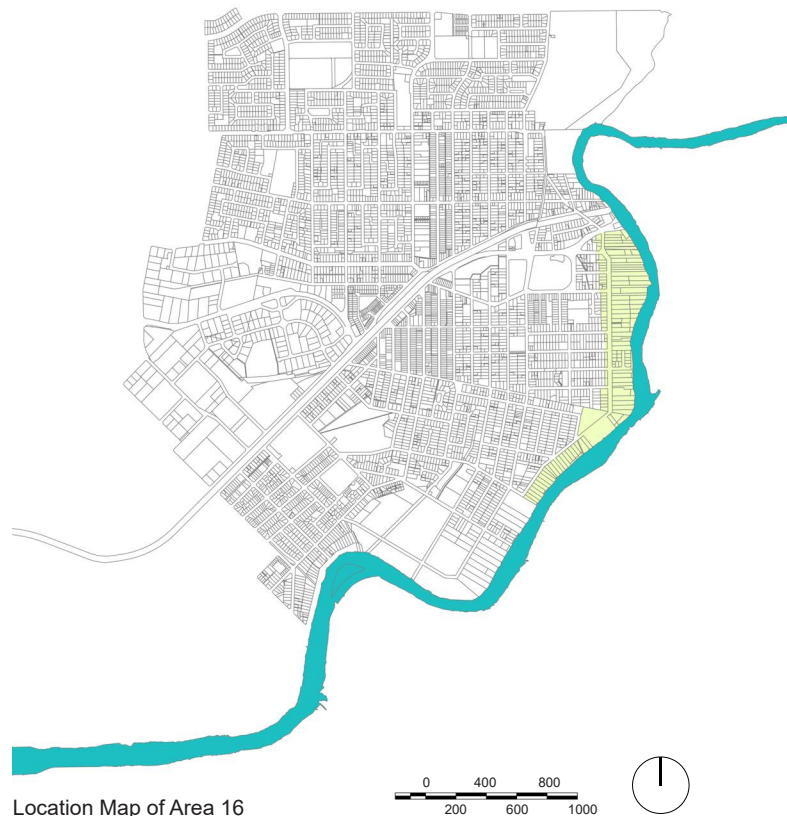
Character Area 16

North Road & Bassendean Parade

Character Area 16 is located to the east of the Town of Bassendean. This residential area is bounded by Guildford Road to the north; the Swan River to the east; the rear of the western lots to Bassendean Parade and North Road to the west; and Reid Street to the south boundary.

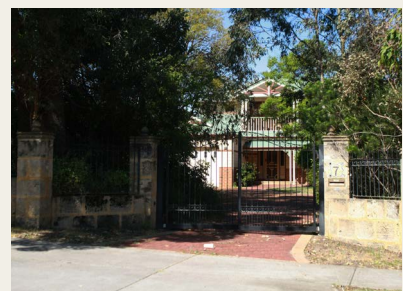
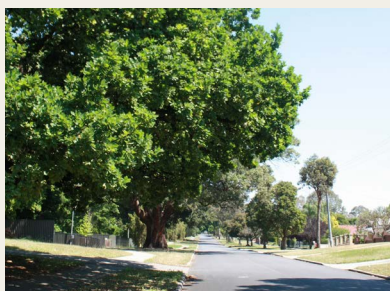
This area is characterised by large grassed verges, lots and substantial riverside dwellings. The riverside lots to the northern section, closer to Guildford Road, are representative of an earlier period of development in the Town. The buildings from this era are predominantly single storey and the southern section features more recent substantial two storey dwellings with contemporary architectural styles. The building lots and dwellings to the west of Bassendean Parade and North Road are smaller compared to the river lots but still have a presence that influences the streetscape character.

The Character Area's material palette consists of stone, red brick, render, timber, terracotta and concrete roof tiles. The area has a closed streetscape influenced by mature plantings to front yards and the street, as well as medium to high fences to front boundaries.



Location Map of Area 16

At some locations, mature Moreton Bay Fig trees and Eucalypts have canopies that extend over the street. The riverfront landscape, surrounding reserves and their mature plantings, are major elements influencing the character. Views of the river, parkland, gardens and substantial dwellings are revealed when traveling along North Road and Bassendean Parade.



Character Area 16

North Road & Bassendean Parade

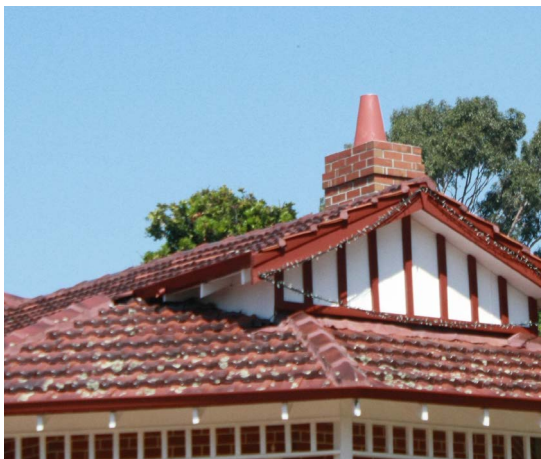


Existing Character Elements

The following character elements were identified in the survey:

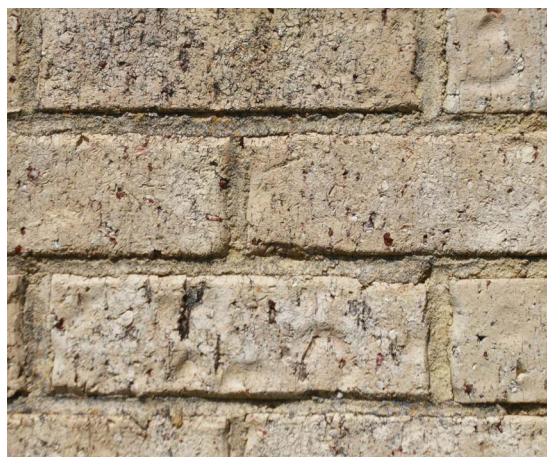
ARCHITECTURAL STYLE	Mixed including: Federation and Inter-War bungalows, Post 2000s Perth Contemporary development
BUILDING MATERIALS & COLOUR	Stone, red face brick, timber and concrete tile
BUILDING FORM & DETAILING	Predominantly asymmetrical
SETBACKS	Large setbacks
SCALE	Single and two storey
SITING	Parallel to street and river
PRESENTATION TO THE STREET	High fences, either solid or visually permeable. Predominantly open front boundaries on non-riverfront properties
STREET TREES	Strong presence of mature street trees: Eucalyptus, Moreton Bay Fig and Oak tree species
ROAD & FOOTPATH TREATMENT	Large grassed verges and footpaths located in the middle of the verge
SUBDIVISION PATTERN	Grid pattern responding to river alignment
LOT SIZE & FRONTAGE	Lot Frontage: 30m Lot Size: 7500sqm
TOPOGRAPHY	Undulating
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 16

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 16

North Road & Bassendean Parade

KEY CHARACTERISTICS

- The riverfront and parkland reserves.
- Large lots and substantial riverside dwellings.
- Sections of closed streetscapes, influenced by mature street trees and medium- high front fences.
- Single and two storey dwellings.
- Dwellings ranging from c1900s- current.
- Materials palette consisting of stone, timber, red brick, render, terracotta and concrete roof tiles.
- High front fence styles on riverside blocks and open front boundaries on blocks to the west of North Road and Bassendean Parade.
- Mature street tree plantings.

THREATS/ ISSUES

- Subdivision that drastically reduces large riverside block sizes.
- Removal of mature tree plantings.
- Large areas of hard landscaping.
- Increased density development.
- Design and development unsympathetic to the Character Area.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design that is sympathetic to the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Maintaining the large riverside blocks.
- Continuing the Character Area's front boundary treatment pattern.
- Ensure that the Character Area remains low density.
- Continuing the street tree planting pattern.
- Minimising areas of hard landscaping.
- Ensuring that new development and additions respect the one and two storey scale of the Character Area.
- Retaining the large front setbacks of the riverfront block.
- Ensuring that new development integrates with the streetscape.



Design Responses- Character Area 16

North Road & Bassendean Parade

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Continue the street tree planting pattern. Encourage the retention of formalised front gardens and large landscaped blocks adjacent to the river. Encourage front yard plantings. Discourage large areas of hard landscaped surfaces and encourage soft landscaping treatments. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Subdivision of riverside blocks that result in the loss of large landscape areas.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that properties address the street and the river. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that is unsympathetic to the current streetscape setback rhythm. Development that orientates dwellings away from street or river.



Design Responses- Character Area 16

North Road & Bassendean Parade

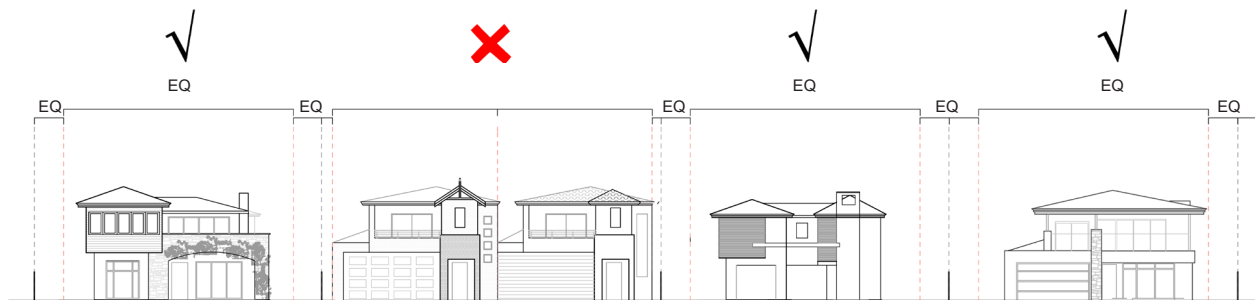
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the existing scale of the streetscape. Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building heights and forms that dominate the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Encourage river front dwellings to have a high front fence style. Encourage blocks to the west of North Road and Bassendean Parade to have open front boundaries. 	<ul style="list-style-type: none"> Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.



Design Principles- Character Area 16

A). Maintain consistent lot frontage widths



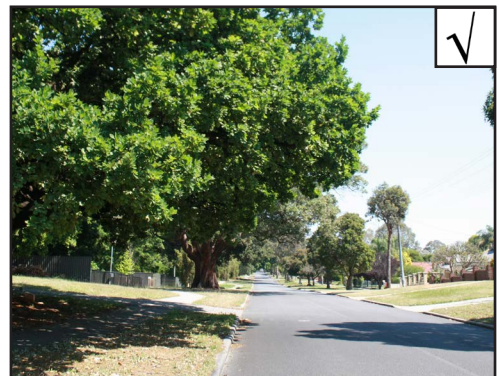
B). Introduce a higher number of street trees and encourage soft landscaping



Blocks to the west of North Road and Bassendean Parade.

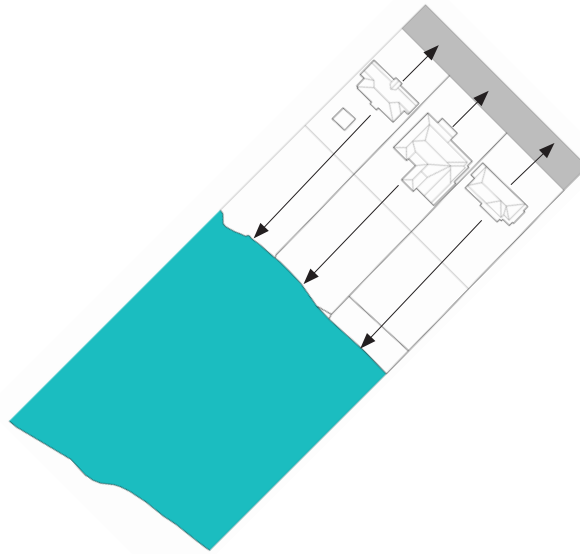


Riverfront blocks.

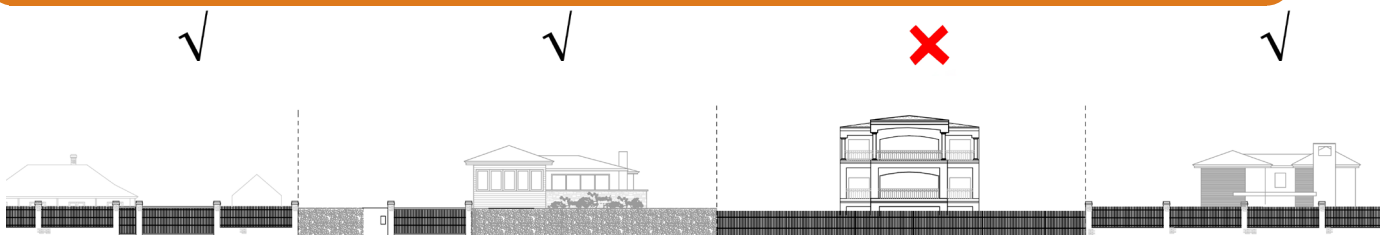


Design Principles- Character Area 16

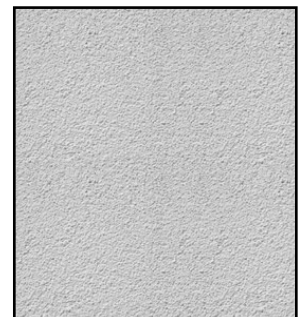
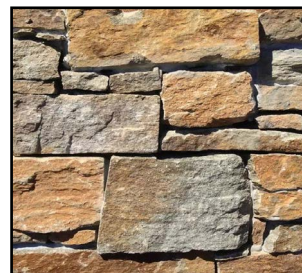
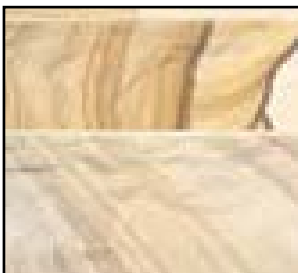
C).Ensure dwellings address the street and river



D). Ensure that the scale and form of new development is sympathetic to the streetscape



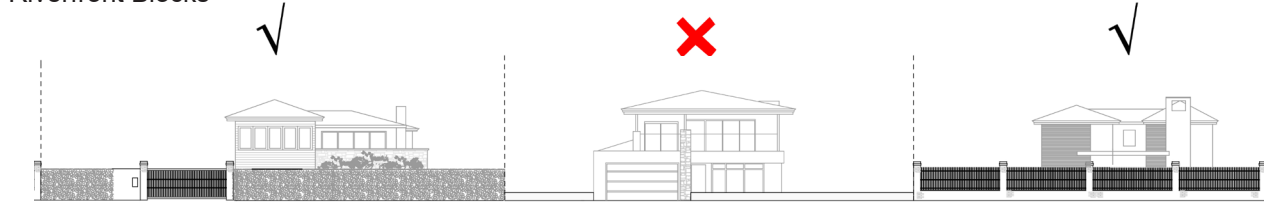
E). Incorporate materials and design details that reference and integrate with the Character Area



Design Principles- Character Area 16

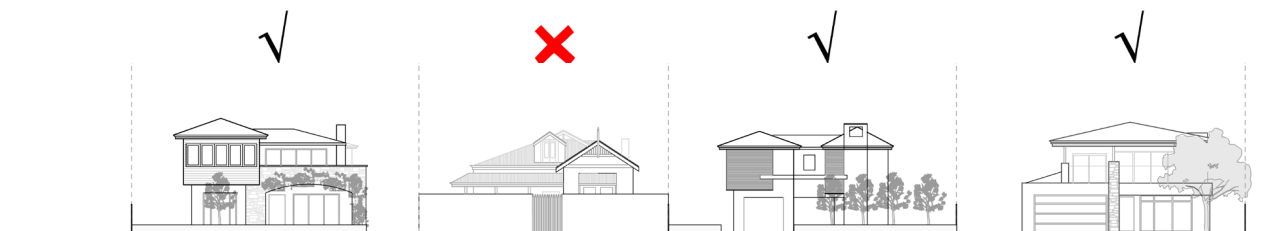
F). Front boundary treatments

Riverfront Blocks-



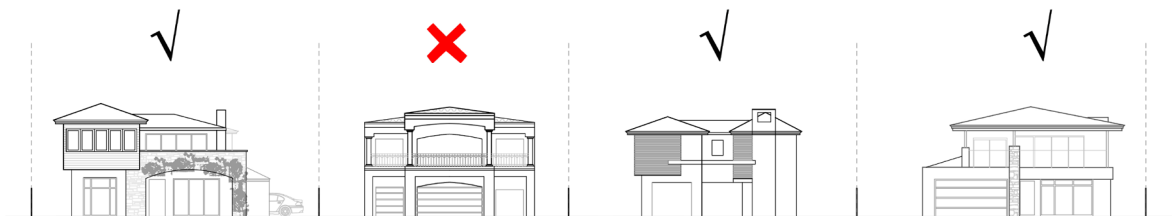
Maintain the variety of front boundary treatments to the east of North Road and Bassendean Parade.

West of North Rd and Bassendean Pde-



Encourage blocks to the west of North Road and Bassendean Parade to have visually permeable front boundaries or perimeter plantings.

G). Ensure that car parking structures do not dominate the dwelling



Character Area 17

KENNY STREET



Character Area 17

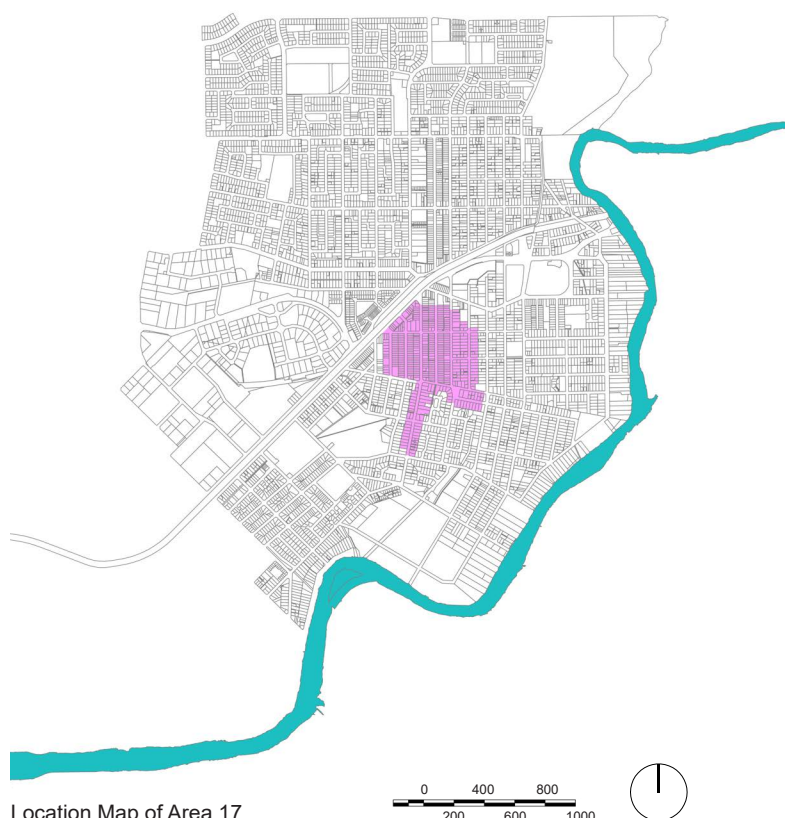
Kenny Street

Character Area 17 is located to the south of the Town of Bassendean's town center. This area is a residential area, bounded by the town center to the north; Guildford Road to the west; and the eastern lots of James Street to the east. The Character Area is loosely edged to the south by Shackleton and Bridson Streets.

The Kenny Street Heritage Precinct (Municipal Heritage Inventory) is recognised for its early 20th century residential architecture that including; Federation, Inter-War and Post-War architectural styles. The areas surrounding the heritage precinct display a similar character; however, they have an increased number of later infill development.

The material palette of the area includes weatherboard, red brick, compressed fiber cement, corrugated steel roof sheeting and terracotta roof tiles. Front boundary treatments are fairly uniform with medium high picket or visually permeable front fences.

The topography of the Character Area is undulating. To the north of the Character Area, there is a consistent street tree planting pattern with a variety of native tree species. The consistency of street tree planting drops away heading south in the Character Area.

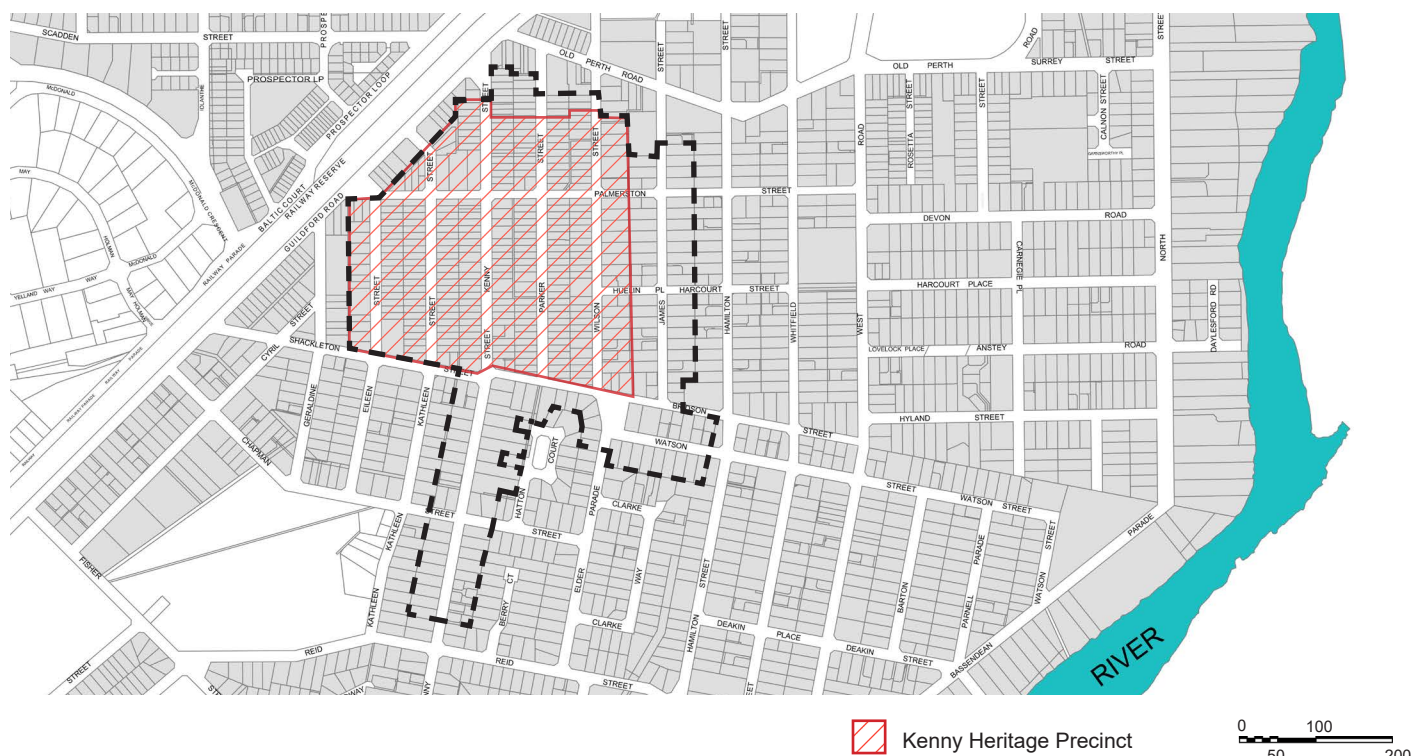


Location Map of Area 17



Character Area 17

Kenny Street

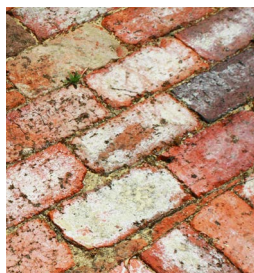


Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Federation, Inter-War, Post-War and more recent contemporary infill
BUILDING MATERIALS & COLOUR	Timber weatherboard, face brick, render and corrugated iron roof sheeting.
BUILDING FORM & DETAILING	Hip roof forms
SETBACKS	Approximately 4m
SCALE	Single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Low masonry wall and medium-high timber picket fence
STREET TREES	Strong street tree plantings
ROAD & FOOTPATH TREATMENT	Footpaths predominantly next to fence lines
SUBDIVISION PATTERN	Grid pattern
LOT SIZE & FRONTAGE	Lot Frontage = 12-20m Lot Size = 500-900sqm
TOPOGRAPHY	Undulating topography
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 17

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 17

Kenny Street

KEY CHARACTERISTICS

- Kenny Street Heritage Precinct.
- Undulating topography.
- Federation, Inter-War and Post-War dwelling styles.
- Single storey dwellings.
- Low walls and medium high visually permeable front fences.
- Materials palette consisting of face brick, render, weather-board and corrugated roof sheeting.

