

DESIGN GUIDELINES - PENINSULA ROAD "THE POINTE" RESIDENTIAL ESTATE, MAYLANDS POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

PURPOSE:

To ensure that the development of nil setbacks with parapet walls within the Pointe Estate, Maylands is conducted in a consistent manner, having appropriate regard for the impact on adjoining properties and the building character of the area.

POLICY STATEMENT:

The Residential Guidelines for The Pointe , Tranby Road, Maylands adopted by Council are attached (subject to the following amendments):

1. An average front setback of 4.5m be provided, subject to:
 - a. Open double carports (visually permeable gates, wrought iron etc, are acceptable) must be setback a minimum of 3m from the front boundary.
 - b. Enclosed garages or single carports must be setback 4.5m from the primary street setback.
 - c. A nil rear setback for lots obtaining access off the rear laneways will be permitted.
2. Site coverage will be permitted at 65% for single storey development and 60% for two storey development, excluding Lots 574-578 (terrace house lots) which will be permitted at 70%.
3. That in relation to Lots 501-507, 551-558, 559-563, 574-578 and 579-583; there be no rear setback requirement for buildings or fences.
4. Front setbacks for Lots 501-507, 551-558, 559-563, 574-578 and 579-583 be a minimum of 3m with at least 50% of the dwelling being setbacks 4.5m. These setbacks would apply equally to both ground and upper floors subject to:
 - a. Open double carports (visually permeable gates, wrought iron etc, are acceptable) must be setback a minimum of 3m from the front boundary.
 - b. Enclosed garages or single carports must be setback 4.5m from the primary street setback.
5. These guidelines have been adopted as a policy under the City of Stirling Town Planning Scheme No. 2 and administered by the City of Bayswater and as such will be given full regard by the City when assessing any application for development within Riverbank Rise.
6. The City will administer only those guidelines for which the City has responsibility pursuant to planning legislation i.e. setbacks, front fencing, site cover and car parking. Provisions for landscaping, architectural style, building and roof material, outside the City s residential policies are the responsibility of the developer and Estate owners.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24

RELATED DOCUMENTATION:

The Pointe Maylands Design Guidelines

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	28 July 1998
Reviewed / Modified	Date	25 August 1998
Reviewed / Modified	Date	27 October 1998
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016



DESIGN GUIDELINES



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Note:

Prospective owners are advised to read the whole of this document so as to familiarise themselves with the high expectations that Australand holds for the quality of housing and environment to be created with 'The Pointe.'

These guidelines have been adopted as a policy under the City of Bayswater Town Planning Scheme No.21 and as such will be given full regard by the City when assessing any application for development within "The Pointe".

1.0 FOREWORD

The Maylands Peninsula is characterised by a few original houses located on large lots which have been surrounded over two decades by medium density infill, and is encompassed by significant tracts of recreational land. Good and bad examples of the latter exist in the area, with the new emphasis on small lots beginning to create site responsive, highly liveable neighbourhoods.

The development of "The Pointe" takes this neighbourhood living concept to new heights in this area. The estate offers formal entries to tree lined streets, centrally located open space and a variation in lot sizes to cater to all levels of affordability.

The aim of these guidelines is to ensure that the resultant dwellings continue to build on this neighbourhood concept in a manner that provides for the lifestyle needs of the twenty first century family whilst acknowledging the heritage and significance of the locality.

2.0 THE SUBDIVISION

"The Pointe" consists of 82 residential lots located in a formally designed and landscaped environment. The development is bound by residential development on all sides except to the east where it fronts Hardey Road and the Swan River foreshore. Development to the north and south is mostly at higher densities with the new subdivision to the west being lower in density.

2.1 Area covered by the Guidelines

These guidelines apply to all lots (501-583) within "The Pointe" as shown on Figure 1. These guidelines are to be read in conjunction with the provisions of the City of Bayswater Town Planning Scheme and the City's general planning policies and the R. Codes. The provisions of this guideline policy prevail to the extent of any inconsistency with the provisions of the abovementioned planning instruments.

3.0 PURPOSE OF THE GUIDELINES

The development of small lot subdivisions requires specific attention to be given to the relationship between dwellings that are constructed in close proximity to each other and the relationship between the dwelling and the street. These guidelines provide a series of points when siting and designing housing within the subdivision to maximise privacy and quality of life.

Specifically the document provides development and performance standards that encourage;

- the creation of a vibrant, balanced streetscape;
- innovative and attractive design;
- a variety of housing styles to suit current and future living requirements; and
- high levels of open space provision, solar access and privacy

4.0 SITE PLANNING

The majority of lots within "The Pointe" are between 300m² and 400m² with the average being around 320m². There are also 5 smaller 'terrace' lots which are to be developed as part of the subdivision.

