

DESIGN GUIDELINES

MT HENRY

at Salter Point

16th September 1999

***LANDCORP Development Land & Community
and
CHAPPELL & LAMBERT Town Planning Urban Design***

MT HENRY AT SALTER POINT

DESIGN GUIDELINES

16 SEPTEMBER 1999

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MT HENRY AT SALTER POINT DESIGN GUIDELINES

1.0 INTRODUCTION

The Mount Henry at Salter Point Design Guidelines serve to clarify the requirements at the R Codes and complement the requirements of the City of South Perth District Zoning Scheme and other current planning and development policies of Council. Council will apply the Guidelines in considering development applications for dwellings within the Estate. The approved subdivision plan is included at Attachment No. 1.

2.0 SETBACKS

The primary frontage for each lot is depicted on Attachment 2.

2.1 Primary Frontage (Except Mt Henry Road)

Minimum of 3.0 metres for ground floor and second storey with an average of at least 4.5 metres.

2.2 Mt Henry Road

- (i) Minimum ground floor setback of 4.5 metres:
- (ii) Minimum second storey setback of 4.5 metres with an average of at least 6 metres.

2.3 Secondary Street Setback

Minimum setback to secondary frontage for corner lots of;

- 1.5 metres setback for the ground floor, only supported for a maximum wall length of 9 metres and subject to adequate visual relief;
- 3.0 metres for the second storey.

2.4 Garages

All dwellings shall include a lock-up garage constructed as part of the dwelling. A garage may project by up to 1.5 metres forward of the front wall of the house, provided the minimum and average frontage setbacks specified in subclauses 2.1 and 2.2 are achieved. All parking spaces, whether roofed or unroofed, shall be set back a minimum of 4.5 metres from the street boundary.

2.5 Rear Setbacks

Minimum rear setback of 4.0 metres.

2.6 Side Setbacks

- (i) As per the R Codes generally;
- (ii) Zero lot line (boundary walls) development to comply with the R Codes and the City of South Perth Planning Policy P8 —Residential Boundary Walls (included as Attachment 3):
- (iii) In accordance with Council's Planning Policy No. P8 "Residential Boundary Walls", approval will not normally be granted for a boundary wall exceeding an average height of 3.0 metres and a maximum height of 4.0 metres. However, in the event that Council is satisfied that a proposed wall exceeding these heights satisfies the relevant amenity provisions contained in Policy No. P8, approval may be granted for a higher boundary wall not exceeding 4.0 metres in length.

2.7 Interchanging Rear and Side Setbacks

Where considered appropriate for reasons including;

- better solar orientation of the home;
- rear setbacks abutting side boundaries of neighbours' lots: and
- irregular shaped lots;

the Council may allow the side and rear boundary setbacks to be interchanged, subject to a courtyard of at least 40m² area and 5.0 metres minimum dimension being provided adjacent to living areas.

3.0 OPEN SPACE

As per the R Codes — minimum of 50% open space.

4.0 BUILDING HEIGHTS

The Town Planning Scheme specifies a maximum building height for the Estate of 7.0 metres. Attachment 4 defines “building height” as contained within Town Planning Scheme No. 5.

5.0 SITE LEVELS

- (i) Any retaining or other walls provided by the developer may not be altered in any way except with the approval of Council;
- (ii) All other fill and retaining wall requirements must comply with City of South Perth Planning Services Department Standard Practice Information Sheet - Filling and Retaining Walls, dated September 5, 1997 (copy included at Attachment No.5).

6.0 FENCING

- (i) Solid opaque fencing forward of the building line shall be no higher than 900mm. Open style fencing is acceptable above 900mm. Brick piers up to 1800mm are acceptable;
- (ii) The maximum overall fencing height is 1800mm;
- (iii) Fencing of any boundary which faces a street, park or reserve shall be generally compatible with the fencing established by the developer. Details of any fencing shall be submitted to the Manager of City Planning for approval;
- (iv) Fencing on any rear boundary retaining wall established by the developer to be appropriately maintained. No additional fencing either on top of the wall or adjacent to the retaining wall shall be permitted, unless such fencing is to replace damaged fence. Such fencing to be the same or consistent with established fencing.

7.0 FREEWAY CONSIDERATIONS

When designing and constructing residences on those lots adjacent to the Kwinana Freeway, owners must have due regard, to minimising freeway noise intrusion. In this regard, the following suggestions have been made by Environmental Consultants.

7.1 Glazing

It is recommended that thick glazing (8mm to 10mm) set in solid frames be used on all windows facing the Freeway. Laminated glass would be the most effective. The most effective noise attenuation is provided by

non openable windows with all round seals. Any openable windows should be hinged and incorporate good acoustic seals. Sliding windows are the least effective and would need to be carefully installed with proprietary acoustic seals.

7.2 Balcony Doors

Balcony doors should be hinged to provide the best possible acoustic seal. If sliding doors are provided, careful attention should be made to achieving a good seal with proprietary acoustic seals recommended.

7.3 Air-Conditioning

To minimise noise penetration, split system units are recommended. The fresh air inlet, should be positioned out of sight of the freeway to reduce noise break-in.