THREATS/ ISSUES

- Development that is unsympathetic to the streetscape.
- Development that is a scale or density that dominates the streetscape.
- Development and redevelopment that flattens topography.
- Car parking structures that dominate the front of dwellings.
- Dominance of hard landscaped surfaces.
- Front boundary treatments that disrupt the cohesion of the streetscape.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design that is sympathetic to the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Introducing a consistent street tree planting pattern.
- Ensuring that front boundary treatments are consistent.
- Ensuring that new development and additions respect the single storey scale of the Character Area.
- Ensure that the Character Area remains single and two storey. Increased scales that are sympathetic to the Character Area may occur to the periphery of the Character Area that edges Guildford Road.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Encouraging design that integrates with the Federation, Inter-War and Post-War dwelling styles of the Character Area.
- Encouraging designs to accommodate the natural topography without flattening the site.



Design Responses- Character Area 17

Kenny Street

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. If lots are to be subdivided, then rear subdivisions are more preferable. Grouped dwellings are to read as one development from the streetscape and must follow a consistent block width. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of landscaped private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm To maintain consistent orientation of dwellings 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development Redevelopment that orientates dwellings away from streets.



Design Responses- Character Area 17

Kenny Street

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
C). SITING		<ul style="list-style-type: none"> • Ensure that infill development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. • Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> • To maintain a scale that is sympathetic to the existing scale of the area. • To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Ensure that the scale of new development does not dominate the existing scale of the streetscape. • Ensure that the scale of new development does not dominate the scale of the Federation, Inter-War and Post-War dwellings. • Ensure that the bulk of the building form decreases to one storey towards the street with the exception of Guildford Road. • Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Dwelling additions being set forward of the building line. • Building heights and forms that dominate the streetscape and in particular the height of the Federation, Post-War and Inter-War dwellings.



Design Responses- Character Area 17

Kenny Street

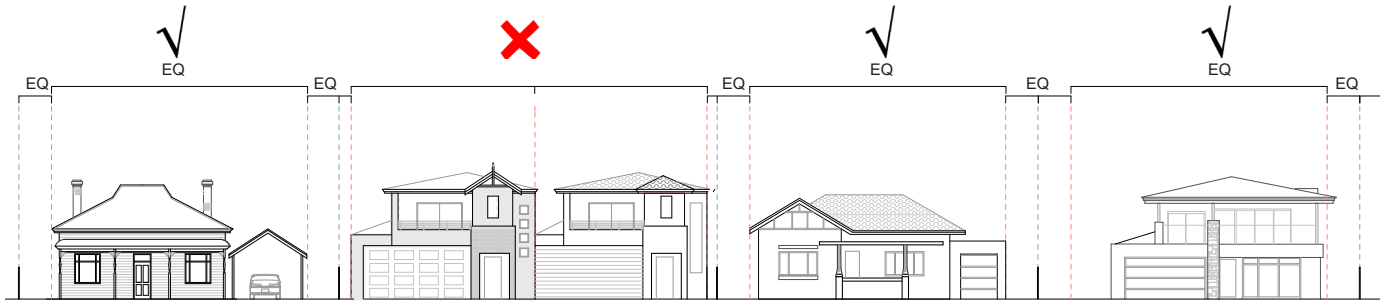
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries have either low masonry walls, perimeter plantings or visually permeable fencing styles. 	<ul style="list-style-type: none"> Solid medium- height fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimize the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

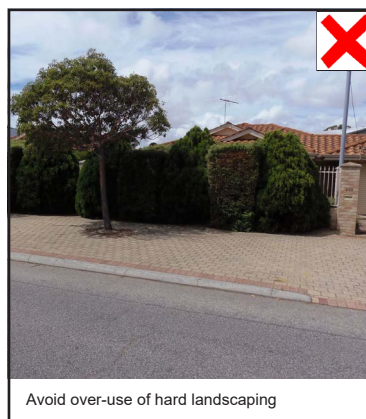


Design Principles- Character Area 17

A). Maintain consistent lot frontage widths

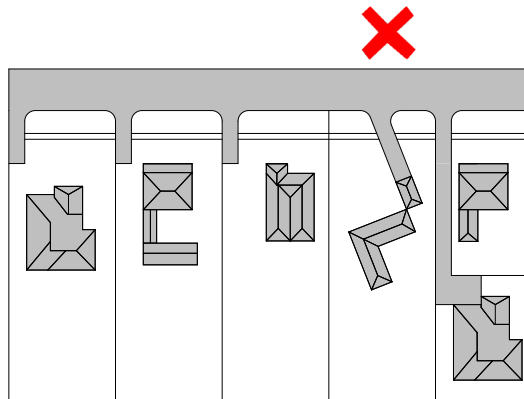


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 17

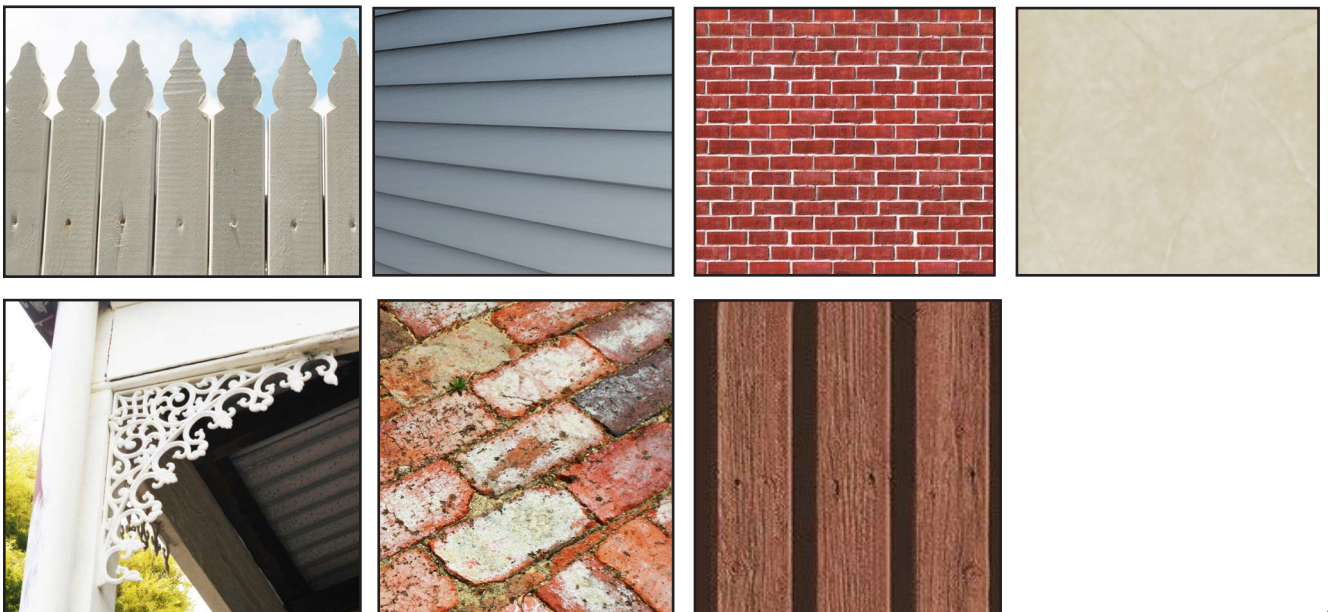
C). Avoid development that is unsympathetic to the existing rhythm of the streetscape



D). Ensure that the scale and form of new development is sympathetic to the streetscape

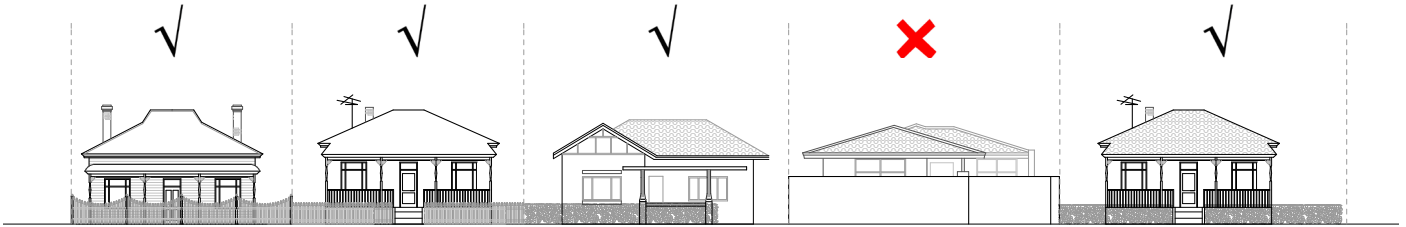


E). Incorporate materials and design principles that reference and integrate with the area

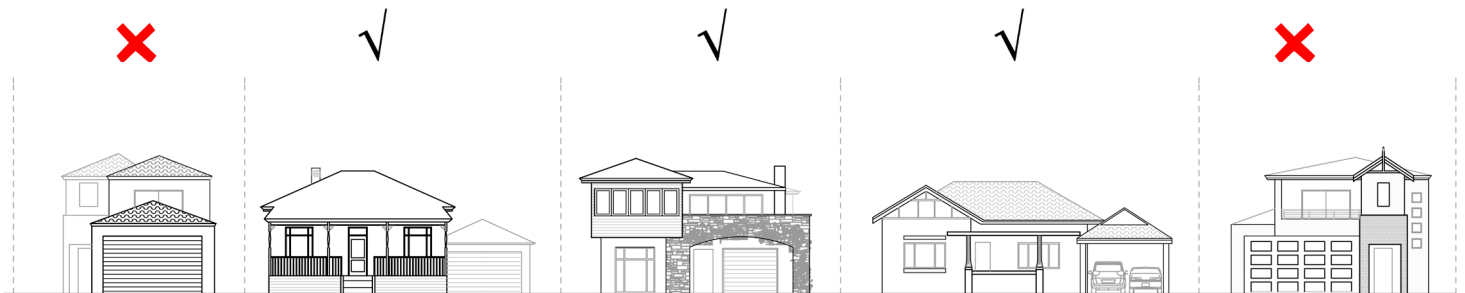


Design Principles- Character Area 17

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 18

CARNEGIE ROAD



Character Area 18

Carnegie Road

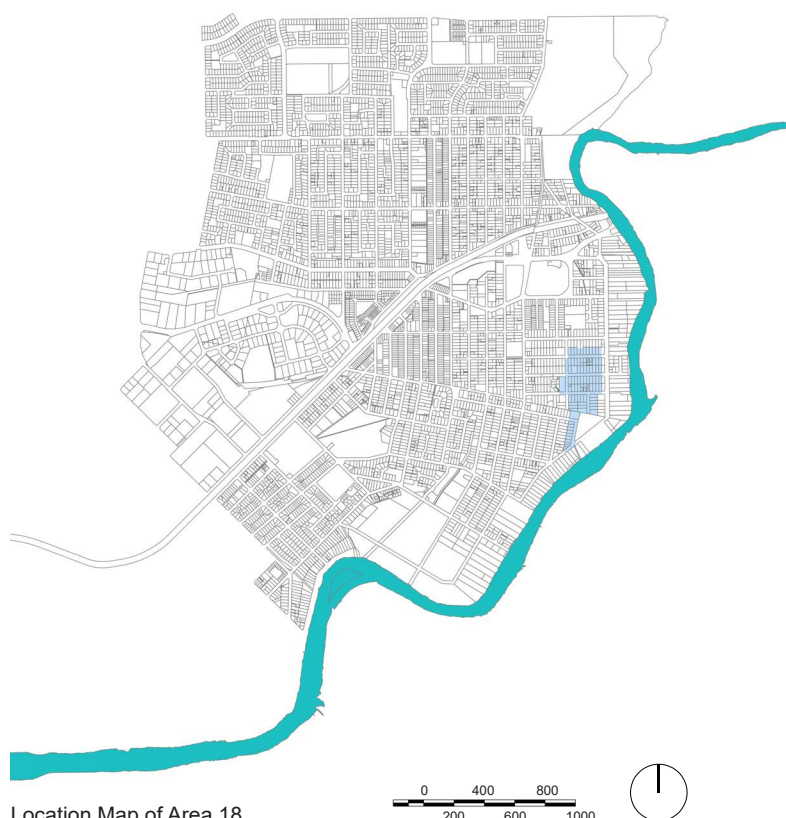
Character Area 18 is located to south-east of Bassendean's town centre. This residential area is bounded by the rear of the lots to the north of Harcourt Place; a line from the north boundary to Bassendean Parade to the west; Bassendean Parade to the south and North Road to the east.

This area's character is heavily influenced by parkland reserve, including Bindaring Park that create a quiet and semi-private feel.

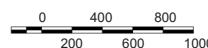
The area is located in the flood fringe of the Swan River and this has therefore had some influence on the design of dwellings. There is a mix of architectural styles with Federation and Inter-War period dwellings located on larger lots and various contemporary two storey dwellings.

The Character Area's material palette includes weatherboard, face brick, render and limestone. The verges have a mix of soft landscaping treatments including gravel, wood chips and grass with front boundaries either open with no front fencing or have a visually permeable fencing style.

The reserve parkland and mature street tree planting form a cohesive streetscape character and assists with uniting the various architectural styles.



Location Map of Area 18



Character Area 18

Carnegie Road

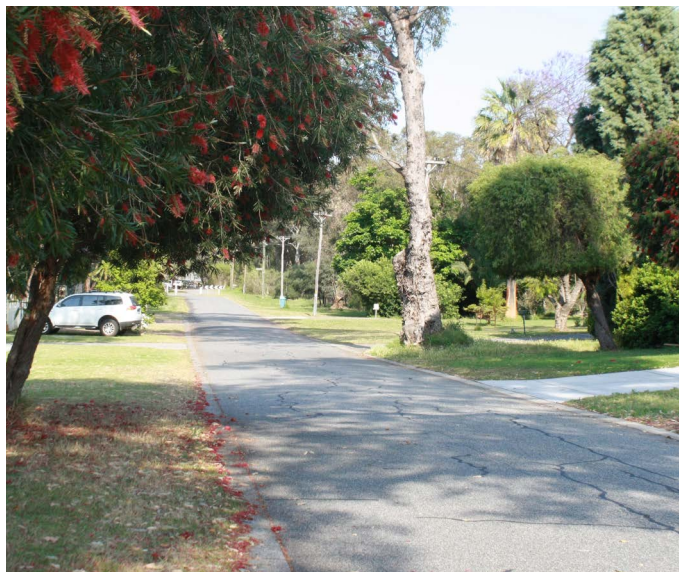


Existing Character Elements

The following character elements were identified in the survey area:

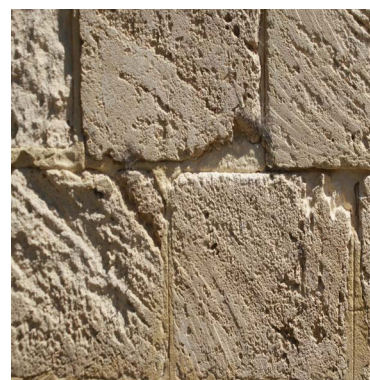
ARCHITECTURAL STYLE	Mixed including: Federation architectural style through to post 2000 Perth contemporary style
BUILDING MATERIALS & COLOUR	Timber, red brick face, modern cladding materials, corrugated steel and concrete tile
BUILDING FORM & DETAILING	Hip, gable and skillion roof forms
SETBACKS	Varied from 4-20m setbacks
SCALE	Single and two storey
SITING	Parallel to street
PRESENTATION TO THE STREET	Open or low fencing
STREET TREES	Mature street trees with regular planting patterns
ROAD & FOOTPATH TREATMENT	South side of Harcourt Place and Anstey Road
SUBDIVISION PATTERN	Varied grid and some 2 lot subdivisions
LOT SIZE & FRONTAGE	Lot Frontage = 20m Lot Size = 1000sqm
TOPOGRAPHY	Gently sloping
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 18

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 18

Carnegie Road

KEY CHARACTERISTICS

- Influenced by being located on the flood fringe of the Swan river.
- Mature Trees and parkland reserve.
- Single and two storey dwellings.
- Varied building line setbacks.
- Mix of architectural styles including Federation, Inter-War and contemporary.
- Open or medium visually permeable front fencing.
- Quiet and semi- private streetscape setting.

THREATS/ ISSUES

- Removal/ loss of large trees.
- Increased density.
- Increased areas of hard landscaping.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.
- Removal of connection to park reserve land.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design that is sympathetic of the Character Area.

This will be achieved by:

- Encourage tree plantings.
- Ensuring that new development and additions respect the predominate scale of the Character Area.
- Ensure that the Character Area predominantly remains single and two storey.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging the retention of large block sizes.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design that integrates with the Federation, Inter-War and dwelling styles of the Character Area.
- Encourage front yard landscaping.



Design Responses- Character Area 18

Carnegie Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. If lots are to be subdivided, then rear subdivisions are more preferable. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of landscaped private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Redevelopment that orientates dwellings away from streets.



Design Responses- Character Area 18

Carnegie Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
C). SITING		<ul style="list-style-type: none"> • Ensure that infill development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. • Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> • To maintain a scale that is sympathetic to the existing scale of the area. • To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> • Ensure that the scale of new development does not dominate the existing scale of the streetscape. • Ensure that the scale of new development does not dominate the scale of the Federation, Inter-War and Post-War dwellings. 	<ul style="list-style-type: none"> • Dwelling additions being set forward of the building line. • Building heights and forms that dominate the streetscape and in particular the height of the Federation, Post-War and Inter-War dwellings.



Design Responses- Character Area 18

Carnegie Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries have either low masonry walls, perimeter plantings or medium height visually permeable fencing. 	<ul style="list-style-type: none"> Solid medium- high fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

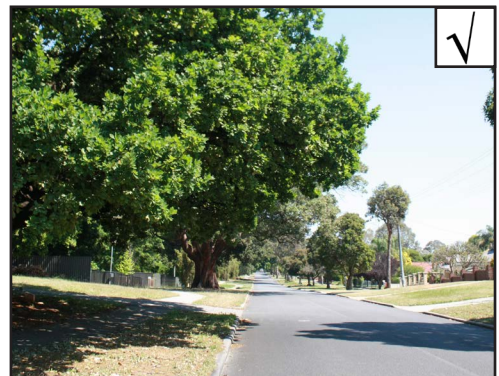
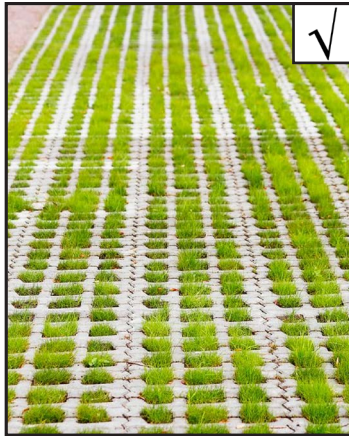


Design Principles- Character Area 18

A). Maintain consistent lot frontage widths

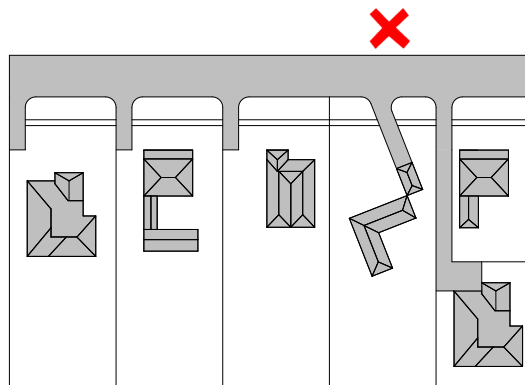


B). Introduce a higher number of street trees and encourage soft landscaping

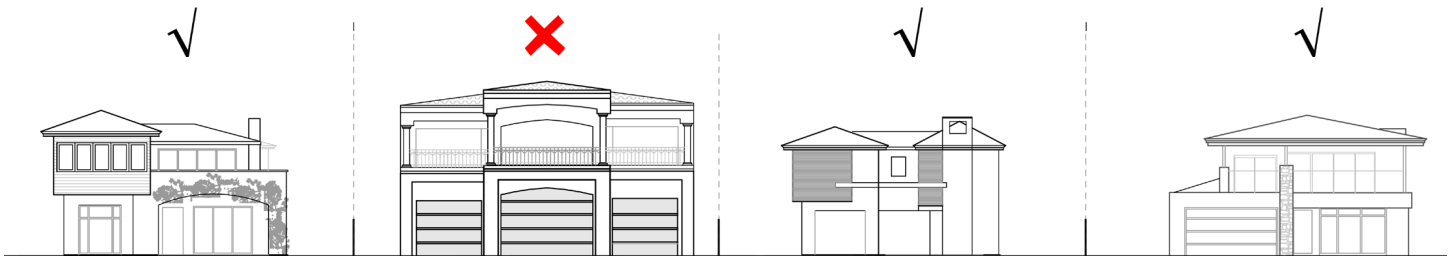


Design Principles- Character Area 18

C).Ensure the siting of development has a connection with the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape

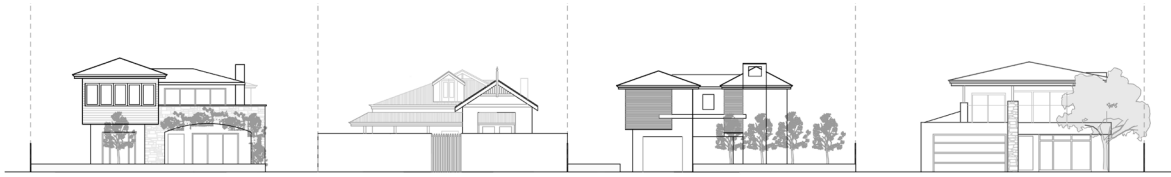


E). Incorporate materials and design details that reference and integrate with the Character Area

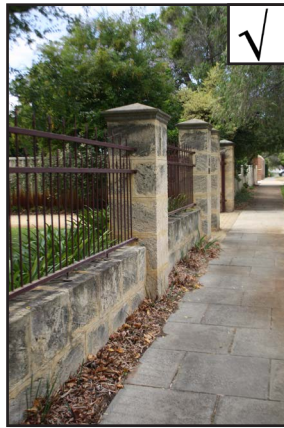
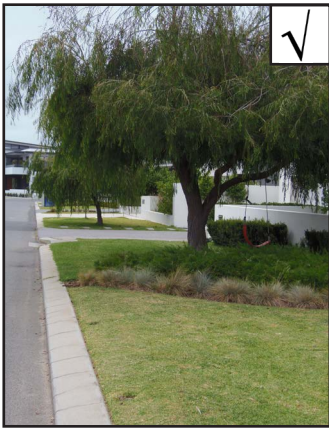


Design Principles- Character Area 18

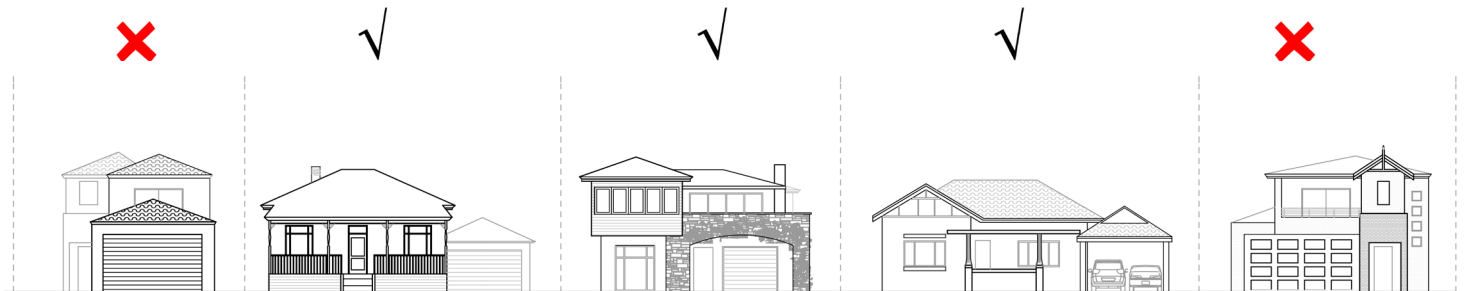
F). Front boundary treatments



Encourage blocks to have open, visually permeable front boundaries or perimeter plantings.