Amalgamation of lots (to form larger development sites) or subdivision of single house lots is not permitted.

All dwellings must address their primary street frontage, utilise lanes for rear access where provided, reduce the impact of garaging on the streetscape whilst meeting the necessary on-site parking and open space requirements of the guidelines.

4.1 Building Envelope

Building envelopes form an important part of the guidelines as they define the maximum size and bulk of neighbouring buildings. These two factors have a direct impact on the liveability of small lot development and at a broader level the character of the streetscape.

Height

- (a) Buildings are limited to 6m in overall height measured from the ground to the upper level eaves. Development beyond these limits would require advertising as per the requirements of the Town Planning Scheme.

Setbacks

- (a) Ground floor development is required to have a minimum front setback of 3m with an average front setback of 4.5m from the primary street frontage.
- (b) Upper levels must be setback 4.5m with an average setback of 6m.
- (c) The rear setback for all lots (except those with laneway access) is 4m.
- (d) Development on corner lots (except Lots 574 to 578) must have a minimum setback of 1.0m for non-inhabitable rooms and 1.5m for habitable rooms to the secondary street (long) frontage.
- (e) Side setbacks and permitted side openings shall be in accordance with the Residential Planning Codes of Western Australia (R. Codes) although variations to these requirements may be supported provided the development:
- complies with the guidelines' solar access requirements;
 - does not impinge on the privacy of adjoining properties; and
 - does not adversely impact on the useability of adjacent areas of public or private open space.
- (f) Zero lot line development is permitted where indicated on Figure 1. See Section 4.2 for more details.

Note: All structures within 12m of the front boundary are taken into account when calculating the average setback including carports and garages.

Development on lots 574 to 578

Development on lots 575 to 578 will take the form of townhouses and accordingly different building envelope requirements apply. The dwellings must be designed to address the public open space and must be setback a minimum of 4m from this southern boundary. Development must be setback a minimum of 3.5m from the street (The Anchorage) boundary with all vehicle garaging being incorporated within the building envelope. The second storey must be setback 4.5m from the street. There are no side setbacks required on these lots.

Development on lot 574 must have a minimum front setback of 3.5m from the street (The Anchorage) or northern boundary with vehicle garaging being accessed via the eastern boundary. Garaging must be setback at least 1m from the southern or park boundary. There are no side setbacks required on this lot.

4.2 Solar Access and Energy Efficiency

A good proportion of lots within "The Pointe" have a north-south orientation, providing land owners with the opportunity of designing dwellings that utilise passive solar design principles. The majority of lots however face east-west, requiring careful site planning to achieve the same levels of solar access.

The house should be designed so that the most used daytime rooms are orientated to receive the maximum amount of northern winter sun whilst at the same time preserving solar access to adjoining properties. To this effect, the zero lot line boundaries have been identified in Figure 1.

Openings should be orientated to capture prevailing breezes and make allowance for shading in summer with such devices as awnings, verandahs, eaves or pergola.

4.3 Vehicles and Garaging

The R. Codes require the provision of two car bays on each lot. These car bays must be accessed from the rear lane where one is provided. As stated previously there is no rear setback on lots backing onto lanes.

Setbacks

If not carefully designed, carports and garages that are located at the front of the house have the potential to have a detrimental impact on the appearance of the house and the streetscape. Therefore:

- (a) on all lots, open carports (visually permeable gates, wrought iron etc, are acceptable) must be setback a minimum of 3m from the front boundary; and
- (b) enclosed garages must be setback 4.5m from the primary street setback and be located within the volume of the building.

Note: Carports and garages are included when calculating front setback averages.

Only one vehicle crossover is permitted per lot. Corner lots (except those with lane access) may locate their garage or carport off their secondary street frontage provided it is;

- located on the rear boundary;
- is constructed of the same or similar materials and colours as those used in the house; and
- the gates/garage door match the style, colour and alignment of the side fence.

Vehicular crossovers are to be located as per Figure 1.

5.0 SITE CONDITIONS

The site is classified 'S' in accordance with the Australian Standard AS2870.1-1986. It is the responsibility of owners to ensure that the structural design of dwellings and associated structures including boundary, retaining and garden walls is suitable for the site conditions applicable to each lot.

5.1 Site Levels

Changing lot levels by more than 0.2m from those provided on site will not be permitted. This includes the levels from the rear lanes (where provided) to on-site garaging.

