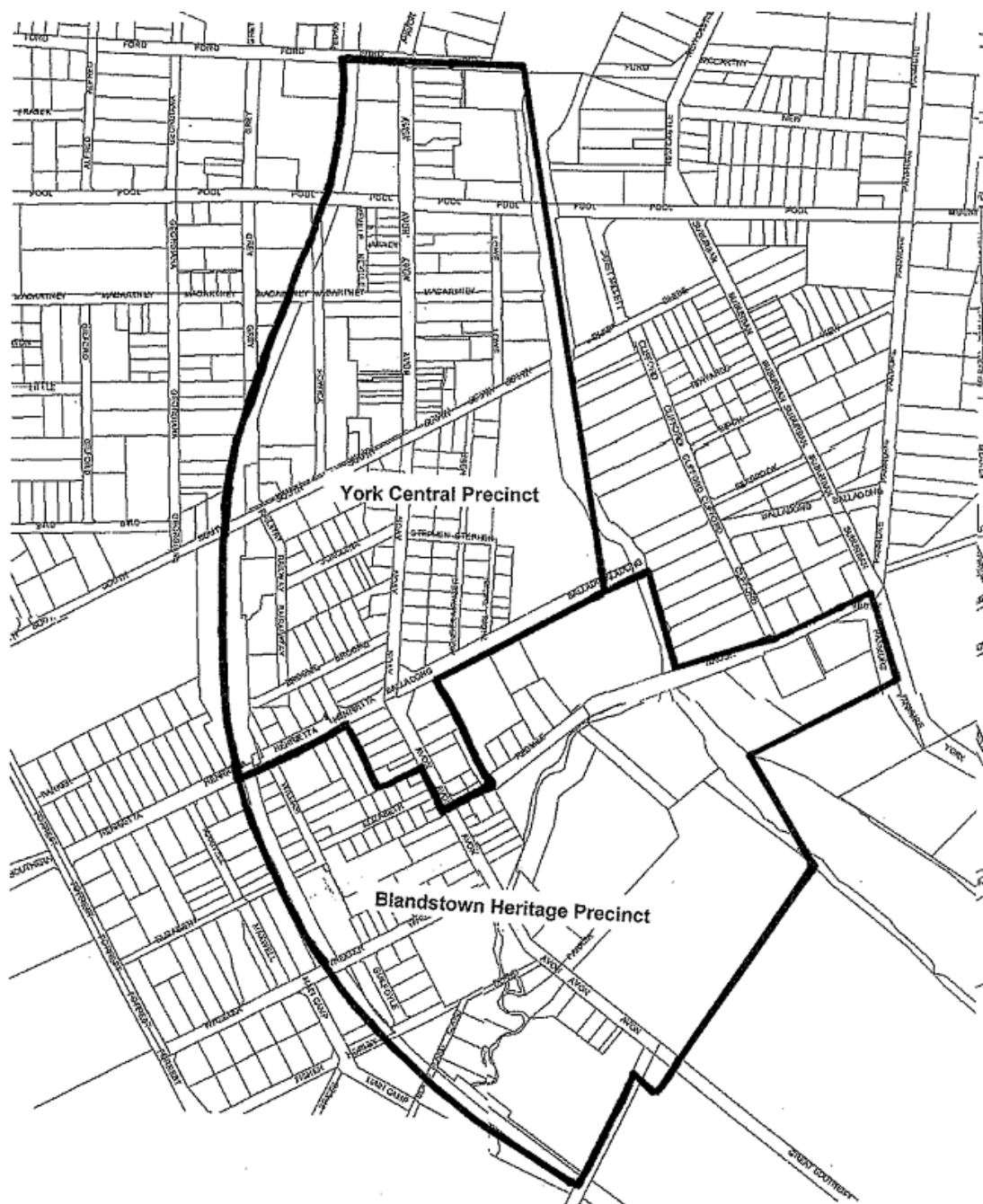




PLANNING – HERITAGE

Living in a Heritage Precinct

The Shire of York Local Planning Policy Heritage Precincts and Places update 2009 has been adopted as per the York Town Planning Scheme No 2. clause 2.3.8 and clause 2.3.9. There are two distinct precincts or areas which have special qualities that are highly valued by the community they are highlighted in the map below. A heritage precinct is an area where the relationship between various elements creates a special sense of place. Each precinct is made up of different types of elements such as houses, trees, commercial properties and public spaces combining to create a unique significance.



DEVELOPMENT SERVICES INFORMATION NOTE



All new development or the alteration, extension, modification, demolition, ancillary, outbuilding and swimming pools within a heritage precinct or on a heritage listed building or property, require a planning application and needs to comply with the Shire of York Local Planning Policy Heritage Precincts and Places and the Residential Design Codes. A planning application needs to be submitted to council before any work is commenced.

The council will review each application separately and look at the following aspects.

- a) The scale of adjoining and nearby buildings in the street;
- b) The surrounding landscape; and

The scale of the existing building, in the case of additions, extensions or modifications

The local Planning Policy for the Central York and Blandstown Precincts is based on the primary elements that comprise the character of an area such as scale or size, form, siting, materials and colours, and detailing.

Residential Development

Generally the buildings in Blandstown and the Central York Precinct all must be sympathetic to the predominant form of the neighbouring dwellings and existing buildings in the case or additions and modifications.

Residential buildings in the Precincts use a variety of materials, which relate to the historic phases of development of the town. These materials, textures, colours and decorative treatments are important elements of character and significance. Residential development, including garages, carports and outbuildings, should use materials, textures and colours that are characteristic in the adjacent buildings and the local area generally.

The acceptable materials that can be used for residential buildings, including outbuildings, garages and carports and addition, retaining walls, extensions or modifications can be found in the Heritage Policy under 3.4.4. Materials and Colours.

The treatment of the façade in terms of the proportions, materials, number of openings, ratio of window to wall etc. will also affect how a new building relates to its neighbours and how an addition relates to an existing building.

A minimum 15 degree roof pitch is required on all new verandahs. The addition of a verandah to an existing building shall either continue the same roof pitch or the existing building or change the pitch, provided that minimum 15 degree roof pitch is achieved.

Retaining walls will generally not be approved over a height of 500mm, unless the natural contours of the land prior to development occurring warrant higher retaining walls.

Fencing and gates associated with residential development shall be consistent with the requirements set out in 3.4.6 Setting of the Heritage policy and should be adhered to at all times. This includes suggested materials for driveways and paths that can be seen from the street in order to reflect the rural atmosphere of the town and few existing houses in the area that have substantial front fencing.

This information sheet is a guide only and a full copy of the Local Planning Policy Heritage Precincts and Places as well as the Town Planning Scheme No 2 can be downloaded from the Shire of York website www.york.wa.gov.au.