G). Ensure that car parking structures do not dominate the dwelling



Character Area 19

ASHFIELD



Character Area 19

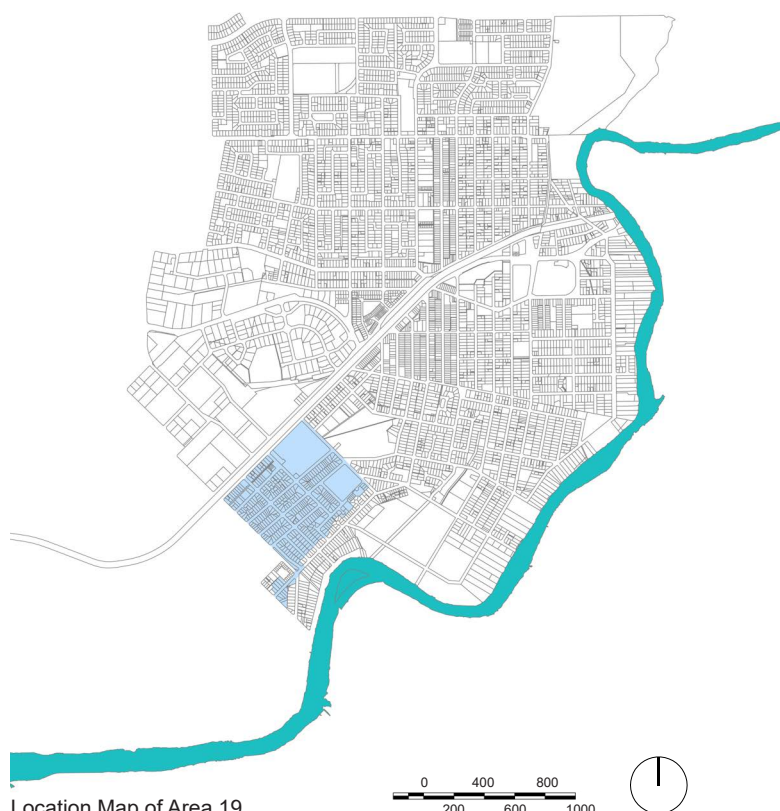
Ashfield

Character Area 19 is located in the south-west of Bassendean's town centre. This residential area is bounded by Guildford Road to the north; Pearson Street; Jacqueline Street and Moojebing Street to the west and south; and Kenmure Avenue, Hardy Road and Iveson Place to the east boundary.

This area includes a mix of dwelling styles from a number of periods; however, the main influence is Post-War hip and gable roofed, brick and weatherboard dwellings representative of more modest development. Some corner lots have dwellings sited on an angle to address both streets. Weatherboard, face brick and compressed fibre cement are the dominant building materials.

The Character Area has an open streetscape feel, influenced by some lots having no fencing or low fences and large grass verges.

Ashfield Reserve and Tom J Gardener Park are large open parklands to the north and assist as a buffer to Guildford Road and the railway. Gary Blanch Park is a linear island park reserve with mature trees that creates a distinct character to Pearson Street. Coulston Road local shopping centre, community centre and Ashfield Railway Station create an activity centre and entry point to this area.



Location Map of Area 19

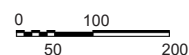
The street tree planting pattern is inconsistent; however, there are mature street trees throughout the area.

The topography in this area is consistently undulating and the character of the area is strongly influenced by this.



Character Area 19

Ashfield



Existing Character Elements

The following character elements were identified in the survey:

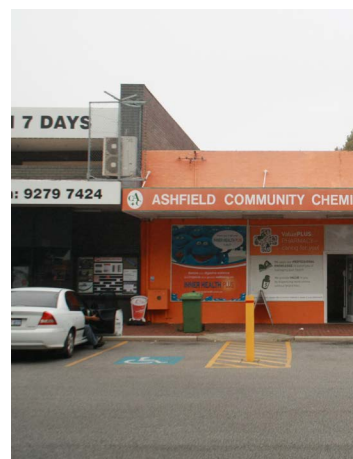
ARCHITECTURAL STYLE	Perth Regional 1950's- 70's
BUILDING MATERIALS & COLOUR	Weatherboard, compressed fibre cement and face brick
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	5-7m
SCALE	Single storey
SITING	Parallel with street. Corner elements at angle to street
PRESENTATION TO THE STREET	Open style fencing and low masonry front fences
STREET TREES	Generally no consistent street tree planting. There are mature native and introduced species
ROAD & FOOTPATH TREATMENT	Grassed verges and footpaths on main distributory roads
SUBDIVISION PATTERN	Regular grid pattern with some medium density development
LOT SIZE & FRONTAGE	Lot Frontage = 18m Lot Size = 800sqm
TOPOGRAPHY	Undulating
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 19

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 19

Ashfield

KEY CHARACTERISTICS

- Undulating topography.
- Perth regional c 1950s- c1970s residential dwellings.
- Single storey dwellings.
- Open front boundary treatments.
- Large building line setbacks.
- Hip and gable roofs.
- Predominantly weatherboard, compressed fibre cement and face brick dwellings.
- Parkland dispersed throughout.
- Timber weatherboard workers cottages.
- Angled siting of dwellings on corner lots.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Removal / loss of large trees.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Development that lacks character elements that link the Character Area to the Town's Core Characteristics.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design and future development that is sympathetic of the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Encouraging development that utilises the natural topography.
- Encouraging the retention of large trees and existing parkland.
- Introducing and reinforcing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encourage more pedestrian links to public transport and civic / commercial amenities.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging low, open or visually permeable front fences.
- Maintaining consistent building line setbacks.
- Ensuring that increased building scales are sympathetic to the existing built form and material palette of the area.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 19

Ashfield

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Encourage lot widths to be maintained. If lots are to be subdivided, then rear subdivisions are more preferable. If the lot is to be subdivided by splitting the frontage in the middle, then the new development should not dominate the streetscape rhythm. 	<ul style="list-style-type: none"> Development that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Development that does not allocate adequate space for landscaping or private open space.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that dwellings are predominantly orientated towards primary streets. Ensure that dwellings follow consistent setbacks. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that orientates dwellings away from streets. Development that dominates the rhythm of the streetscape.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is cohesive across the streetscape and does not dominate the surrounding Character Areas. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the scale of the streetscape and neighbouring Character Areas. 	<ul style="list-style-type: none"> Building heights and forms that dominate or disrupt the streetscape.



Design Responses- Character Area 19

Ashfield

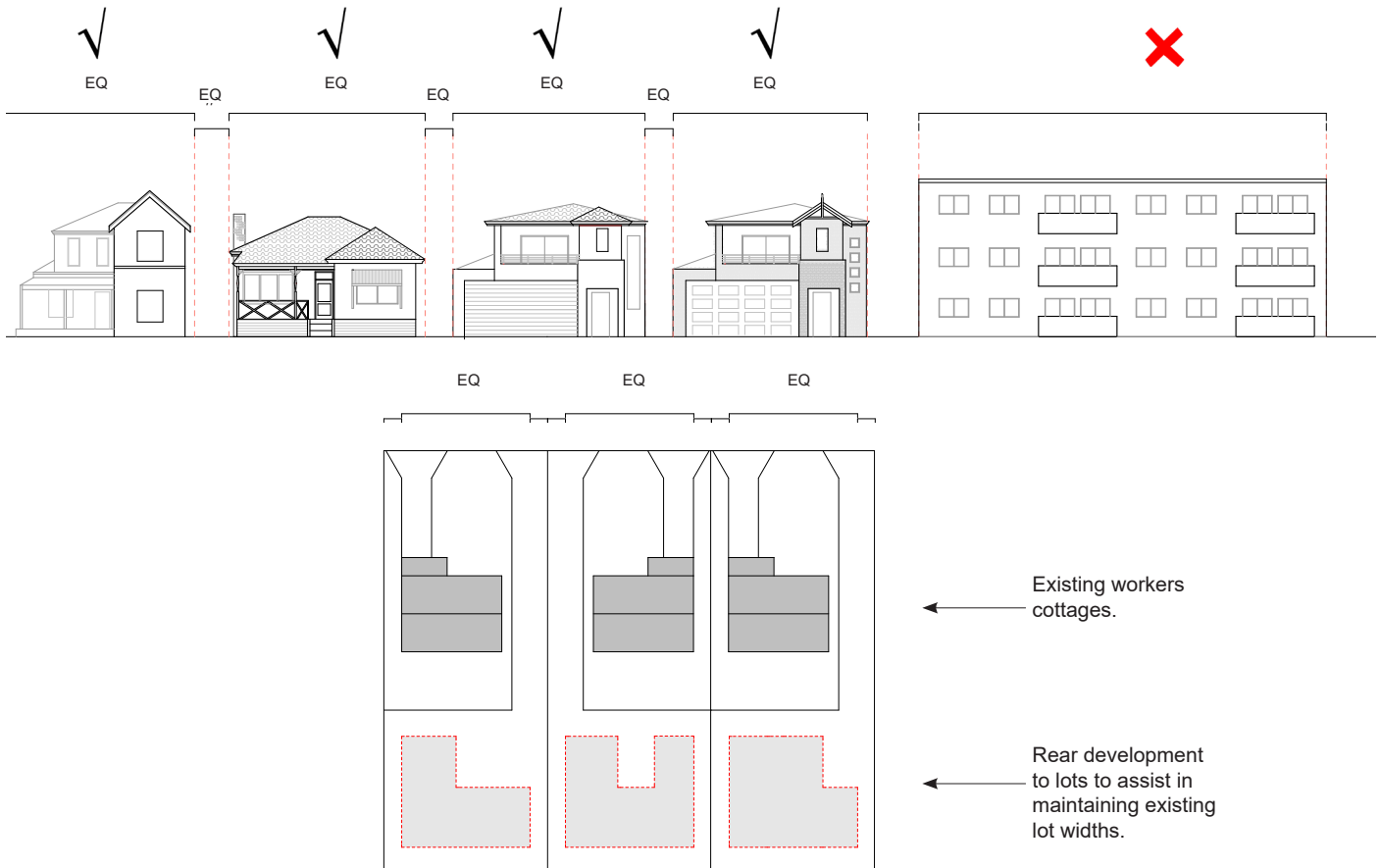
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
BUILDING HEIGHT AND FORM		<ul style="list-style-type: none"> Ensure that the bulk of the building form decreases to a maximum of two storeys towards the street, with the exception of areas north of Haig Street, where increased density is possible. Encourage development that responds to the natural topography. 	
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure overall building design and material selection creates a cohesive streetscape. 	<ul style="list-style-type: none"> Reference materials and design principles in new development that are present in the Character Area 19 and Bassendean's Core Character. 	<ul style="list-style-type: none"> Period reproduction design. Designs that are not cognisant of Bassendean's Core Character.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To ensure the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries either are left open, are a low masonry wall or if higher are visually permeable. 	<ul style="list-style-type: none"> Front boundary fences that completely obscure the dwellings or disrupt the pattern of the streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwelling form and overall streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not obscure the facade of dwellings. Ensure that the materials used for car parking structures are sympathetic to the dwelling and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form. Building materials of car parking structures that have no relationship to the dwelling or streetscape.

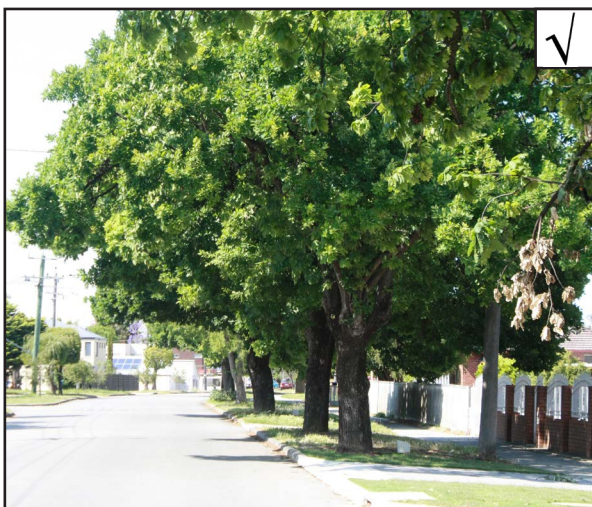


Design Principles- Character Area 19

A). Maintain consistent lot frontage widths

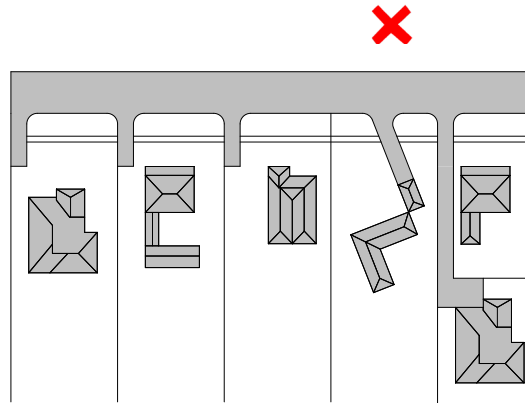


B). Introduce a consistent street tree planting pattern and encourage soft landscaping

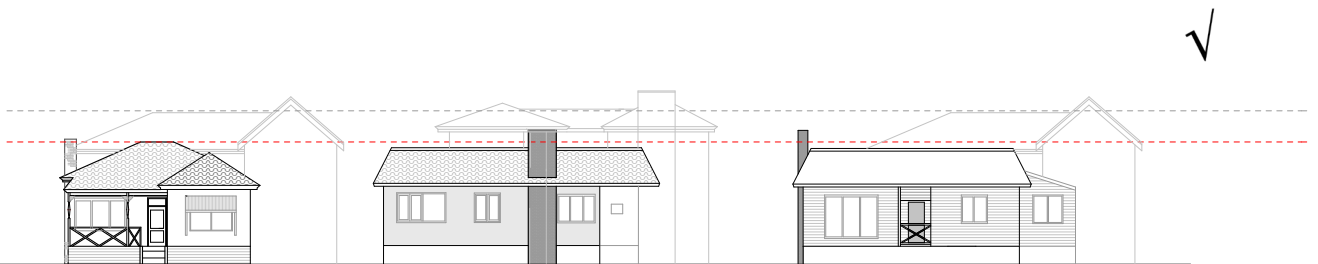


Design Principles- Character Area 19

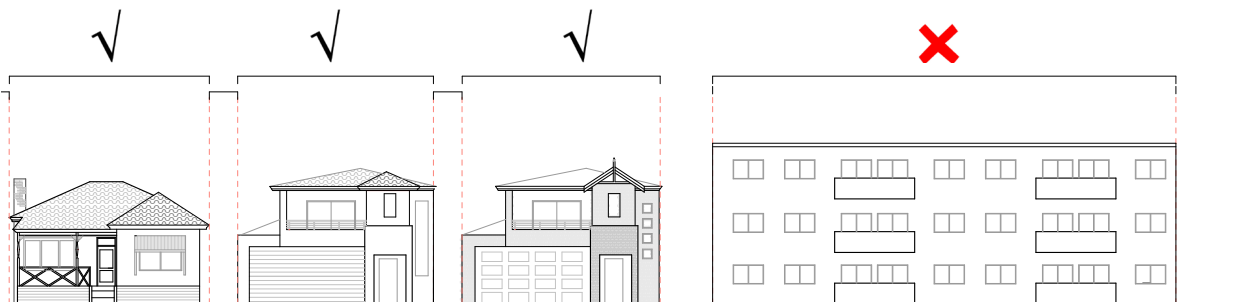
C). Avoid development that is unsympathetic to the existing rhythm of the streetscape



D). Ensure that the scale and form of new development is sympathetic to the streetscape



Higher density rear subdivision is preferred-

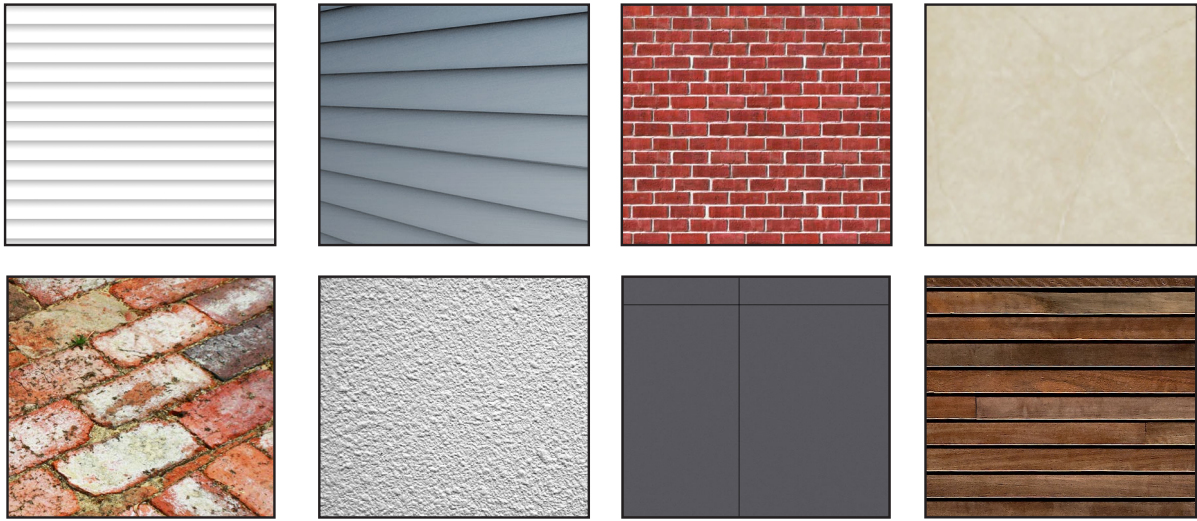


Avoid built forms that dominate the streetscape-

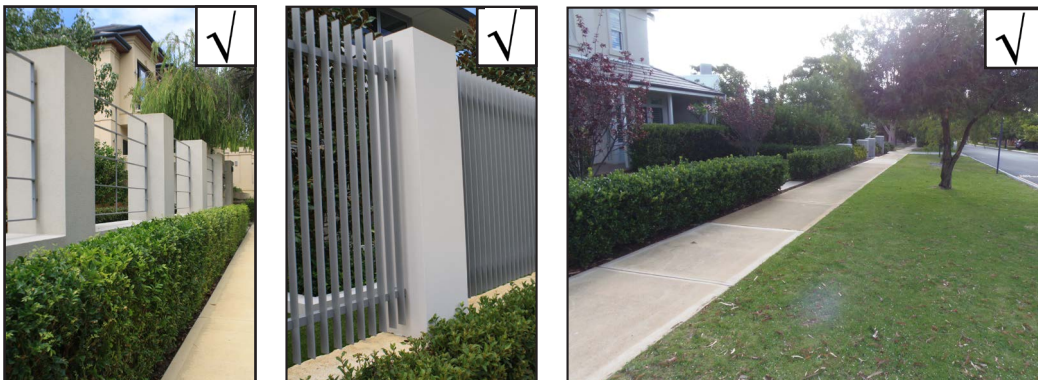


Design Principles- Character Area 19

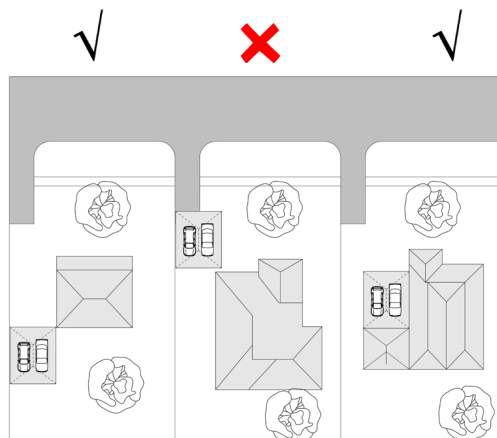
E). Incorporate materials and design details that reference and integrate with the Character Area



F). Encourage open, visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 20

CYRIL JACKSON



Character Area 20

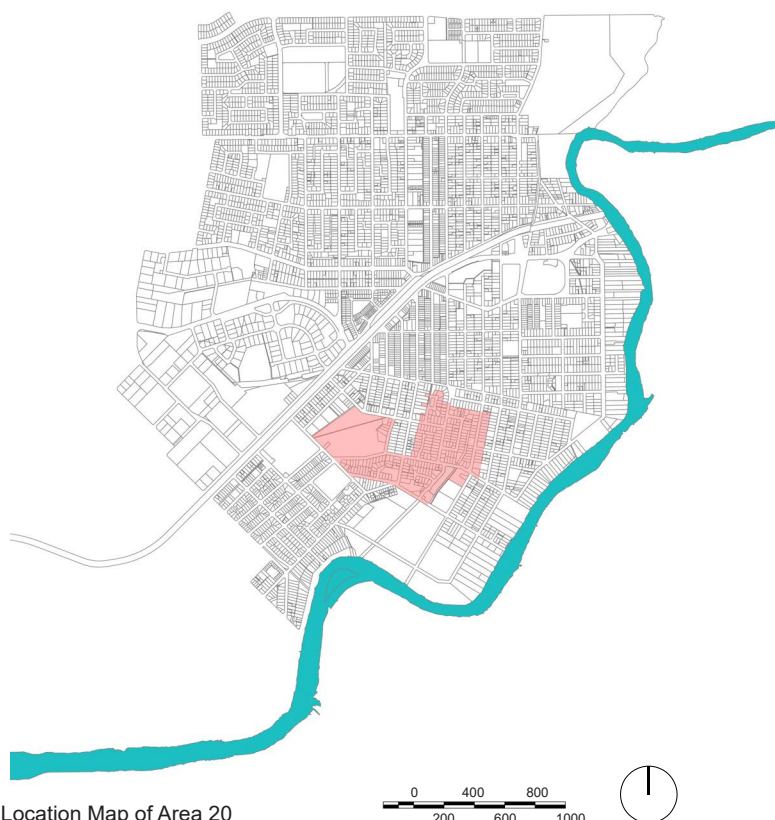
Cyril Jackson

Character Area 20 is located to the south of Bassendean's town centre. This residential area includes Cyril Jackson Senior High School and is bounded by Reid, Fisher and Villiers Streets; as well as Iveson Place; Hamilton Street to the east and the rear of the lots to the south of Watson and Bridson Streets.

This area is representative of a c1960s cul-de-sac subdivision. Dwellings predominantly date from c1960- c1980s with a consistent materials palette of blonde brick, brown brick, render and concrete roof tiles.

The open streetscape character is influenced by front gardens and lawns with introduced as well as native plantings.

Where front fences have been constructed they are low to medium in height and are mostly visually permeable with brick piers and steel or timber panel infill. A consistent building line setback, single and two storey scale, simple front gardens and low or no fencing all contribute to an open streetscape.