6.0 BUILDING FORM

6.1 Appearance

The objective of these guidelines is to encourage the development of housing that is responsive to the environment in which we live, and which reflects the character of the locality.

The incorporation of verandahs and eaves, balconies and decks, architectural devices such as finials, chimneys and decorative brick courses and appropriate window locations and projections will add immeasurably to the overall effect.

Single storey dwellings are to incorporate elements that provide a vertical emphasis. The use of gable end roofs rather than hip roofs, vertically proportioned windows, extra brick courses etc, all add to increase the apparent height of the dwelling.

6.2 Site Coverage

All lots except lots 574-578 are limited to 65% building site coverage for single and double storey housing development. Lots 574-578 are limited to 70% building site coverage.

6.3 Gateway Dwellings and Corner Lots Development

Lots 501, 558, 522 and 534 mark the entrances to the subdivision and therefore the buildings on those lots will create a significant first impression of the overall development. These dwellings particularly, along with all other corner developments should address both streets through the use of distinctive roof forms, window treatments, balconies, landscaping, wall and fence elements.

The Developer will construct a uniform style of fencing on the side boundaries (including corner truncations) of lots 501, 579, 558 and 559 where the boundary is adjacent to the road, thereby ensuring conformity of fencing styles for the estate's entrances.

6.4 Roofscape

Roofs should generally be traditional in form with symmetrical roof planes and gables being the preferred form of detailing.

Roofs should be pitched between 25° and 45° where visible from public areas, streets and open space with shallow pitches being acceptable for verandahs and canopies, small areas of skillion and flat roofs or those hidden behind parapet roofs.

See section 10.4 for details regarding the location of roof mounted air conditioners.

7.0 PRIVATE OPEN SPACE

As the area available for private open space on lots of this size is minimal, it is important that its location, dimensions and relationship to the dwelling be carefully planned. The open space should;

- (a) have a minimum area of 40m² and a minimum dimension of 4m and must be located behind the front setback;
- (b) be directly accessible from a living area;
- (c) have a north aspect for winter solar penetration;
- (d) generally be a contiguous area;
- (e) be at ground level, although a balcony or deck area may be permissible in some circumstances; and
- (f) not be enclosed but may be covered with a pergola or weatherproof canopy.

8.0 COLOURS AND MATERIALS

8.1 Walls

Exterior walls facing the street or other public areas must utilise either traditional clay brick, limestone blocks, rammed earth or rendered block work. Detailing in weatherboard, stone or steelwork is encouraged.

8.2 Roofs

All roof types are considered appropriate except for cliplock flat metal decking, white colourbond and zincalume because of reflectivity problems.

8.3 Windows

Windows should generally have a vertical proportion, particularly those facing the street and detailing of the window sills and the glass itself is encouraged. Reflective glass will not be permitted where it can be seen from public areas.

9.0 LANDSCAPING

9.1 Landscaping Design Advice

After purchasing a lot within "The Pointe", the owner is encouraged to utilise the services of Australand's landscape design consultancy. This service, provided free of charge, includes a 1hr consultation on site and preparation of a sketch plan showing the appropriate location of plants and other landscape features. For more information on this service contact Australand's client advisor.

9.2 Front Gardens

The streets of "The Pointe" are to be lined with deciduous trees (*Sapium serbiferum* - Chinese Tallow Tree) creating a formal garden environment. It is therefore important that this concept extend through to the verges and front yards within the estate.

As the front yards are relatively small, cottage type gardens would be the most appropriate, utilising deciduous trees and flowering plants and shrubs to add seasonal colour and to permit sun penetration in winter.

Within three months of completion of the dwelling the front garden and verge must be fully landscaped, (instant turf must be used instead of runners etc.) and reticulated.

9.3 Recommended Plant Species

Trees

Betula alba (Silver Birch)
 Betula alba pend. (Weeping Silver Birch)
 Cupressus semp. (Pencil Pine)
 Delonix regia (Poinciana)
 Erythrina indica (Coral Bean)
 Fraxinus raywoodii (Claret Ash)
 Morus rubra pend. (Weeping Mulberry)
 Prunus species (Flowering peach, plum, etc.)
 Sapium serbiferum (Chinese Tallow Tree)

Shrubs

<u>Sun</u>	<u>Shade</u>
Abelia grandiflora	Azalea
Agapanthus orientalis	Camelia
Buxus	Dicksonia antarctica
Dietes	Gardenia sp.
Gardenia sp.	Impatiens
Hebe sp.	Fatsia japonica
Lavender	Ferns
Plumbago sp.	Hydrangea so.
Rose bushes	Nandira sp.