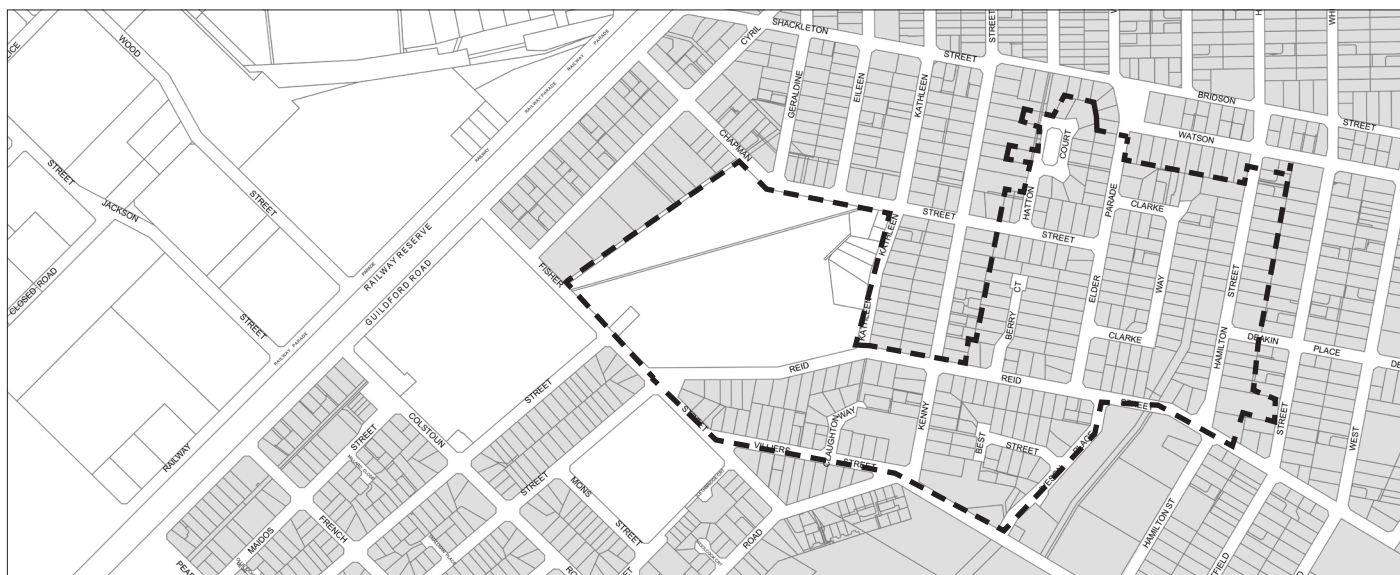


Location Map of Area 20



Character Area 20

Cyril Jackson

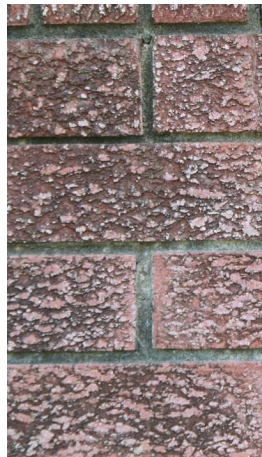


Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Perth Regional 1960s - 80s with some 2000s infill of Perth contemporary styles
BUILDING MATERIALS & COLOUR	Face brick, render, concrete roof tiles
BUILDING FORM & DETAILING	Hipped roofs, small entry porches and verandahs
SETBACKS	5-7 m
SCALE	Single and two storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Open style fencing and low masonry front fences. Grassed verges
STREET TREES	Mature street tree planting to front and rear of lots. No consistent planting pattern
ROAD & FOOTPATH TREATMENT	Grassed verges and footpaths on main distributory roads
SUBDIVISION PATTERN	1960s grid subdivision
LOT SIZE & FRONTAGE	Lot Frontage = 18m Lot Size = 800-1000sqm
TOPOGRAPHY	Undulating
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 20

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 20

Cyril Jackson

KEY CHARACTERISTICS

- Undulating topography.
- Predominantly Perth regional c 1960s- c1980s residential dwellings.
- Single and two storey dwellings.
- Open front boundary treatments with large grassed verges.
- Large front building line setbacks.
- Hip and gable roofs.
- Parkland reserve to the south of the Character Area.
- Material palette consisting of face brick, render, corrugated steel and concrete roof tiles.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Removal/ loss of large trees.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Lacking character elements that link the Character Area to the Town's Core Character.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future developments that integrates the Town of Bassendean's Core Character.

This will be achieved by:

- Encouraging development that utilises the natural topography.
- Encouraging the retention of large trees and existing parkland.
- Introduce street tree planting.
- Introducing lighting, greenery and interpretation to neighbourhood alleyways.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging low, open or visually permeable front fences.
- Maintaining consistent building line setbacks.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 20

Cyril Jackson

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure that development maintains a lot width of approximately 18m. Ensure that development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing width of lots and streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. Ensure that development occurs to the rear of properties to maintain the current lot widths and the rhythm of the streetscape. Ensure buildings have a sufficient set back to the rear boundary to maintain open space and presence of backyards. 	<ul style="list-style-type: none"> Boundary to boundary development. Buildings set forward of the building line. Building that do not allow for private open space.



Design Responses- Character Area 20

Cyril Jackson

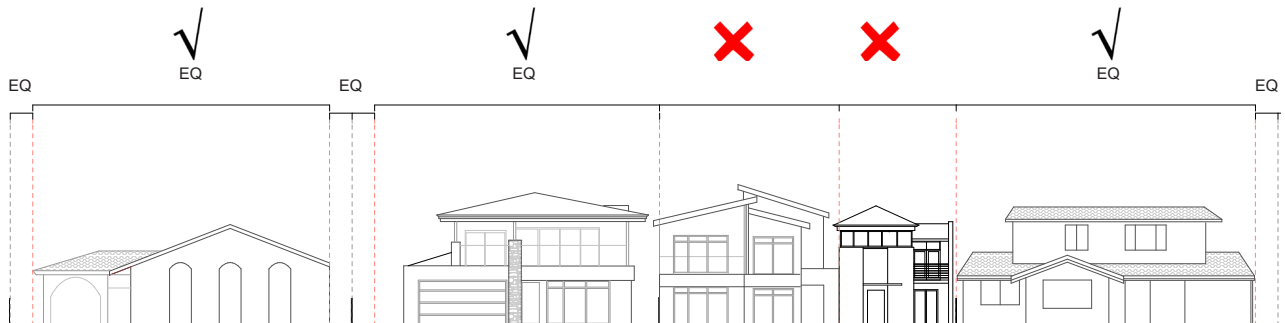
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Encourage new development to have single storey building forms towards the street. Ensure that non hip or gable roof forms do not dominate the streetscape. Encourage building forms that utilise existing changes in topography. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building forms that are unsympathetic to the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. Encourage design details that utilise existing changes in topography. 	<ul style="list-style-type: none"> Building materials and design detail that dominate the streetscape. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are left open or a visually permeable fencing style is used. 	<ul style="list-style-type: none"> Solid medium-high fencing styles.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that new car parking structure do not dominate the building facade. 	<ul style="list-style-type: none"> Car parking structures that dominate or obscure the building form.

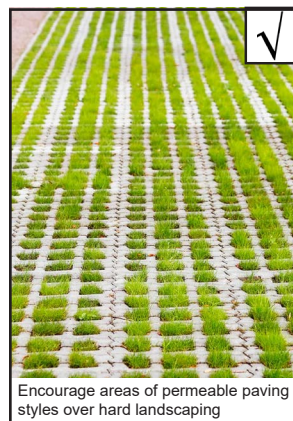
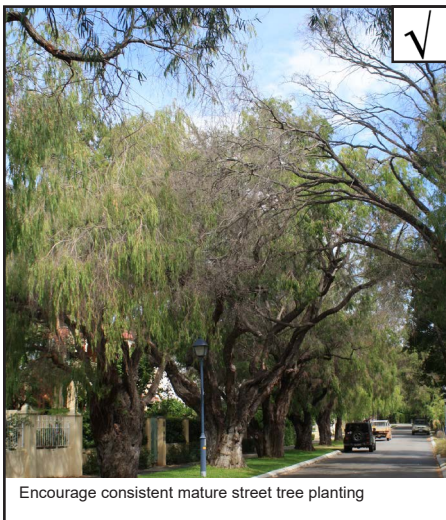


Design Principles- Character Area 20

A). Maintain consistent lot frontage widths

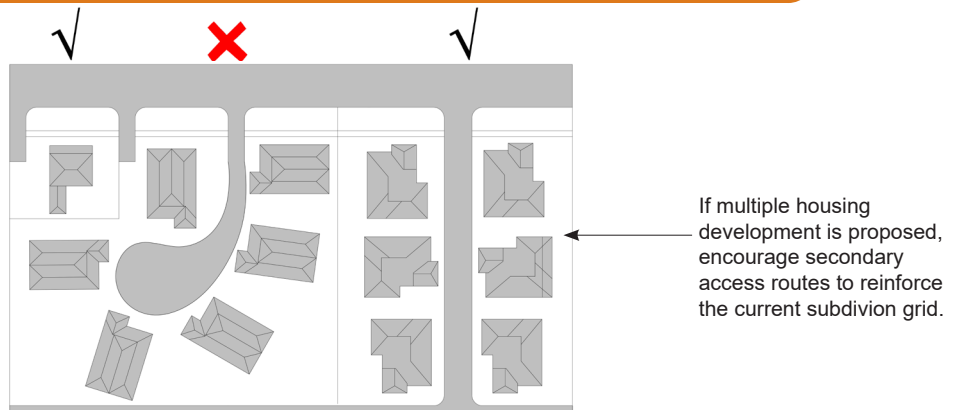


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 20

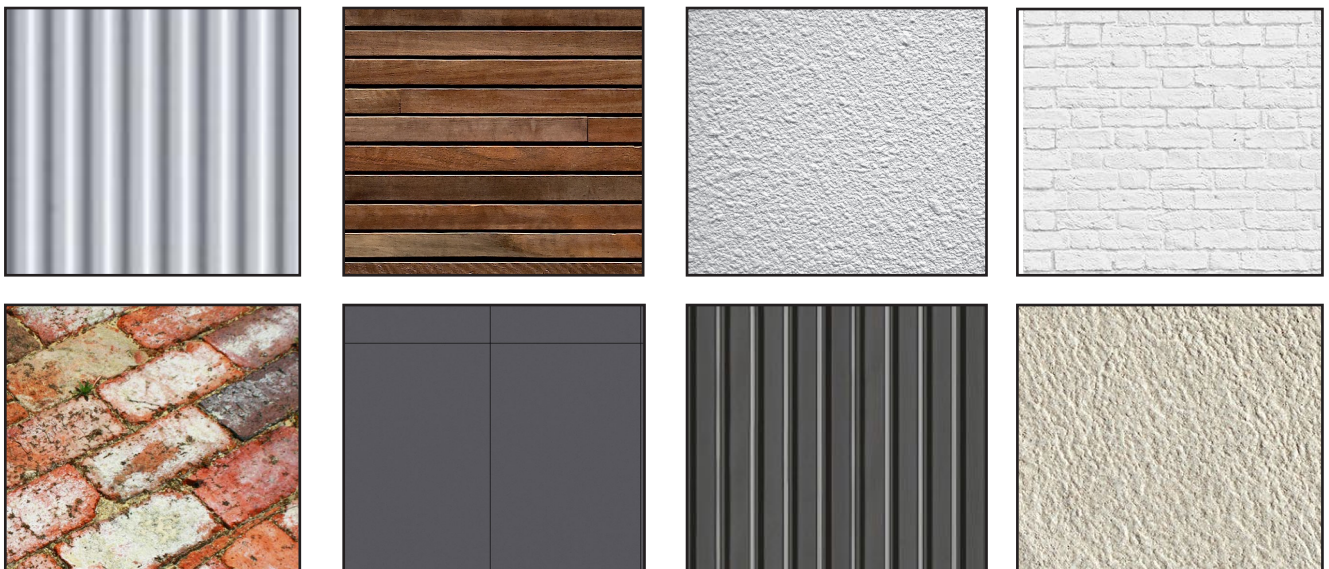
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape

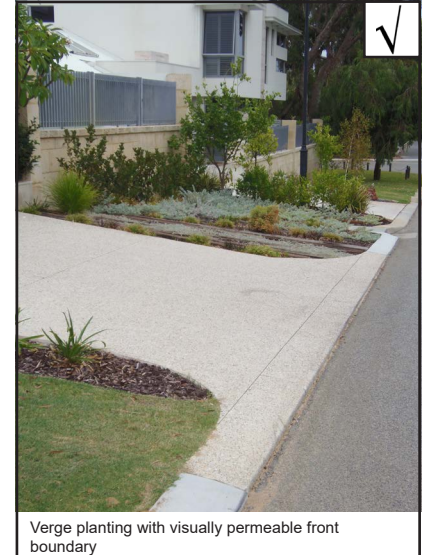
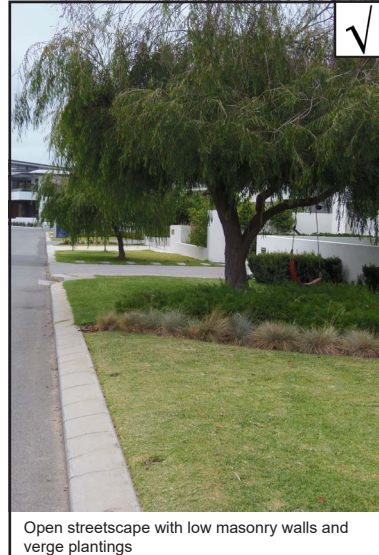


E). Incorporate materials and design principles that reference the Core Character of Bassendean

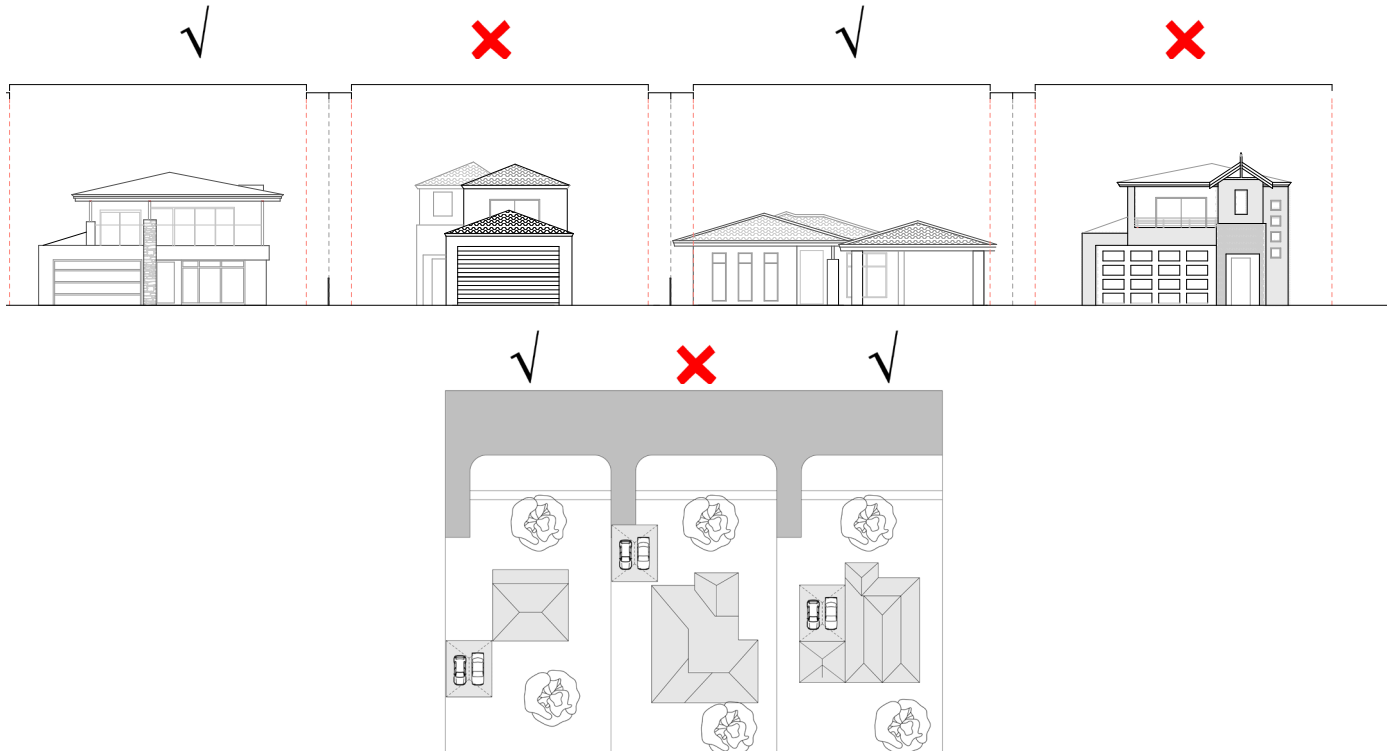


Design Principles- Character Area 20

F). Encourage open fencing, visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 21

SHACKLETON SOUTH



Character Area 21

Shackleton South

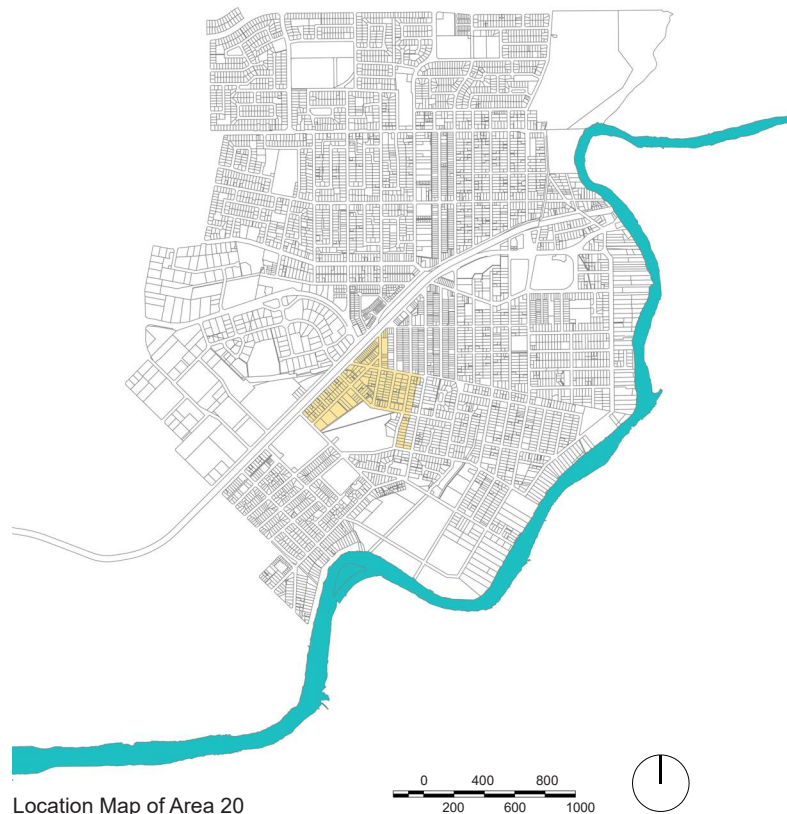
Character Area 21 is located to the south-west of Bassendean's Town Centre.

It is loosely bounded by Guildford Road, Fisher Street, Cyril Jackson Senior Campus, Kathleen Street and the blocks to the rear of Shackleton Street.

This area is characterised by individual and grouped housing developments that are representative of a mix of housing styles and eras. This mix includes inter-war, post-war, Perth regional and post 2000s architectural styles. The primary building materials for this area are weatherboard, face brick and render. Roofs are hipped or gabled and are finished in tile or corrugated steel. Each dwelling typically has a simple single storey building form that presents to the street. Contemporary rear subdivisions to building lots are common that maintain older dwellings to the streetscape.

The Character Area has an open streetscape setting, influenced by open front boundaries, large verges and lawn spaces. Front boundary treatments in the area are mixed. The streetscapes follow consistent front setbacks; however, rear and side setbacks for dwellings vary. To the grouped housing dwellings, hard landscaped surfaces including concrete and brick paved driveways are predominant.

Guildford Road is a strong influencer to the periphery of the Character Area. Dwellings are often orientated away from the main road due to it being highly trafficked. The grouped housing developments, central to the Character Area, likewise, orientate the dwellings away from the main street.



Location Map of Area 20

There is no consistent street tree planting pattern to the Character Area. There are mature tree varieties within the area. The trees surrounding the oval of Cyril Jackson Senior Campus and the triangular park at the intersection of Cyril and Geraldine Street strongly contribute to the aesthetic of the surrounding streets.



Character Area 21

Shackleton South



Existing Character Elements

The following character elements were identified in the survey:

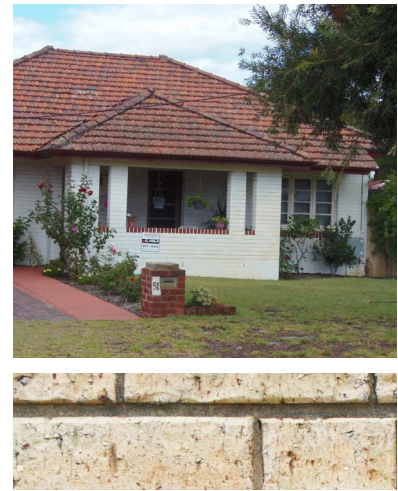
ARCHITECTURAL STYLE	Mixed including: inter-war, post-war, c1970s - current Perth Regional styles
BUILDING MATERIALS & COLOUR	Weatherboard, face brick, render, corrugated iron roof sheeting and roof tiles
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	Front- 6m , side and rear setbacks are varied
SCALE	Single storey
SITING	Parallel or away from the street
PRESENTATION TO THE STREET	Open or visually permeable
STREET TREES	Inconsistent native tree varieties
ROAD & FOOTPATH TREATMENT	Varied
SUBDIVISION PATTERN	Grid pattern. Rear right-of-ways (laneways)
LOT SIZE & FRONTAGE	Lot Frontage = 20-40m Lot Size = varied
TOPOGRAPHY	Predominantly flat
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 21

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 21

Shackleton South

KEY CHARACTERISTICS

- Individual, battleaxe lot and grouped housing developments.
- Single storey dwellings.
- Open front boundary treatments.
- Hip and gable roof forms.
- Mix of architectural styles and materials.
- Influenced by Guildford Road and the Cyril Jackson Senior Campus.
- Good examples of housing styles from inter-war and post war periods.

THREATS/ ISSUES

- Lack of soft landscaping and vegetation.
- Removal/ loss of large trees.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.
- Development that lacks connection to the street and surrounds.
- Lacking character elements that link the Character Area to the Town's Core Character.

PREFERRED CHARACTER STATEMENT

To support contemporary design and future development that integrates with the Core Character elements of Bassendean.

This will be achieved by:

- Encourage the retention of large trees and existing parkland.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging areas of hard landscaping.
- Encourage more connection to public transport and local amenities.
- Ensuring that the scale of new development does not dominate the scale of surrounding Character Areas.
- Encouraging design principles and elements consistent with Bassendean's Core Character.
- Encourage the retention of inter-war and post war dwellings.



Design Responses- Character Area 21

Shackleton South

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure that new development does not disrupt or dominate the street scape rhythm. 	<ul style="list-style-type: none"> Development that is not sympathetic to the overall streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. Ensure that dwellings have an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Development that does not allocate adequate space for landscaping or private open space.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that dwellings are predominantly orientated towards primary streets. Ensure that dwellings follow consistent setbacks. 	<ul style="list-style-type: none"> Development that orientates dwellings away from streets. Siting development that dominates the rhythm of the streetscape.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is cohesive across the streetscape and does not dominate the surrounding Character Area. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the scale of the streetscape and neighbouring Character Areas. Ensure that the bulk of the building form decreases towards the street. Encourage the retention of inter-war and post-war dwellings. 	<ul style="list-style-type: none"> Building heights and forms that dominate or disrupt the streetscape.



Design Responses- Character Area 21

Shackleton South

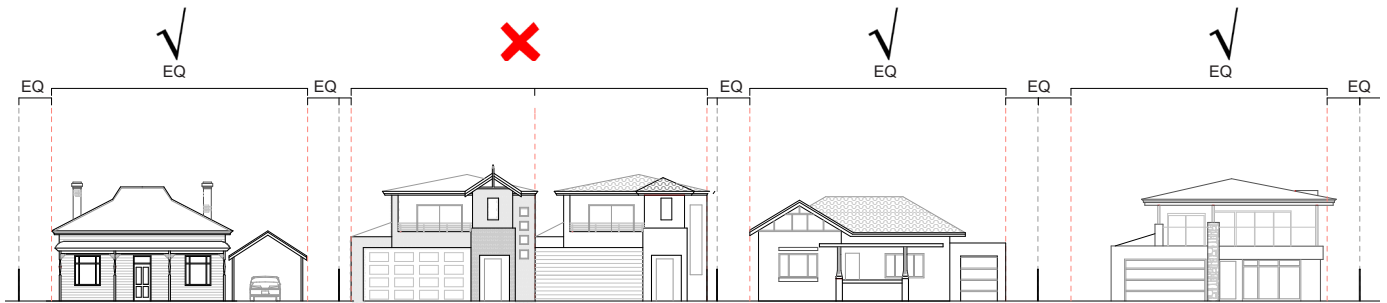
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure overall building design and material selection creates a cohesive streetscape. 	<ul style="list-style-type: none"> Reference materials and design principles in new development that are present in Bassendean's Core Character. Reference materials and design principles from the inter-war and post-war dwellings. 	<ul style="list-style-type: none"> Period reproduction design. Designs that are not cognisant of Bassendean's Core Character.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To ensure the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries either are left open, are a low masonry wall or if higher are visually permeable. 	<ul style="list-style-type: none"> Front boundary fences that completely obscure the dwellings or disrupt the pattern of the streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwelling form and overall streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not obscure the facade of dwellings. Ensure that the materials used for car parking structures are sympathetic to the dwelling and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form. Building materials of car parking structures that have no relationship to the dwelling or streetscape.

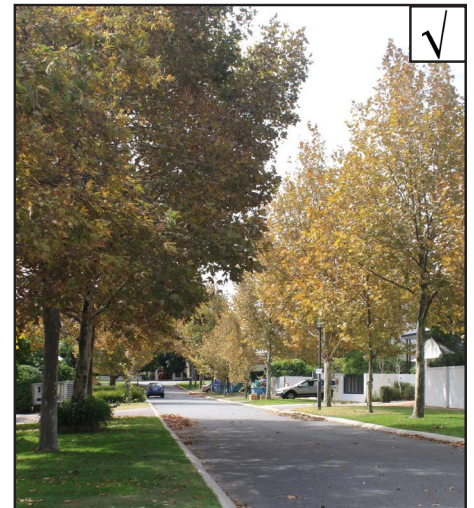
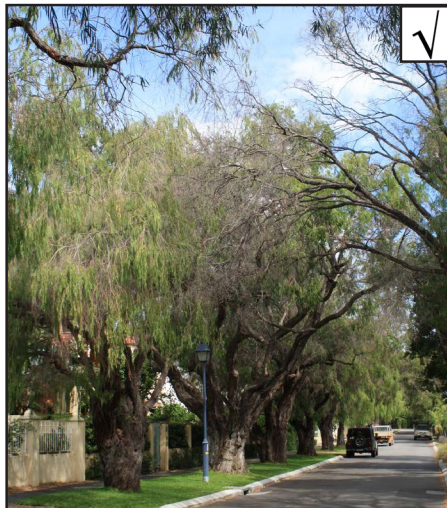
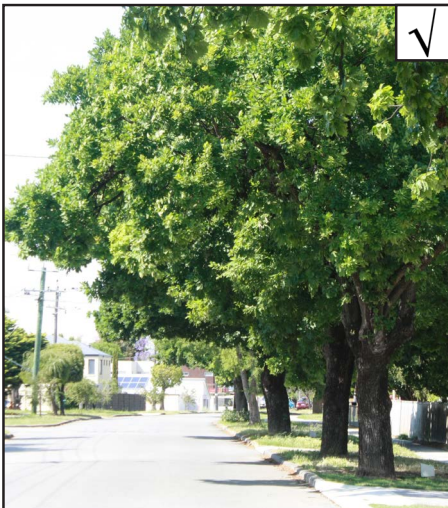


Design Principles- Character Area 21

A). Maintain consistent lot frontage widths

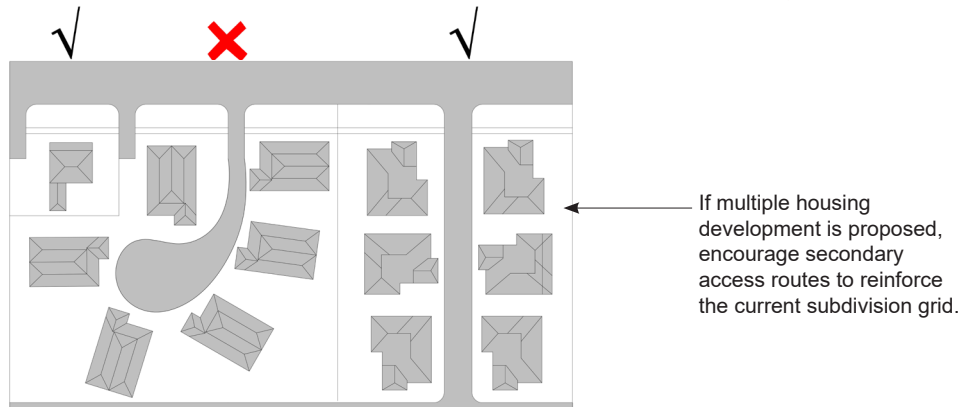


B). Introduce a consistent street tree planting pattern and encourage soft landscaping

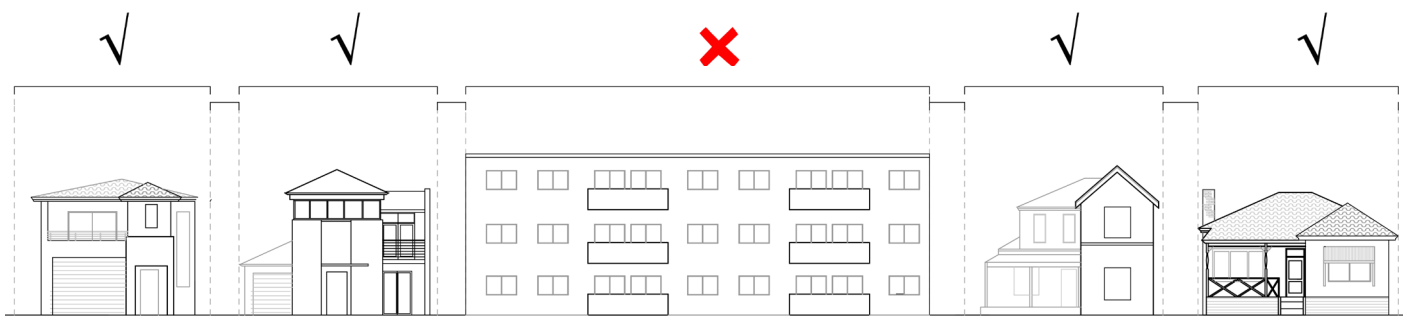


Design Principles- Character Area 21

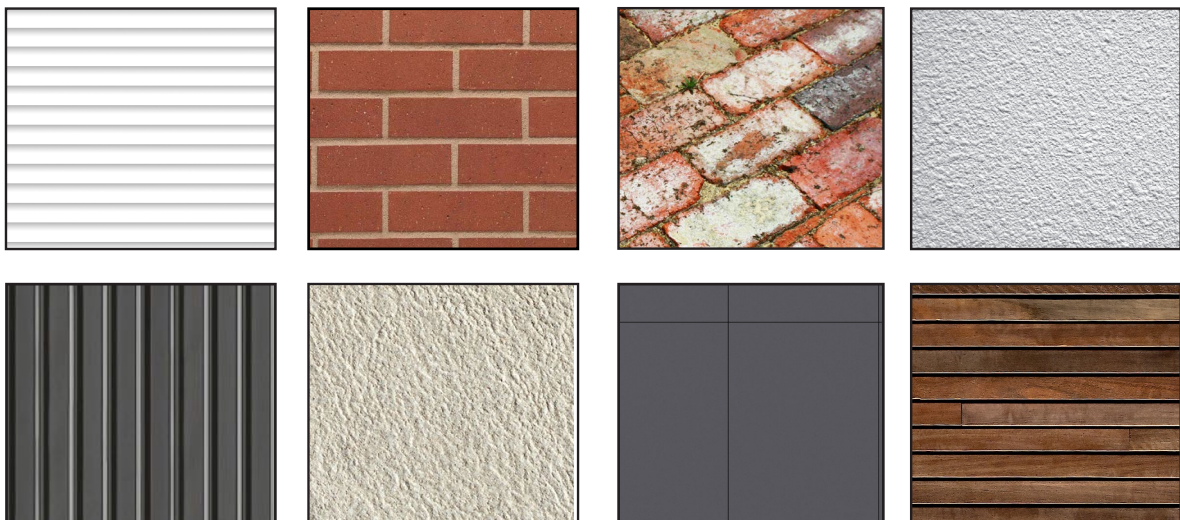
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design principles that reference the Core Character of Bassendean

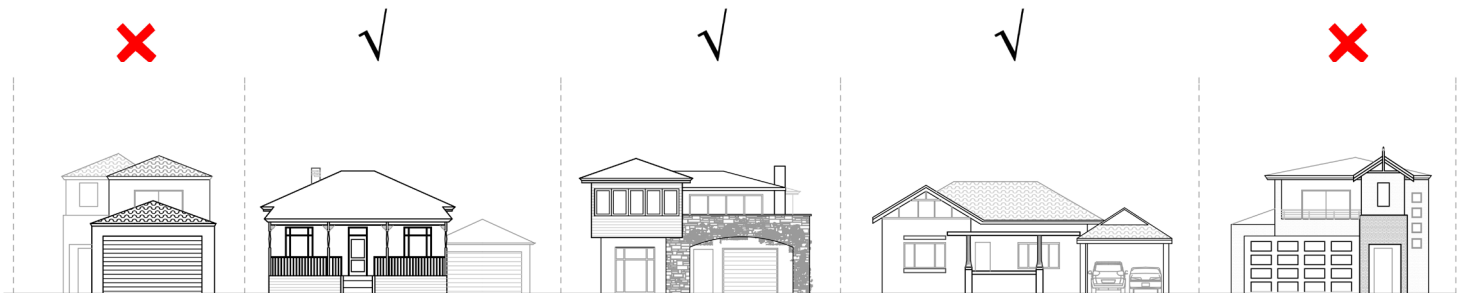


Design Principles- Character Area 21

F). Encourage open, visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 22

DEVON ROAD



Character Area 22

Devon Road

Character Area 22 is located to the south-east of Bassendean's town centre. The area is loosely bounded by Reid Street, Bassendean Parade, Old Perth Road, Hamilton Street, James Streets, Parnell Parade and North Street.

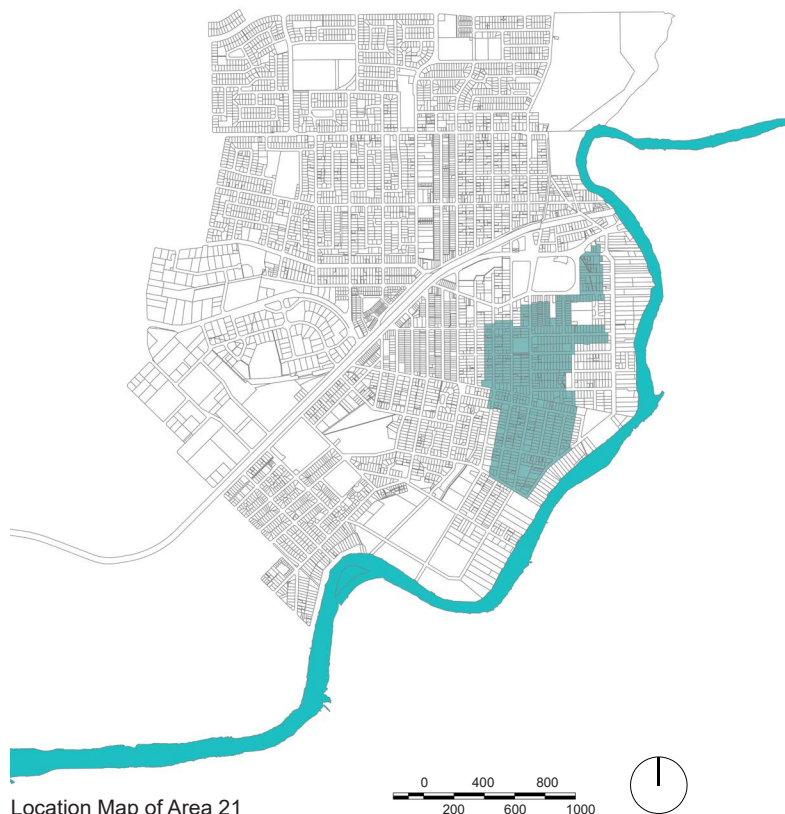
This predominantly residential area includes Bassendean Primary School, a neighborhood shop and is strongly influenced by the Devon Street Heritage Precinct.

The Municipal Heritage Inventory the Devon Street Heritage Precinct states:

"The housing in Devon Road exhibits the style and detail of the early decades of the 20th century. Later additions and infill development has been largely successful in creating a coherent streetscape. The individual gardens and street planting are generally of a high quality and well maintained which contributes to the amenity of the streetscape."

Many buildings have been individually included in the Municipal Inventory.

Residential architectural styles in the area include; Federation, Inter-War and Post-War styles. The areas that surround the Devon Street Heritage Precinct display a similar streetscape character; however, these have a higher proportion of later infill housing.



Location Map of Area 21

The material palette in the area includes weatherboard, red brick, compressed fibre cement, corrugated steel roof sheeting and terracotta roof tiles.

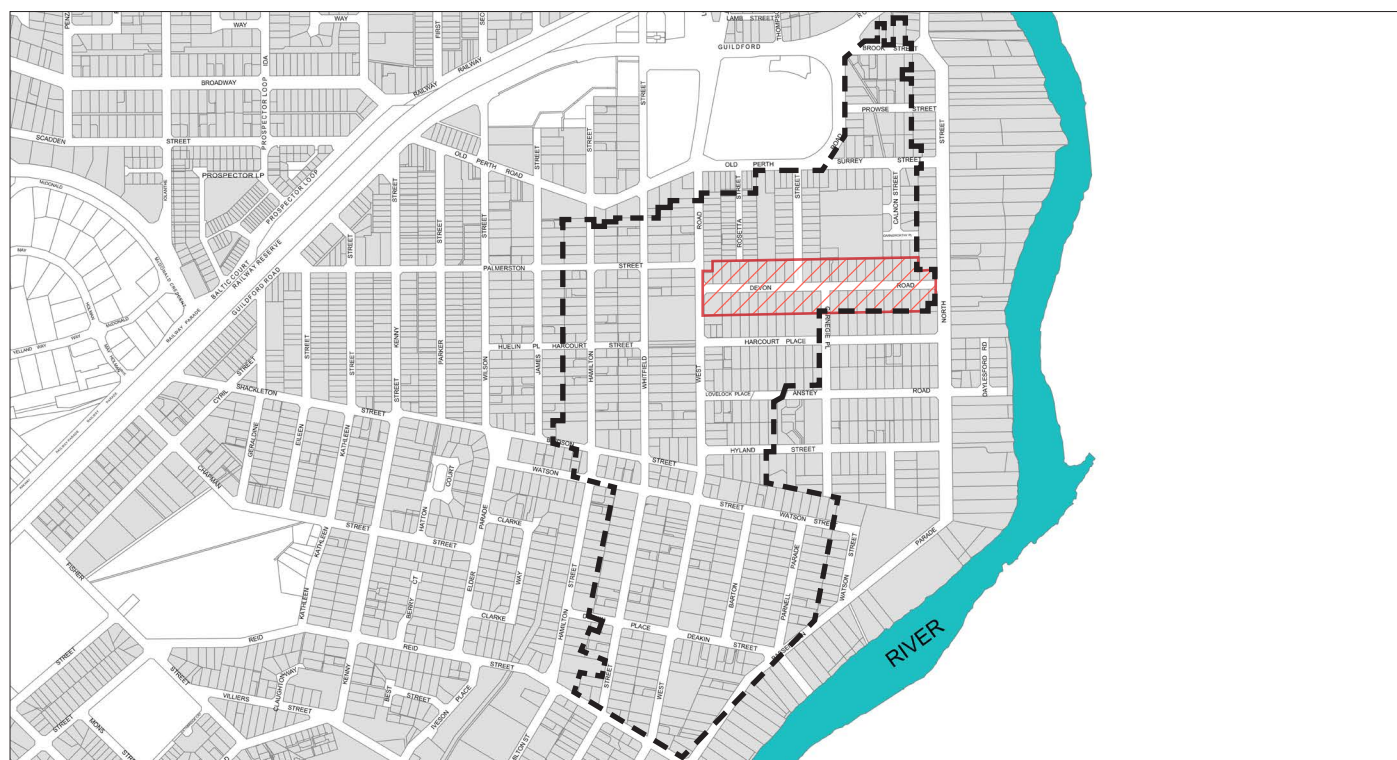
Established front gardens with perimeter plantings and open or picket fences feature throughout the area.

Some streets display a regular pattern of street tree planting however most streets have irregular planting of deciduous and native tree species. The topography is generally flat throughout the area.



Character Area 22

Devon Road



 Devon Heritage Precinct

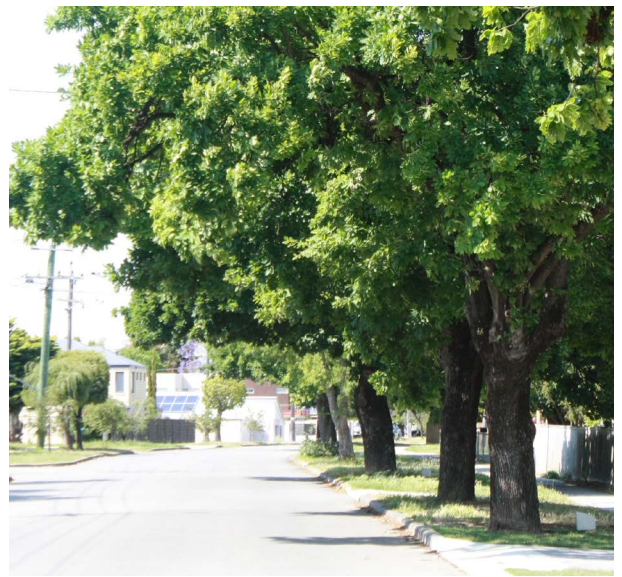
0 100
50 200

Existing Character Elements

The following character elements were identified in the survey:

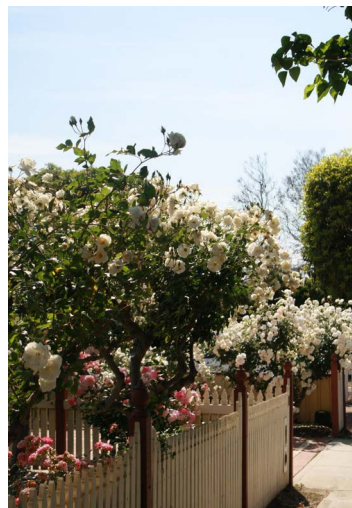
ARCHITECTURAL STYLE	Federation, Inter-War, Post-War and recent infill of Perth Contemporary Style
BUILDING MATERIALS & COLOUR	Timber weatherboard, compressed fibre cement, face brick and render, corrugated iron roof sheeting
BUILDING FORM & DETAILING	Hip roof forms
SETBACKS	Approximately 4 m
SCALE	Single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Open front boundaries, perimeter plantings, low masonry wall and medium height timber picket fence
STREET TREES	Overall no predominant street planting patterns; however, some streets exhibit strong planting patterns
ROAD & FOOTPATH TREATMENT	Footpaths predominantly next to fence lines or street edge
SUBDIVISION PATTERN	Grid pattern
LOT SIZE & FRONTAGE	Lot Frontage = 20m Lot Size = 1000sqm
TOPOGRAPHY	Predominantly flat
STREET/VERGE INFRASTRUCTURE	Predominantly above ground power





Character Area 22

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 22

Devon Road

KEY CHARACTERISTICS

- Influenced by Federation and Inter-war architectural style dwellings.
- Single storey dwellings.
- Hipped and gable roofs.
- High pitched roof forms.
- Formalised front gardens.
- Mature street trees.
- Predominantly front boundary treatments with visually permeable fencing or perimeter plantings.
- A material palette consisting of weatherboard, compressed fiber cement, face brick, render and corrugate iron roof sheeting.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Period replica design.
- Removal/ loss of large trees.
- Car parking structures that obscure views of dwellings.
- Boundary to boundary development.
- Development that dominates the Federation, Inter-War and Post- War architectural styles.
- Development that is unsympathetic to the Character Area.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design and future development that is sympathetic of the Character Area and reflective of the Town of Bassendean's Core Character.

This will be achieved by:

- Encouraging the retention of large trees and formalised front gardens.
- Ensure that the single and two storey scale of dwellings is retained.
- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Encouraging visually permeable front fencing or perimeter plantings.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design that integrates with the Federation and Inter-War dwelling styles of the Character Area.



Design Responses- Character Area 22

Devon Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. If lots are to be subdivided, then rear subdivisions are more preferable. Grouped dwellings are to read as one development from the streetscape and must follow a consistent block width. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Encourage soft landscaping. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that dwellings address the street. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that orientates dwellings away from streets.



Design Responses- Character Area 22

Devon Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the existing scale of the streetscape. Ensure that the scale of new development does not dominate the scale of the Federation and Inter-War dwellings. Ensure that the bulk of the building form decreases towards the street. Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building heights and forms that dominate the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.