Ground Covers / Climbers

Bedding Begonia	Hedera sp.
Bougainvillea	Hardenbergia
Erigeron	Rosemary 'Blue Lagoon'
Felicia	Wisteria sinensis

9.4 Street Trees

A formal street tree planting program has been undertaken and these trees are not to be moved, removed or in any way interfered with. It is the responsibility of land owners that are adjacent to street trees to maintain and water the trees.

10.0 OTHER CONSIDERATIONS

10.1 Site Services

Sewerage, water, power, telecommunications and gas will be distributed to each site via the rear lane (where applicable) or to the primary street frontage.

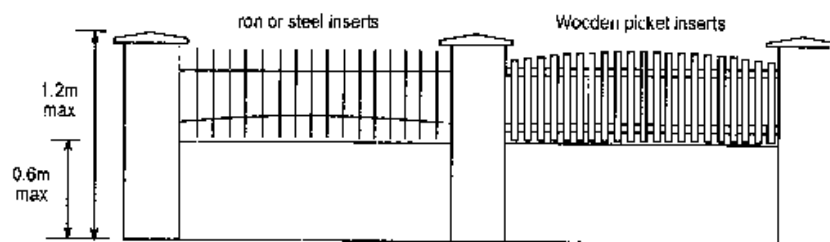
The appropriate authorities should be contacted to identify the exact location of services. Meter boxes and the like should be integrated within the development, whether it be within the garden on a wall or the dwelling itself.

10.2 Fencing

Wooden picket or brick and iron fencing is traditionally used in the locality and is to be encouraged within the subdivision. The basic parameters for fencing within the development are;

All Lots

- (a) The front (primary street frontage including any corner truncation) fence must not be any higher than 1.2m of which the upper 0.6m (or 50%) must be visually permeable (ie, through the use of picket or wrought iron sections). Galvanised mesh or powder coated metal pool type fencing is not appropriate.



- (b) Side and rear fencing (including lanes) may be solid with a maximum height of 1.8m.
- (c) Side fences within the front setback of the house must be no higher than the front fence and must be constructed of the same or complementing materials as a front fence.
- (d) Corner lots may have a fence up to 1.8m high along its secondary street frontage. The fence must be made of the same materials and be of similar form as the front fence, or if no front fence exists is to be constructed from materials other than fibrous cement, metal panel or rough sawn timber. Dressed, painted timber pickets may be used in conjunction with masonry to achieve visual permeability in the fence.
- (e) Corrugated fibrous cement or metal panel fencing is only to be used for side separation between lots and is not permitted forward of the building line. Any fibrous cement fencing is to be painted both sides to complement housing colours.

Rear Access Lane Lots

- All Rear Access lots are to install a front fence to the primary street frontage that conforms with the front fence regulations described above.
- All are to install a side fence within the front setback of the house that conforms with the guidelines.

10.3 Rubbish Bins and Store Room

A separate, appropriately screened storage area for large PVC wheeled bins and a store room of at least 4m² should be catered for at site planning stage and be constructed of the same or similar materials as the dwelling. Metal stand alone sheds will not be permitted on any part of the lot.

10.4 Air Conditioners

Air conditioners are often noisy and it is therefore important that they be located so as to not be easily heard by neighbours. Roof mounted air conditioners should be located at the rear of the roof where they cannot be seen from the street or other public areas.

10.5 TV Antennas, Satellite Dishes and Radio Masts

TV Antennas, Radio Masts

These facilities are very much a part of society's requirements for modern living. They can however, be an ugly element of our streetscape if not carefully located. If possible they should be located on a roof space or on rear walls or roof places.

Satellite Dishes

The City of Bayswater has a policy on the location and size of satellite dishes. If they are larger than 1.5m they require separate approval from Council.

11.0 APPROVAL OF PLANS

Prior to submitting plans to Council owners are required to forward one set of documents, consisting of

- dimensioned site and floor plans to a scale of at least 1:500 showing the dwelling, any garages or carports and the layout of and access to any car spaces; and
- elevations of any proposed building, walls or fences including details of materials of construction, finishes and external colours;

to;

Attn: Mr Andrew Howe
The Planning Group Pty Ltd
Mezzanine Level, Central Park
152-158 St Georges Tce
Perth WA 6000.

The plans will be checked by The Planning Group to ensure they conform with the guidelines after which they will be returned to the owner with a letter acknowledging their conformity. These plans can then be lodged with the City of Bayswater for final development approval.

Should plans fail to comply with the guidelines in the first instance, owners will be required to pay subsequent checking fees.





ZERO LOT LINES

CROSSOVERS / GARAGING

REVISED PL4