Design Responses- Character Area 22

Devon Road

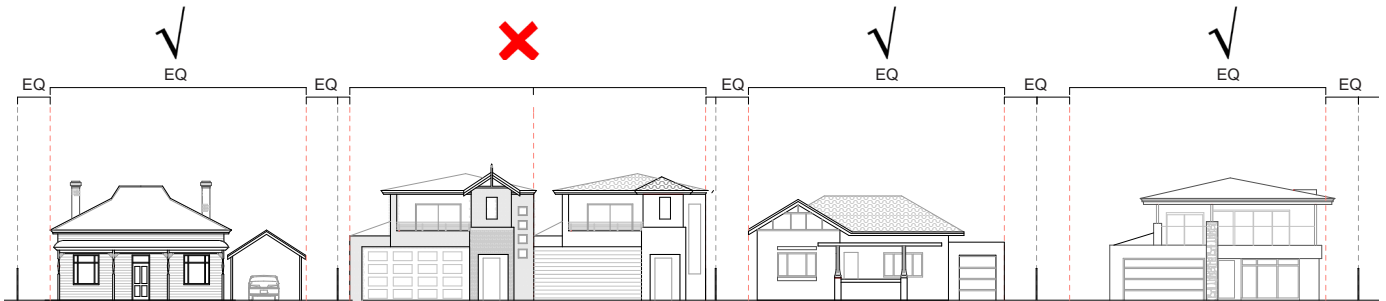
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries have either perimeter plantings or medium height visually permeable fencing styles. 	<ul style="list-style-type: none"> Solid medium- high fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimize the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

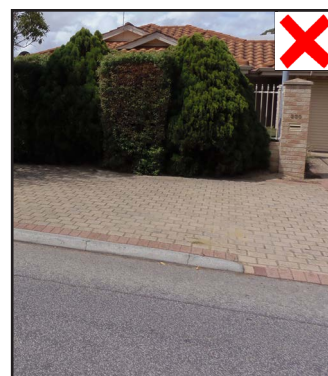
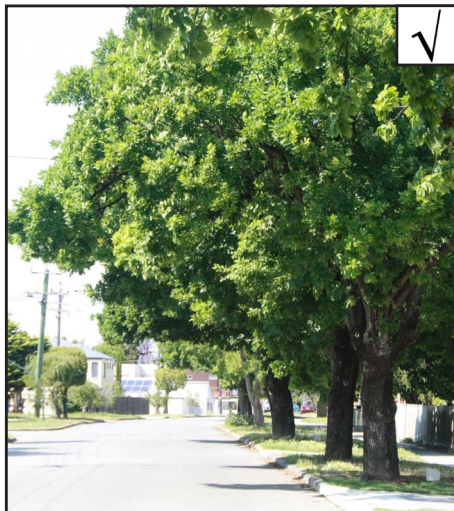


Design Principles- Character Area 22

A). Maintain consistent lot frontage widths

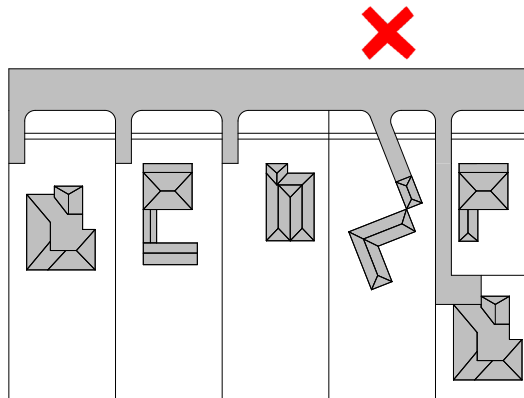


B). Introduce a consistent street tree planting pattern and encourage soft landscaping



Design Principles- Character Area 22

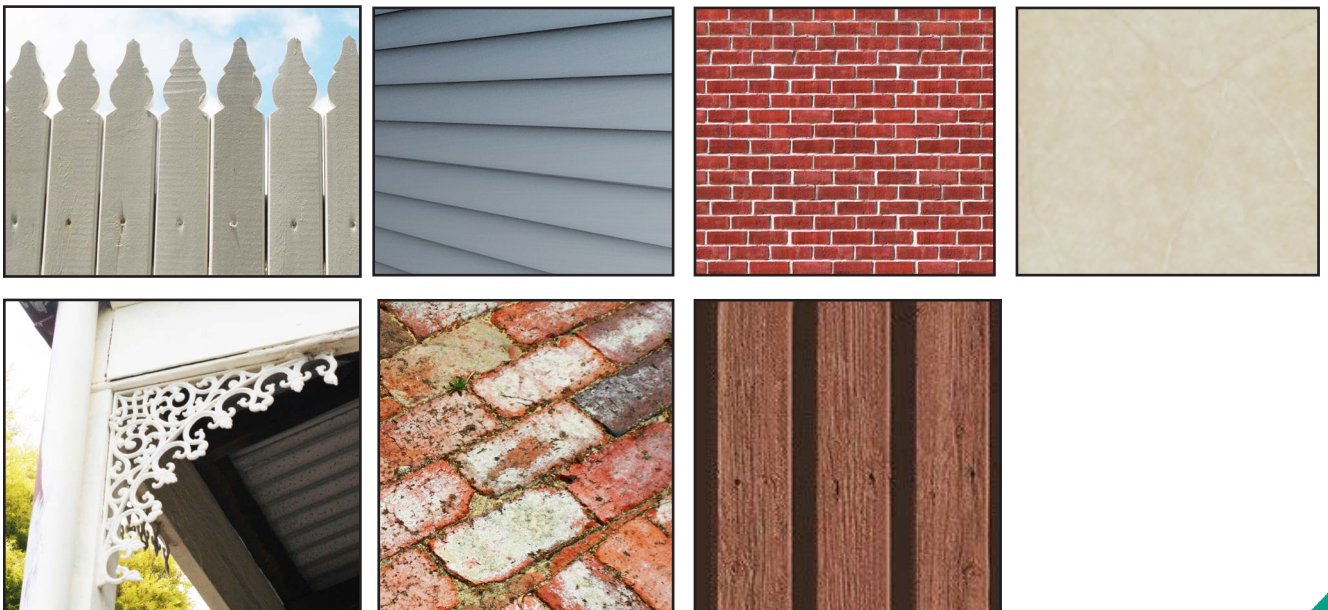
C). Avoid development that is unsympathetic to the existing rhythm of the streetscape



D). Ensure that the scale and form of new development is sympathetic to the streetscape

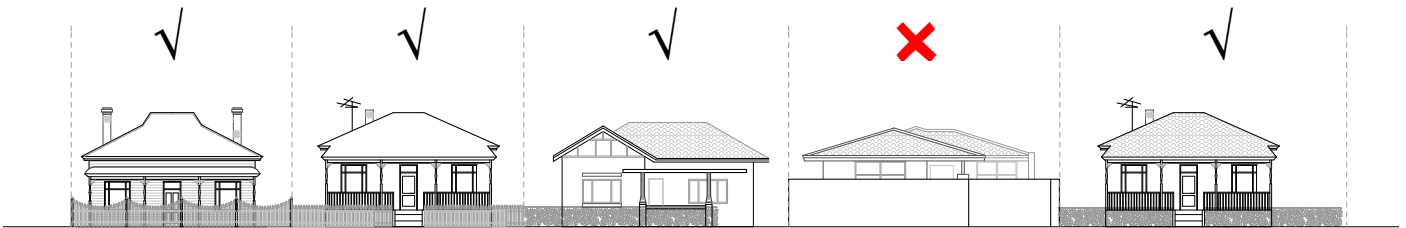


E). Incorporate materials and design principles that reference and integrate with the area

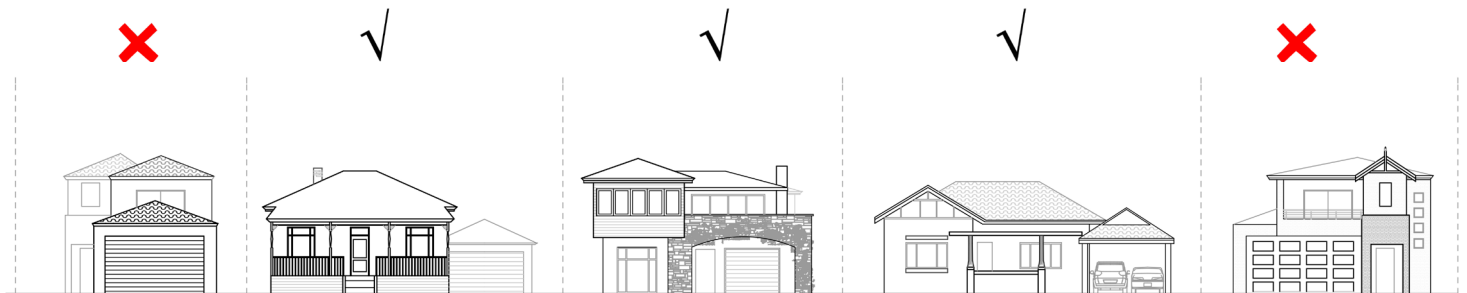


Design Principles- Character Area 22

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



Character Area 23

ASHFIELD EDGE



Character Area 23

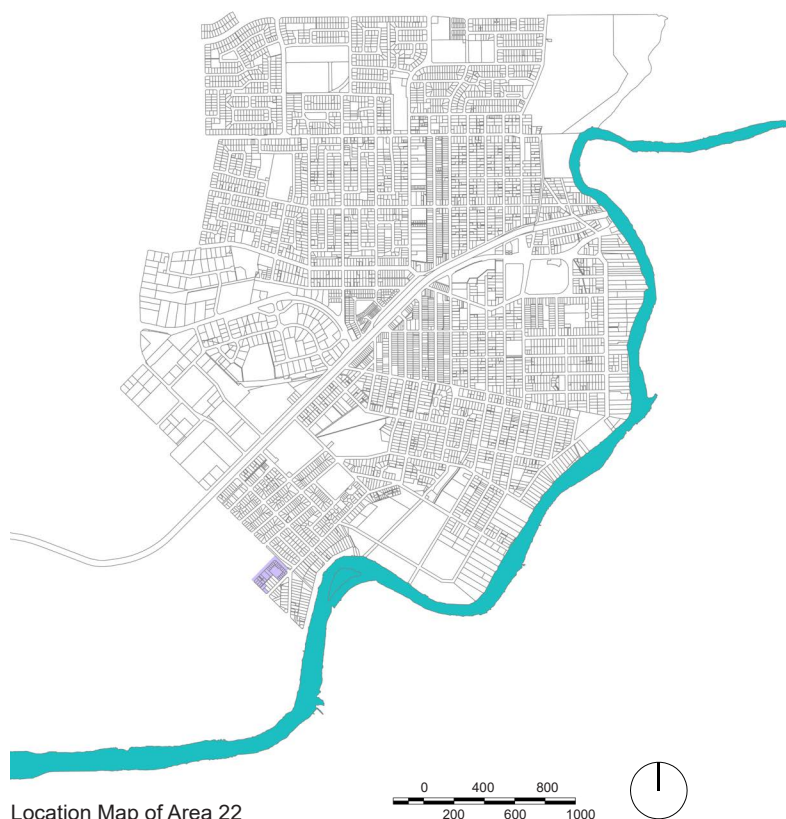
Ashfield Edge

Character Area 23 is located within the south-west of the Bassendean town centre. This Area is a c2010 small subdivision that is bounded by Jaqueline Street, Moojebing Street and the south-western edge of Pearson Street.

This area has small building lots in comparison to adjacent areas in the Town of Bassendean. The character relates to a subdivision in Ashfield that extends into the neighbouring City of Bayswater. Buildings are grouped together and the area consists of a mix of single and two storey post 2010 dwellings with hip and gable roof forms. The area has a consistent materials palette including face brick, render, timber and limestone blockwork. The blocks that face main streets are larger in size in comparison to the grouped housing developed access by secondary street to the rear of these lots.

Underground power has been incorporated in this development.

Grassed verges and hard landscaped surfaces are prominent with front garden plantings acting as the sole contributors to the landscape of the streetscape.



Location Map of Area 22



Character Area 23

Ashfield Edge



Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Post 2000s Perth Regional
BUILDING MATERIALS & COLOUR	Face brick, render, corrugated steel roofing and concrete tile
BUILDING FORM & DETAILING	Hip, ridged gables, porticos and some gable roof forms
SETBACKS	Consistent 2-3m
SCALE	Single storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Open front boundaries
STREET TREES	Front gardens are the sole plantings for street
ROAD & FOOTPATH TREATMENT	On main distributory roads
SUBDIVISION PATTERN	Post 2000s narrow lots
LOT SIZE & FRONTAGE	Lot Frontage = 12.5m Lot Size = 300sqm
TOPOGRAPHY	Flat
STREET/VERGE INFRASTRUCTURE	Predominantly under ground power





Character Area 23

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 23

Ashfield Edge

KEY CHARACTERISTICS

- c2010 small lot subdivision.
- Single and two storey dwellings.
- Open front boundary treatments.
- Hipped and gable roofs.
- Predominantly face brick, render, timber and limestone block-work.
- Front garden plantings are the sole contributor to streetscape landscaping.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Lack of soft landscaping and vegetation.
- Removal/ loss of large trees.
- Car parking structures that obscure views of dwellings.
- Lack of connection to Gary Blanch park.
- Lacking character elements that link the Character Area to the Town's Core Character.

PREFERRED CHARACTER STATEMENT

To support contemporary design that integrates the Core Character elements of Bassendean.

This will be achieved by:

- Introducing a consistent street tree planting pattern.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Encouraging low and open style front fences.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Maintaining consistent building line front and rear setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Introducing pedestrian links to Gary Blanch Park.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 23

Ashfield Edge

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Retain the consistent lot width established in the area. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscaped setting of dwellings. To maintain and enhance the streetscape setting. 	<ul style="list-style-type: none"> Encourage the planting of a consistent tree species to introduce a street tree planting pattern. Encourage front yard plantings. Ensure that new development retains an element of private open space. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Ensure that new development retains orientation towards to streets. 	<ul style="list-style-type: none"> Redevelopment that orientates dwellings away from streets.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Encourage new development to be of a scale that is sympathetic to the streetscape. Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building forms that are unsympathetic to the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design create a cohesive streetscape. To ensure design and details do not dominate the streetscape. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	<ul style="list-style-type: none"> Building materials and design detail that dominate the streetscape. Period reproduction design.



Design Responses- Character Area 23

Ashfield Edge

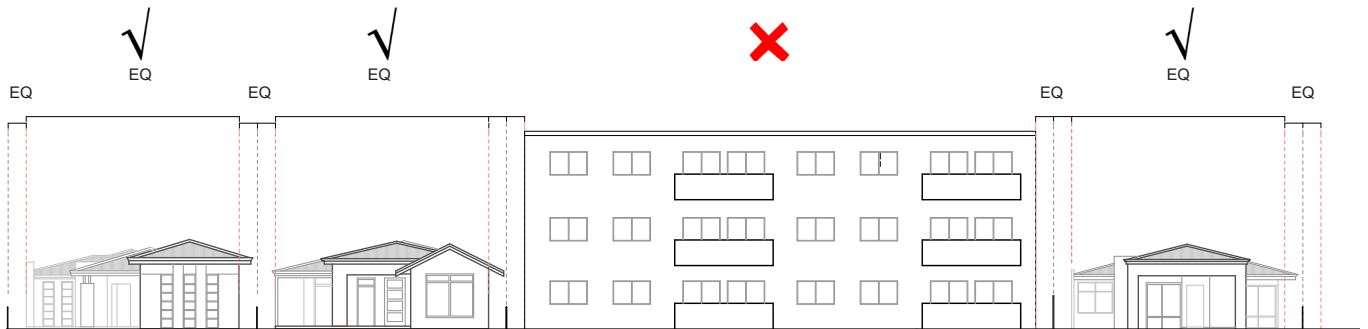
TABLE OF ELEMENTS

	CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
F).	FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that front boundaries are left open or a visually permeable fencing style is used. 	<ul style="list-style-type: none"> Dwellings additions being set forward of the building line.
G).	CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that new car parking structure do not dominate the building facade. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

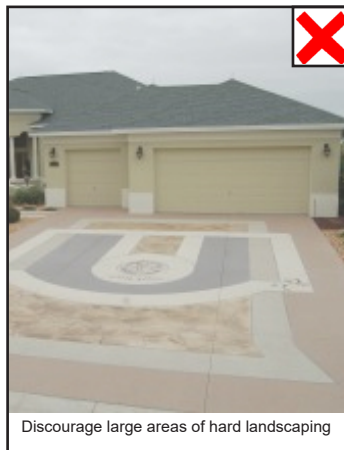


Design Principles- Character Area 23

A). Maintain consistent lot frontage widths

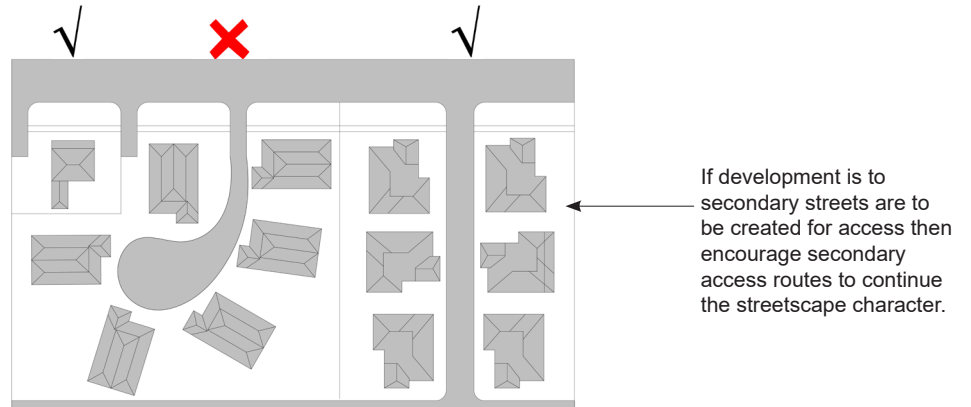


B). Introduce a consistent street tree planting pattern and encourage soft landscaping

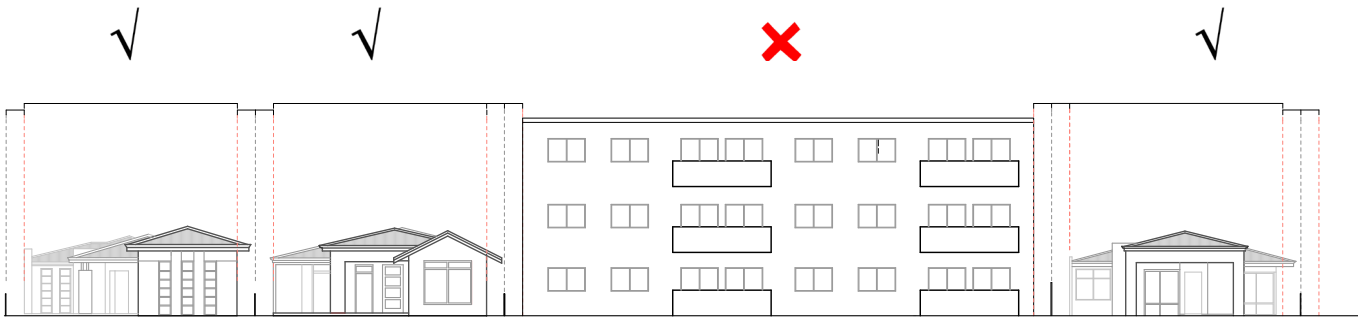


Design Principles- Character Area 23

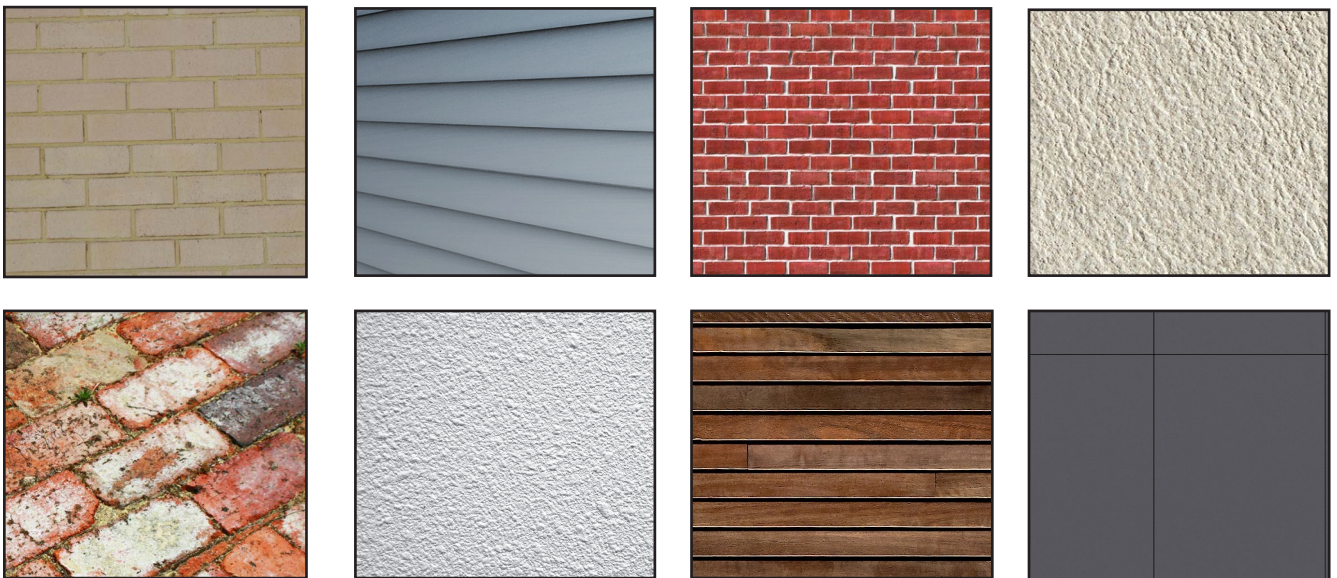
C). Ensure that new development retains orientation towards the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape

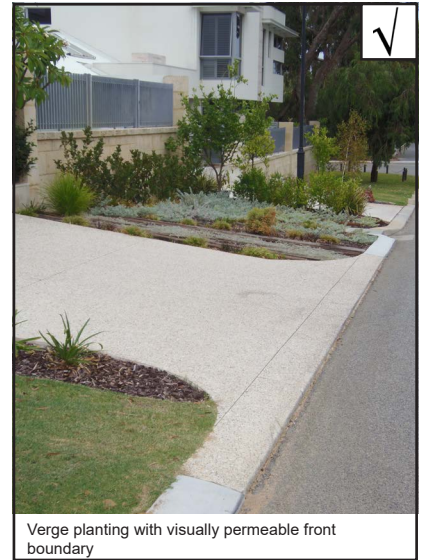


E). Incorporate materials and design details that reference and integrate with the Character Area

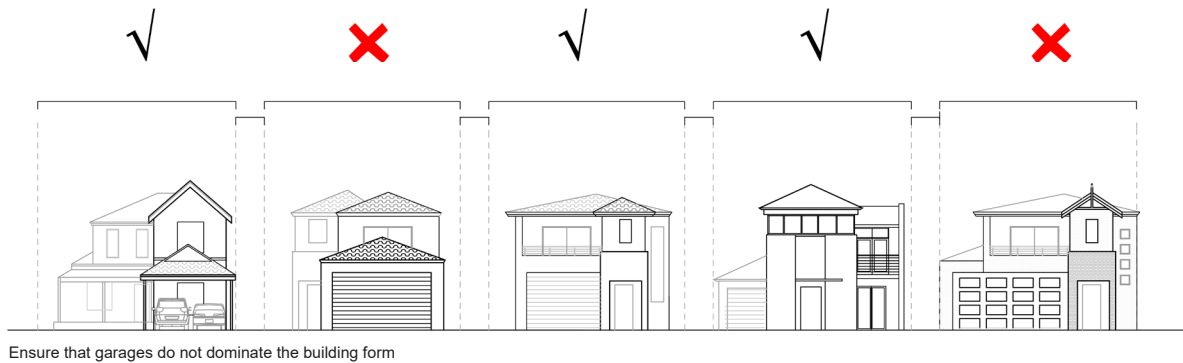


Design Principles- Character Area 23

F). Encourage open front boundaries, visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling or dwelling



Character Area 24

HARDY ROAD



Character Area 24

Hardy Road

Character Area 24 is located to the south-west of Bassendean's town centre. This area loosely includes the lots to either side of Hardy Road and Kenmure Avenue.

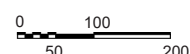
The northern edge of Hardy Road contains c1950s, single storey, face brick and hip roof dwellings. The southern edge of Hardy Road has a mix of architectural styles ranging from c1950s to current. Development to the south of Hardy Road is typically larger with two storeys overlooking the park reserve and the Swan River. Face brick, limestone, render, corrugated steel roof sheeting and concrete roof tiles form the primary building materials in the area. Some dwellings to the south of Hardy Road are split level to negotiate the changing levels of the terrain. The landform in this area slopes south towards the river.

No consistent street planting pattern is evident and mature plantings are generally within the building lot rather than on verges. Front boundaries to lots to the south are typically high and solid or brick pier fences with timber or steel post infill. Properties to the north mostly have open front boundaries. Underground power has been introduced in this area.



Character Area 24

Hardy Road

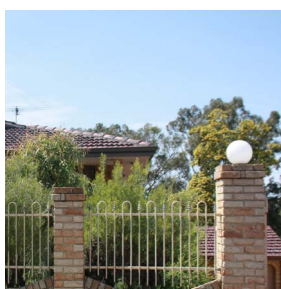
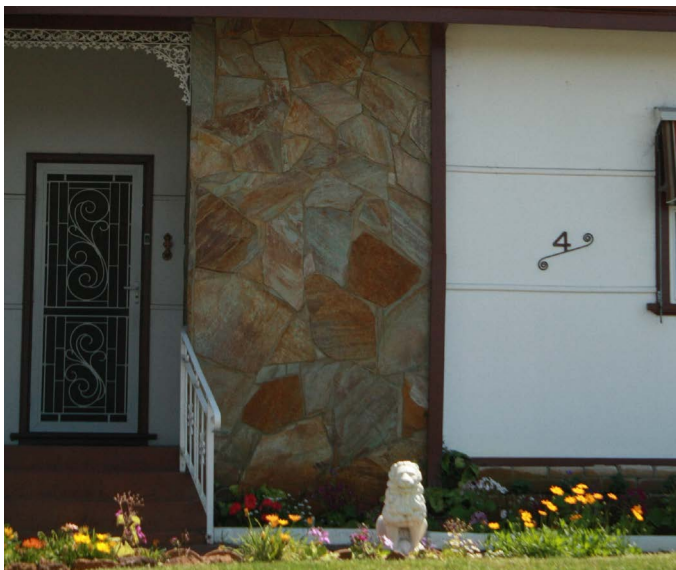


Existing Character Elements

The following character elements were identified in the study:

ARCHITECTURAL STYLE	Post-War & Perth Regional 1950s- 2000s
BUILDING MATERIALS & COLOUR	Face brick, render, concrete, terracotta and corrugated steel
BUILDING FORM & DETAILING	Hip and gable roof forms
SETBACKS	5-7m
SCALE	Single and double storey
SITING	Parallel with street
PRESENTATION TO THE STREET	Open fencing, perimeter plantings, low masonry and high solid front fences, large grassed verge spaces.
STREET TREES	Generally no consistent street tree planting. There are mature native trees
ROAD & FOOTPATH TREATMENT	Footpaths line the northern lots and are adjacent to the street
SUBDIVISION PATTERN	Grid
LOT SIZE & FRONTAGE	Lot Frontage = 18.5m Lot Size = 1300sqm
TOPOGRAPHY	Sloping towards the river
STREET/VERGE INFRASTRUCTURE	Predominantly under ground power





Character Area 24

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 24

Hardy Road

KEY CHARACTERISTICS

- Land-form sloping towards the river.
- Predominantly c 1950s and post c 2000s dwellings.
- Single and two storey dwellings.
- Hipped and gable roofs.
- Predominantly face brick, limestone, render, corrugated roof sheeting and concrete roof tile.
- Two storey dwellings orientated towards the riverfront.
- Building forms predominantly utilise changes in topography.
- Blocks to the north of Hardy Road have open front boundaries or low solid fencing.
- Blocks to the south of Hardy Road have high fencing styles.

THREATS/ ISSUES

- Intensity of Hardy Road.
- Lack of soft landscaping and vegetation.
- Removal/ loss of large trees.
- Period reproduction building design.
- Development that flattens the undulating topography.
- Boundary to boundary development.
- Lacking character elements that link the Character Area to the Town's Core Character.

PREFERRED CHARACTER STATEMENT

To support contemporary design that integrates with the riverfront and the Core Character elements of Bassendean.

This will be achieved by:

- Encourage the retention of large trees and existing parkland.
- Introducing more pedestrian pathways.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensuring that new development and additions respect the predominant scale of the Character Area.
- Ensuring that new development respects the topography of the area.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Avoiding car parking structures that dominate the streetscape and dwelling.
- Encouraging design principles and elements consistent with Bassendean's Core Character.



Design Responses- Character Area 24

Hardy Road

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. Discourage subdivision that reduces the larger riverfront block sizes. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Discourage large areas of hard landscaped surfaces and encourage soft landscaping treatments. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Subdivision of riverside blocks that result in the lose of large landscape areas.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that properties address the street and the river. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that is unsympathetic to the current streetscape setback rhythm. Development that orientates dwellings away from street or river.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the existing scale of the streetscape. Ensure that non hip or gable roof forms do not dominate the streetscape. Encourage building forms that utilise existing changes in topography. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building heights and forms that dominate the streetscape.



Design Responses- Character Area 24

Hardy Road

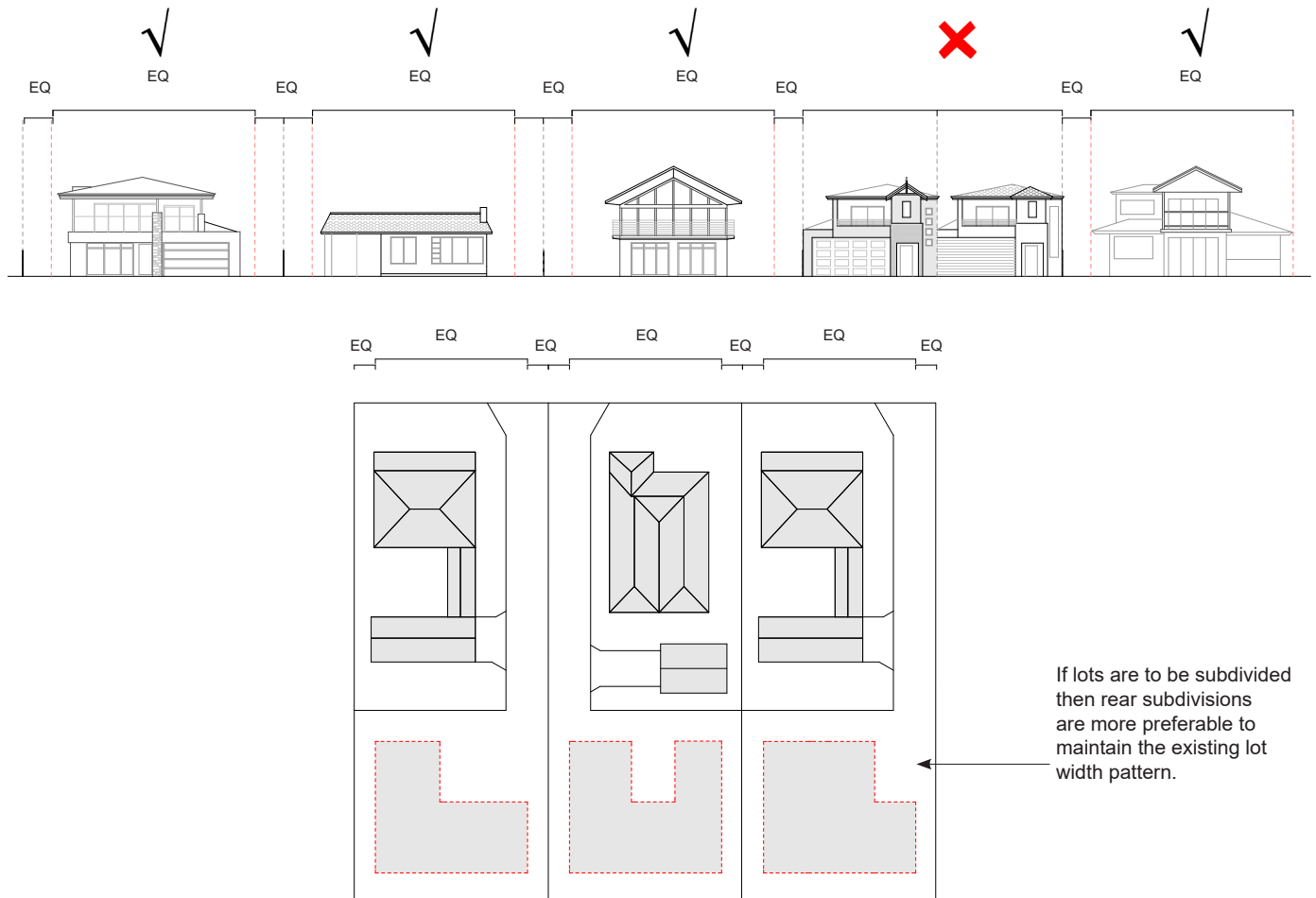
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. Encourage design details that utilise existing changes in topography. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Encourage properties to the south of Hardy Rd to have a high front fence style. Encourage properties to the north of Hardy Rd to have open front boundaries. 	<ul style="list-style-type: none"> Solid medium- high fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

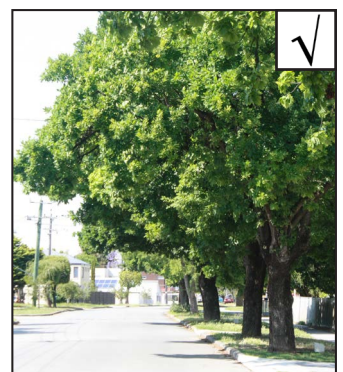


Design Principles- Character Area 24

A). Maintain consistent lot frontage widths

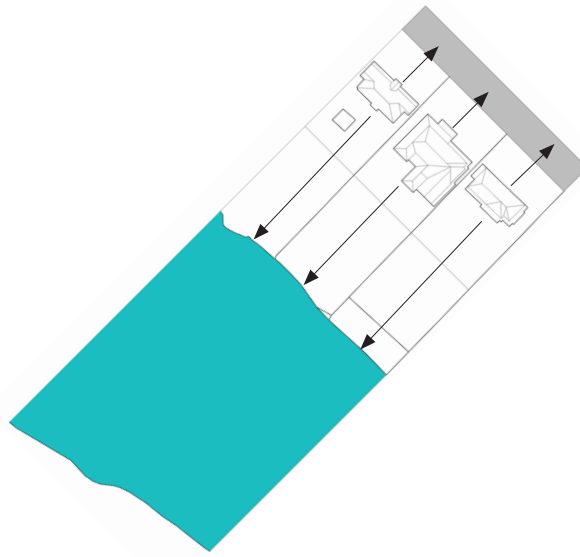


B). Introduce a consistent street tree planting pattern and encourage soft landscaping

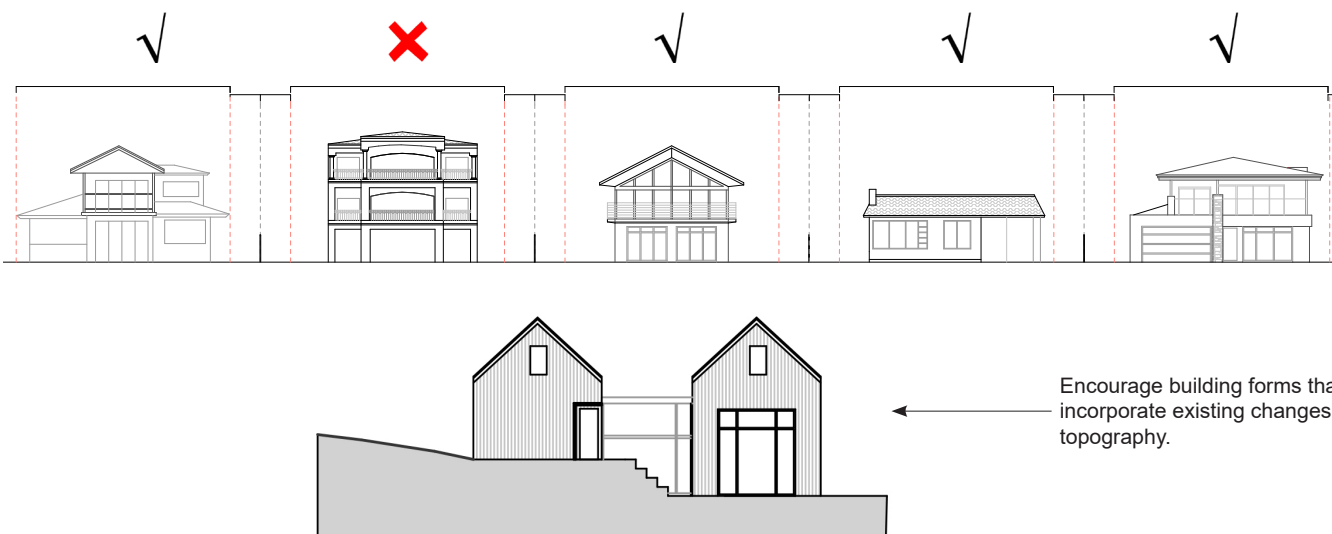


Design Principles- Character Area 24

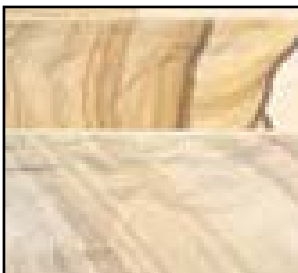
C). Ensure dwellings address the street and river



D). Ensure that the scale and form of new development is sympathetic to the streetscape

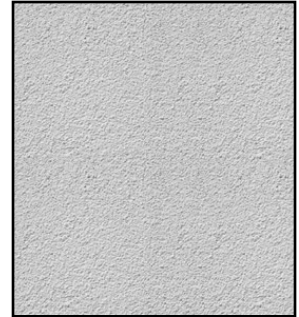
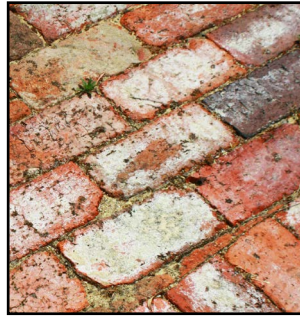


E). Incorporate materials and design details that reference and integrate with the Character Area

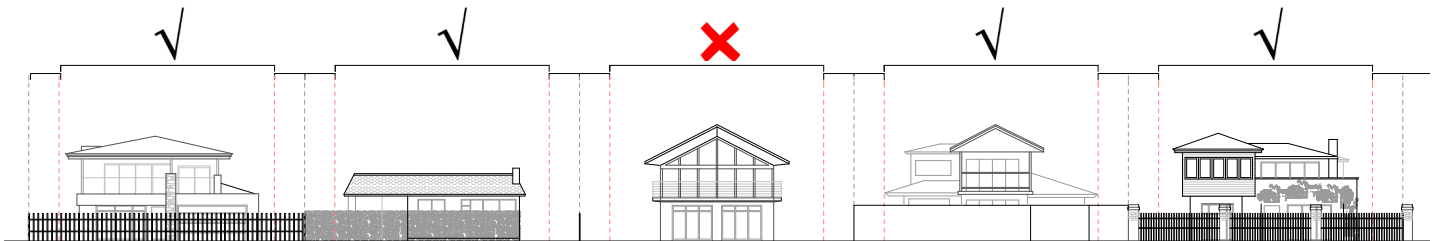


Design Principles- Character Area 24

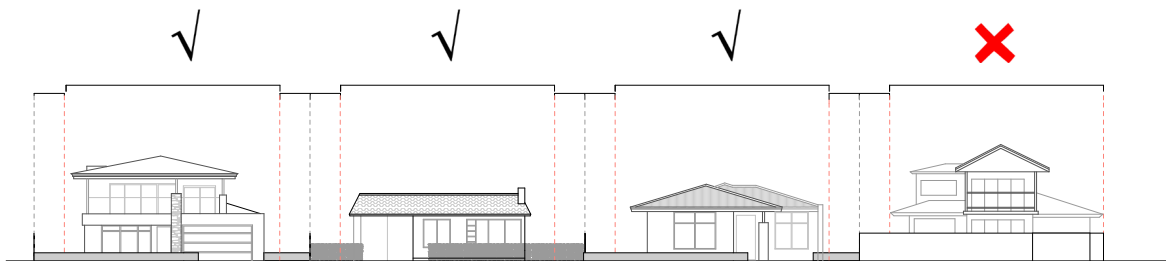
E). Incorporate materials and design details that reference and integrate with the Character Area



F). Front boundary treatments

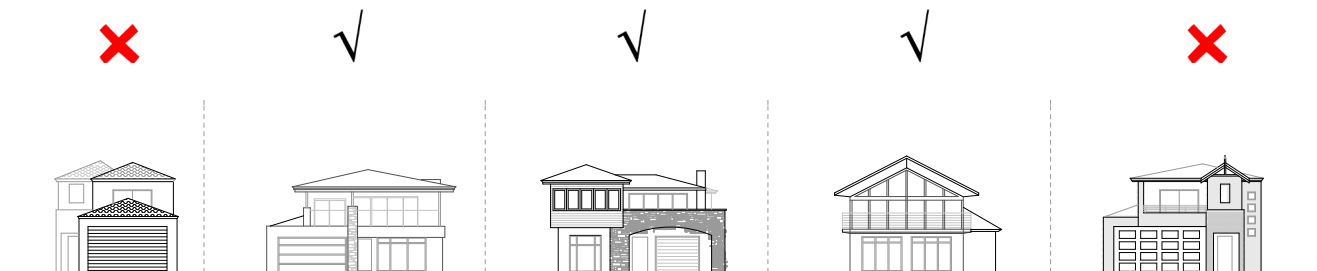


Encourage properties to the south of Hardy Road to have a high front fence styles.



Encourage properties to the north of Hardy Road to have open front boundaries.

G). Ensure that car parking structures do not dominate the dwelling



Character Area 25

ASHFIELD PARADE



Character Area 25

Ashfield Parade

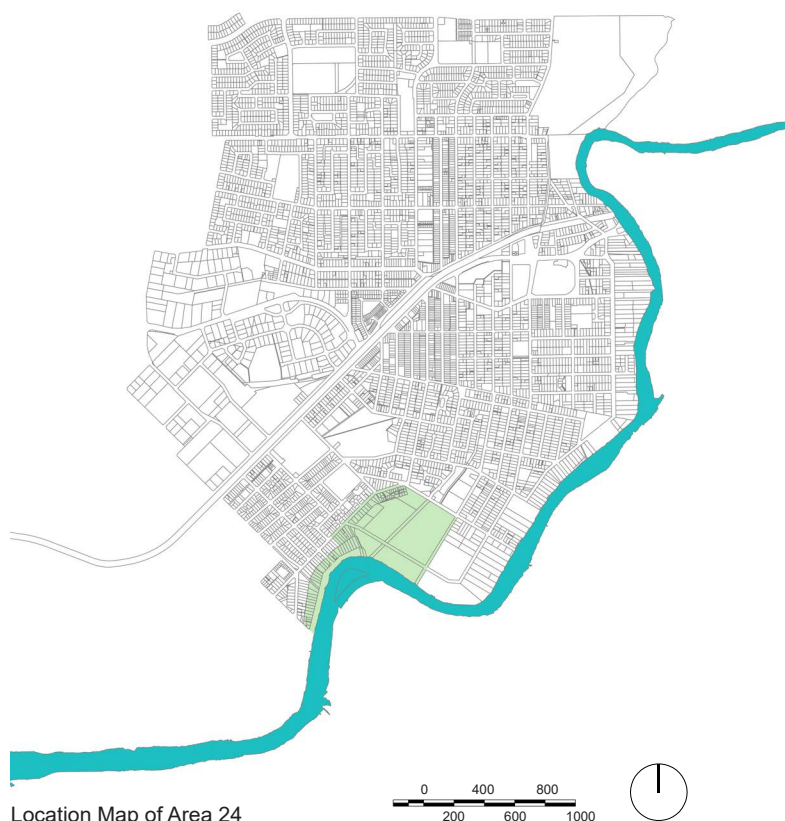
Character Area 25 is located to the south-west of Bassendean's town centre. This residential area is bounded the riverside lots to Ashfield Parade; the rear of the lots to the east side of Hardy Road, Villiers Street, Whitfield Street; and the Swan River.

This area is characterised by substantial riverside dwellings dating from a range of periods. There are numerous single storey c1950s – c1960s dwellings and a high proportion of two-storey post-2000s dwellings.

The area has an open streetscape character with large verges, front gardens and lawn areas. The topography slopes towards the riverfront. The riverfront landscape and surrounding reserves, with mature plantings, are major features to the Character Area. Riverfront tree plantings act as street trees to the streetscape. There are limited street tree plantings to the front of properties.

Ashfield Parade has limited vehicular traffic, and this combines with the grass reserve and riverfront landscape to create a quiet ambience.

The riverfront orientation assists with unifying the various dwelling's architectural forms and styles.



Location Map of Area 24



Character Area 25

Ashfield Parade



0 50 100 200

Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Post 1960s Perth Regional
BUILDING MATERIALS & COLOUR	Blonde brick and render, concrete roof tiles and limestone retaining walls
BUILDING FORM & DETAILING	Hip roofs to 1960s-70s development More recent building forms have gable and skillion roofs
SETBACKS	Single and double storey
SCALE	Parallel to street and river
SITING	Open front boundaries or limestone retaining walls
PRESENTATION TO THE STREET	River front reserve influencing presence of street trees. No tree plantings to verges
STREET TREES	Large grassed verges and footpaths located on reserve side of street
ROAD & FOOTPATH TREATMENT	Large riverfront lots
SUBDIVISION PATTERN	Aligned to road in a regular pattern
LOT SIZE & FRONTAGE	Lot Frontage = 18m Lot Size = 1000sqm
TOPOGRAPHY	Sloped towards river
STREET/VERGE INFRASTRUCTURE	Predominantly under ground power





Character Area 25

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 25

KEY CHARACTERISTICS

- Views to the river and river-front reserve.
- Open front boundary treatments.
- Predominantly c1950 - c1960s and post 2000s dwellings.
- Varied building line setbacks.
- Single and two storey dwellings.
- Varied roof forms.

THREATS/ ISSUES

- Loss of open streetscape setting by introducing high and solid front fence styles.
- Removal/ loss of large trees.
- Boundary to boundary development.
- Lack of soft landscaping and vegetation.
- Period reproduction building design.
- Car parking structures that obscure views of dwellings.

PREFERRED CHARACTER STATEMENT

To support contemporary design that integrates with the Character Area.

This will be achieved by:

- Encourage the retention of large trees.
- Encouraging low and open style front fences.
- Introducing a consistent street tree planting pattern.
- Maintaining consistent building line front and side setbacks to retain the existing streetscape rhythms.
- Maximising areas of soft landscaping and discouraging large areas of hard landscaping.
- Ensuring new development retains orientation towards the street and riverfront.
- Avoiding car parking structures that dominate the streetscape and dwelling.



Design Responses- Character Area 25

Ashfield Parade

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. Discourage subdivision that reduces the larger riverfront block sizes. If lots are to be subdivided, then rear subdivisions are more preferable. If the lot is to be subdivided by splitting the frontage in the middle, then dwellings are to read as one development. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Discourage large areas of hard landscaped surfaces and encourage soft landscaping treatments. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Subdivision of riverside blocks that result in the lose of large landscape areas.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the current building front and side setbacks. Ensure that properties address the street and the river. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that is unsympathetic to the current streetscape setback rhythm. Development that orientates dwellings away from street or river.



Design Responses- Character Area 25

Ashfield Parade

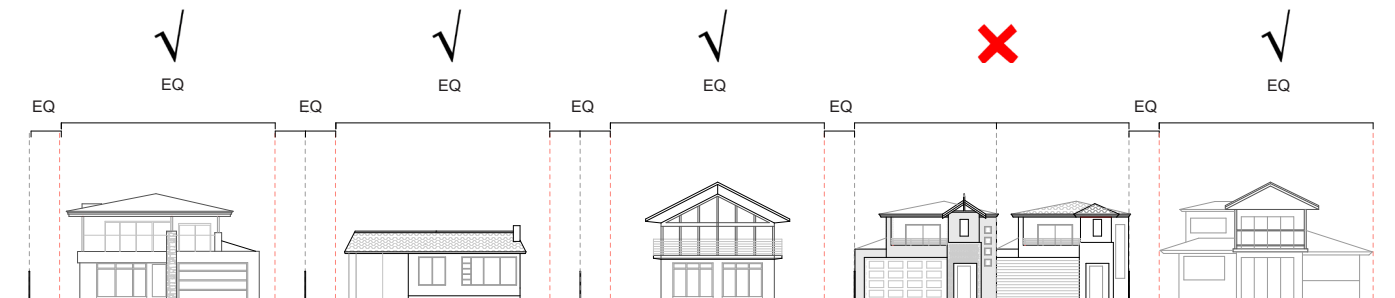
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the existing scale of the streetscape. Encourage building forms that utilise existing changes in topography. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building heights and forms that dominate the streetscape.
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. Encourage design details that utilise existing changes in topography. 	<ul style="list-style-type: none"> Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that properties that have open front boundary treatments of low front fencing styles. 	<ul style="list-style-type: none"> Solid medium- high fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

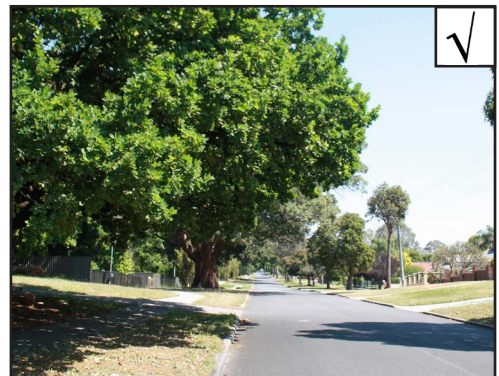


Design Principles- Character Area 25

A). Maintain consistent lot frontage widths

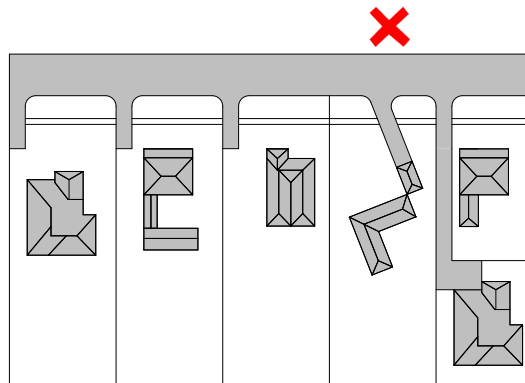


B). Introduce a higher number of street trees and encourage soft landscaping

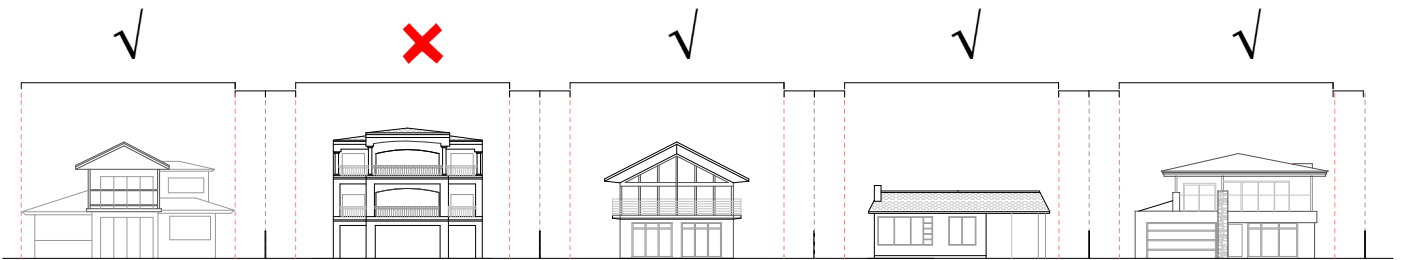


Design Principles- Character Area 25

C). Siting



D). Ensure that the scale and form of new development is sympathetic to the streetscape



E). Incorporate materials and design details that reference and integrate with the Character Area



Design Principles- Character Area 25

F). Encourage open fencing and visually permeable front boundaries

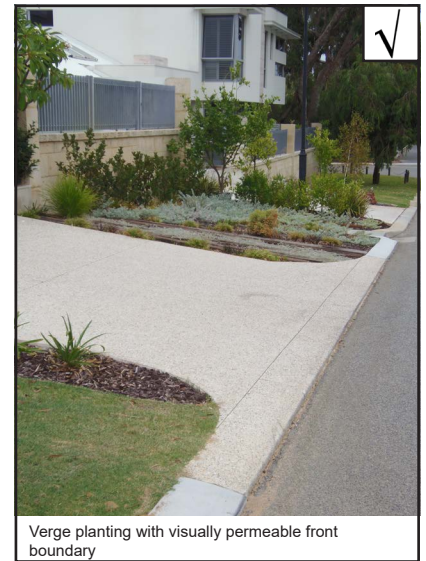
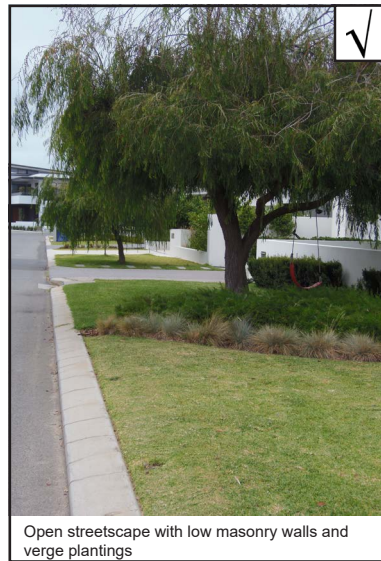
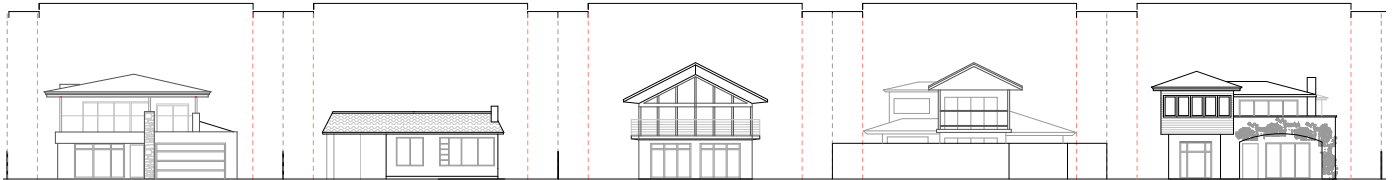
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G). Ensure that car parking structures do not dominate the dwelling

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Character Area 26

Sandy Beach Reserve



Character Area 26

Sandy Beach Reserve

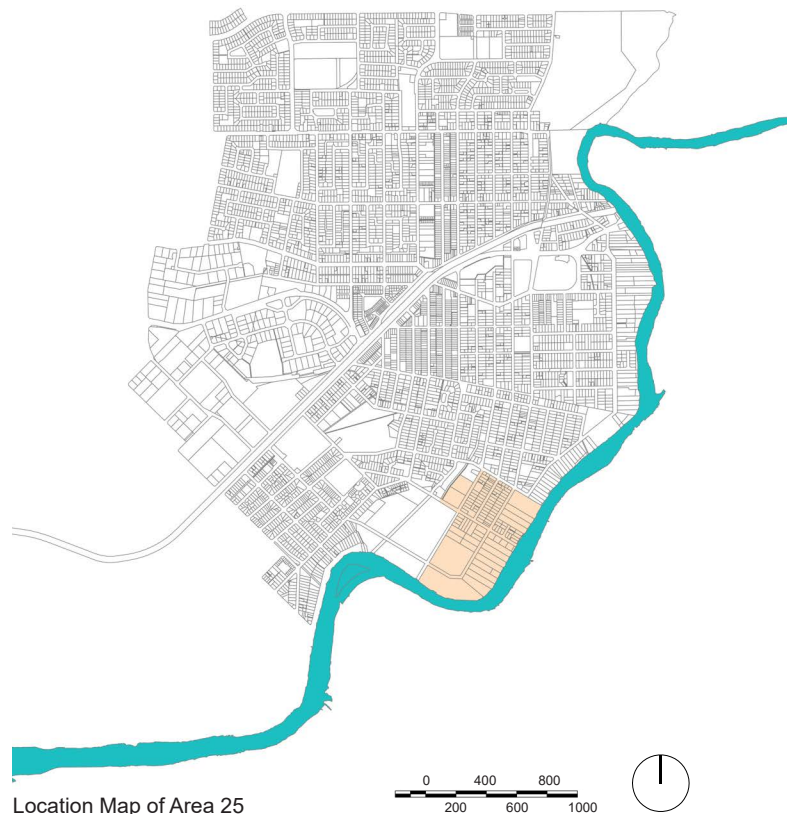
Character Area 26 is located within the south-east of the Town of Bassendean. This residential area is bounded by the northern lots of Reid Street; the rear of Hamilton Street; Villiers Street and West Road.

This area is characterised by a mix of development periods, architectural styles and building lot sizes. Towards the south and east of this Character Area there are larger allotments, some indicating a previous farm land use. Dwellings on these lots are predominantly single storey and representative of Federation and Inter-War architectural styles.

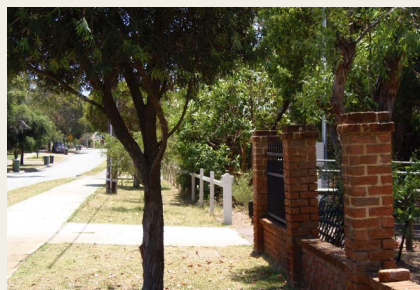
The front boundary treatments of larger lots are predominantly post and rail or mesh fencing. Sections of this area have an increased density where larger lots sizes have been subdivided and developed.

Post 1990 developments are typically two-storey and with the dwellings occupying a larger proportion of the building lot. The landform predominantly slopes up from the street level, increasing the dwelling's and front garden's visual impact on the streetscape.

There is no clear street tree planting pattern; however, there are mature trees towards the southern section of the area. The neighbouring park reserve, mature trees and linkages to the riverfront landscape combine to create a pleasing setting.



Location Map of Area 25



Character Area 26

Sandy Beach Reserve

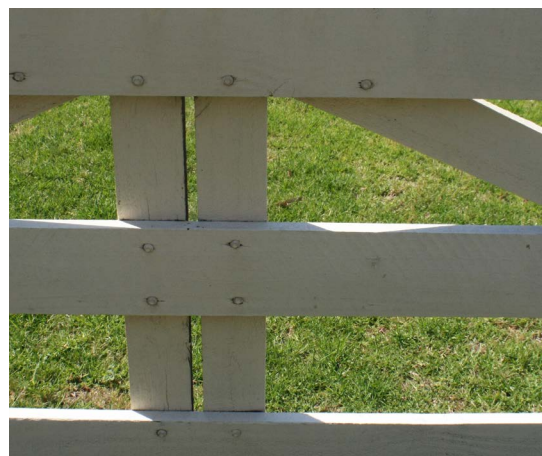
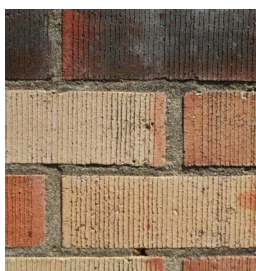
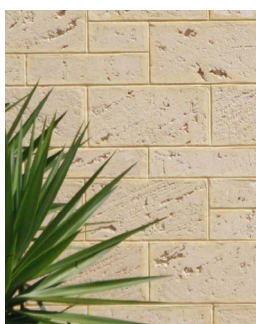


Existing Character Elements

The following character elements were identified in the survey:

ARCHITECTURAL STYLE	Varied including: Federation, Inter-War to Post 2000s Perth Contemporary architectural styles
BUILDING MATERIALS & COLOUR	Weatherboard, compressed fibre cement, timber, render, corrugated steel roof sheeting and terracotta tile roofs
BUILDING FORM & DETAILING	Varied, predominantly hip and gable roof forms
SETBACKS	Varied, predominantly 5-8m setbacks
SCALE	Single and two storey
SITING	Parallel to street
PRESENTATION TO THE STREET	Open or medium height fencing including timber rail and post fencing
STREET TREES	Generally no consistent street tree plantings. Mature tree plantings within lots
ROAD & FOOTPATH TREATMENT	Most streets have no footpaths
SUBDIVISION PATTERN	
LOT SIZE & FRONTAGE	Lot Frontage= 20m Lot Size = 1000sqm
TOPOGRAPHY	Gently sloping
STREET/VERGE INFRASTRUCTURE	Predominantly below ground power





Character Area 26

The following images are a visual snapshot of the attributes of the area.



Design Responses- Character Area 26

Sandy Beach Reserve

KEY CHARACTERISTICS

- Large block sizes.
- Single and two storey dwellings.
- Open or medium height fencing including timber rail and post fencing.
- Gently sloping topography.
- Federation, Inter-War and post- 2000s architectural styles.
- Mature street trees and parkland.
- Weather-board, compressed fiber cement, timber, render, corrugated steel roof sheeting and terracotta tiles.
- Large landscaped areas, park land reserves and access to the riverfront.

THREATS/ ISSUES

- Removal/ loss of large trees.
- Overuse of hard landscaped surfaces.
- High and solid fencing styles.
- Car parking structures that obscure views of dwellings.
- Increased density and lot subdivision.
- Building forms that dominate the streetscape.

PREFERRED CHARACTER STATEMENT

To maintain the current character of the area while supporting contemporary design that is sympathetic of the Character Area.

This will be achieved by:

- Maintaining the large block sizes.
- Continuing the Character Area's front boundary treatment pattern.
- Ensuring that the Character Area remains low density.
- Encouraging street tree planting.
- Minimising areas of hard landscaping.
- Ensuring that new development and additions respect the one and two storey scale of the Character Area.
- Encouraging generous front setbacks.
- Ensuring that new development integrates with the streetscape.



Design Responses- Character Area 26

Sandy Beach Reserve

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
A). LOT FRONTAGE	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. 	<ul style="list-style-type: none"> Ensure lot widths are maintained. Discourage subdivision that reduces the larger block sizes. If lots are to be subdivided, then rear subdivisions are more preferable. 	<ul style="list-style-type: none"> Re-subdivision that is not sympathetic to the existing streetscape rhythm.
B). VEGETATION	<ul style="list-style-type: none"> To maintain the and enhance the landscape elements for individual dwellings and the streetscape. 	<ul style="list-style-type: none"> Introduce a consistent street tree planting pattern. Encourage front yard plantings. Discourage large areas of hard landscaped surfaces and encourage soft landscaping treatments. 	<ul style="list-style-type: none"> High proportions of hard landscaping surfaces. Removal of mature tree plantings. Subdivision of large blocks.
C). SITING	<ul style="list-style-type: none"> To maintain and enhance the streetscape rhythm. To maintain consistent orientation of dwellings. 	<ul style="list-style-type: none"> Maintain the large setbacks. 	<ul style="list-style-type: none"> Boundary to boundary development. Development that is unsympathetic to the current streetscape setback rhythm.
D). BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain a scale that is sympathetic to the existing scale of the area. To ensure building forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure that the scale of new development does not dominate the existing scale of the streetscape. Ensure that non hip or gable roof forms do not dominate the streetscape. 	<ul style="list-style-type: none"> Dwelling additions being set forward of the building line. Building heights and forms that dominate the streetscape.



Design Responses- Character Area 26

Sandy Beach Reserve

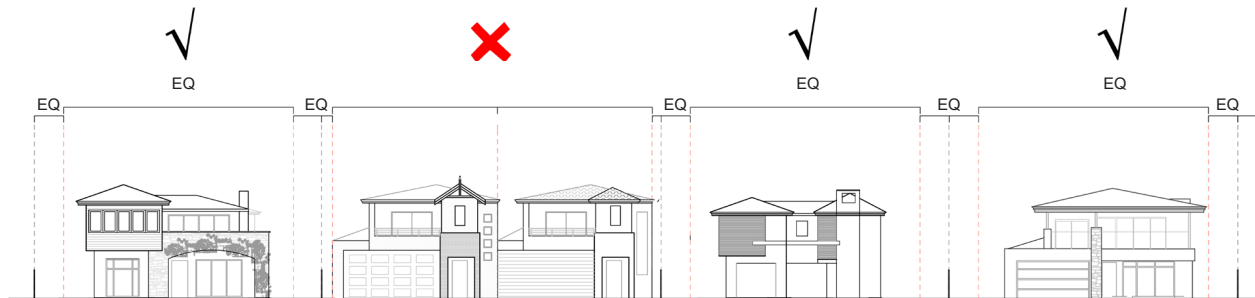
TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
E). BUILDING MATERIALS AND DESIGN DETAIL	<ul style="list-style-type: none"> To ensure building materials and design integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Incorporate materials that integrate with the Character Area. Incorporate materials that reference the Core Character elements of Bassendean. 	Design and materials that do not reference the dwellings context. Period reproduction design.
F). FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To enhance the consistency of front boundary treatments. 	<ul style="list-style-type: none"> Ensure that properties that have open front boundary treatments of low front fencing styles. 	<ul style="list-style-type: none"> Solid medium- high fencing types. Fencing materials that are unsympathetic to the dwelling and streetscape.
G). CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures over dwellings and the streetscape. 	<ul style="list-style-type: none"> Ensure that car parking structures do not dominate the dwelling or streetscape. Ensure that materials used for car parking structures are sympathetic to the dwellings and streetscape. 	<ul style="list-style-type: none"> Car parking structures that dominate and/or obscure the building form.

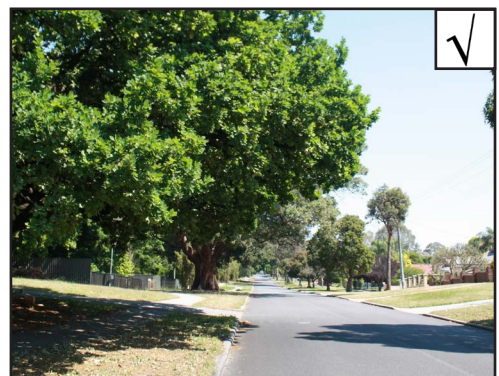


Design Principles- Character Area 26

A). Maintain consistent lot frontage widths

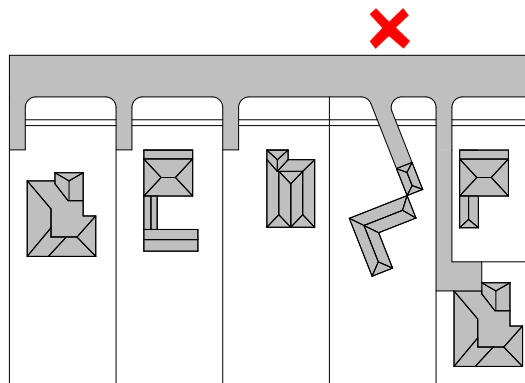


B). Introduce a higher number of street trees and encourage soft landscaping

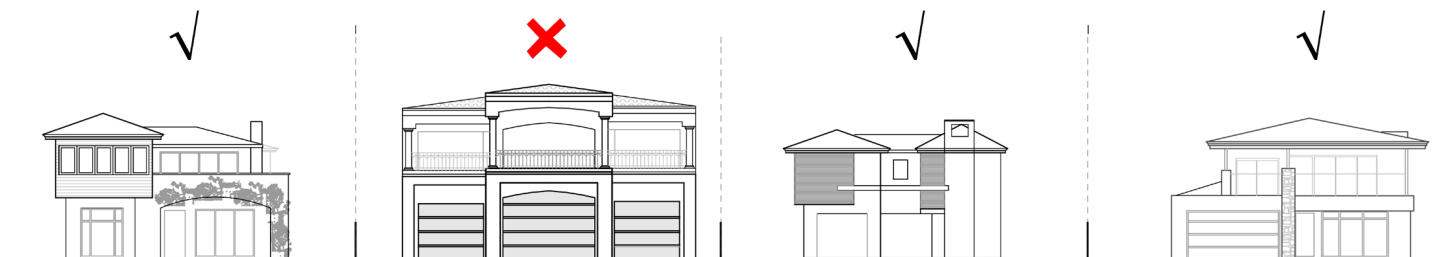


Design Principles- Character Area 26

C).Ensure the siting of development has a connection with the street



D). Ensure that the scale and form of new development is sympathetic to the streetscape

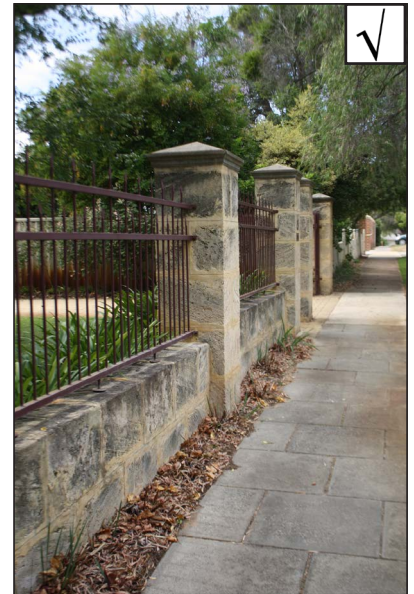
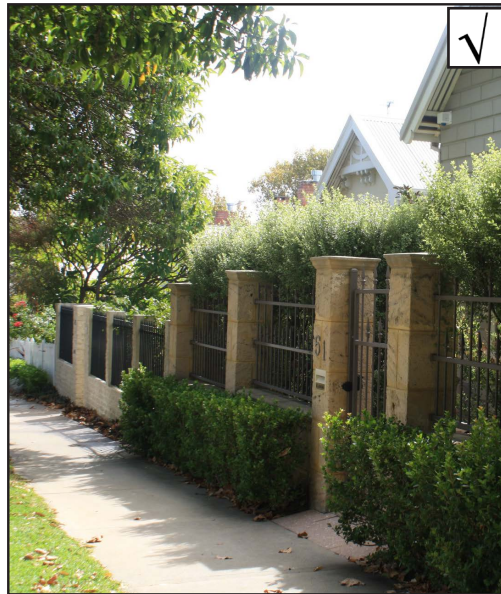
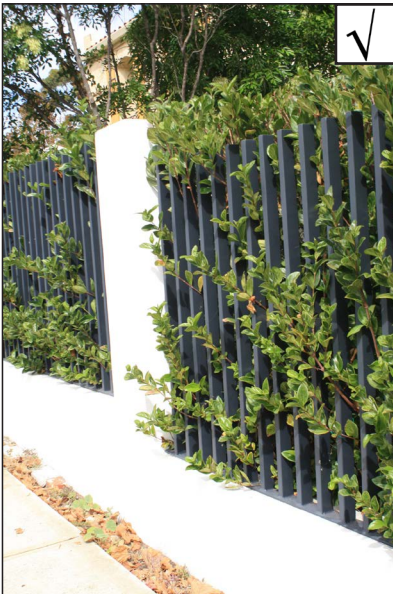


E). Incorporate materials and design details that reference and integrate with the Character Area

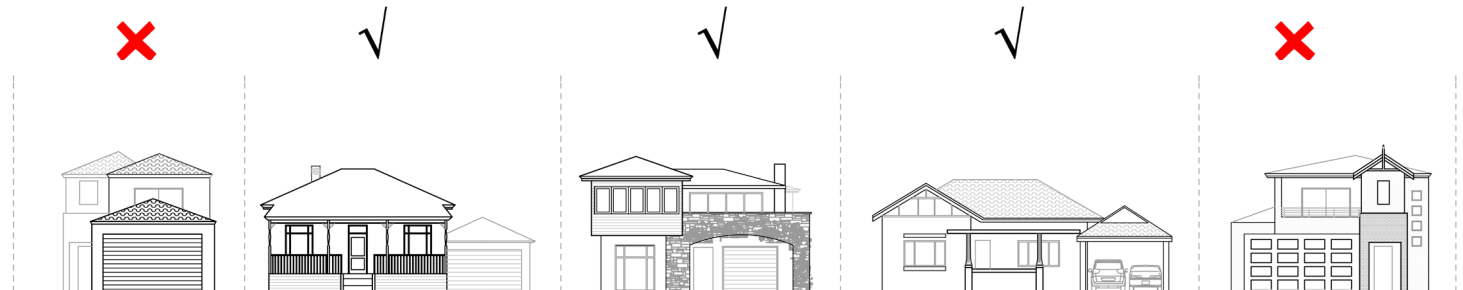


Design Principles- Character Area 26

F). Encourage visually permeable front boundaries or perimeter plantings



G). Ensure that car parking structures do not dominate the dwelling



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Town of Bassendean Maps
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