7.4 Walls and Roof

Consideration must be given to the walls and roof. All gaps at the eaves should be sealed. Roof insulation is also of benefit in terms of both acoustic and thermal performance.

8.0 MISCELLANEOUS

8.1 Air-Conditioning/Cooling Units and Solar Hot Water Units

- (i) Air-conditioning or cooling units should be of a similar colour to the roof;
- (ii) Solar hot water units must be integrated with and match the roof profile and pitch;
- (iii) Council will seek to ensure that air-conditioner are located to

minimize noise impact on adjoining residents and will encourage roof mounted air-conditioners to be located on the rear of the roof to protect visual amenity from the street.

8.2 Letterboxes

- (i) Council will seek to encourage the location of letterboxes adjacent to driveways constructed of materials that match or complement the residence and display the house number.

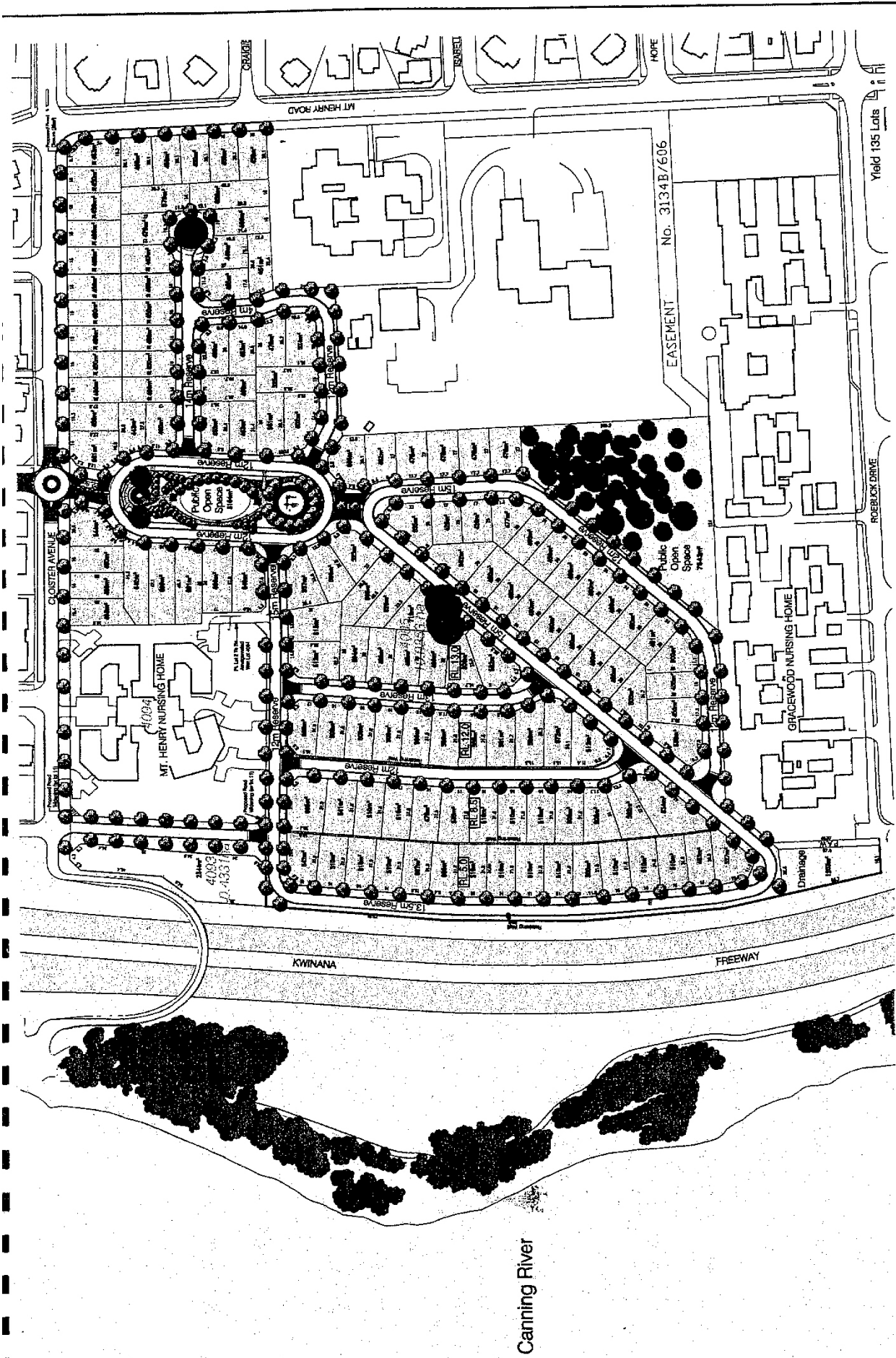
8.3 Washing Lines

- (i) Council requires the screening of all washing lines from the street and public places.

8.4 Commercial Vehicles

- (i) Council will seek to discourage the parking or storing of any commercial vehicles, including caravans, boats etc on a property unless they are contained within a garage or screened from public view.

ATTACHMENT NO. 1 - PLAN OF SUBDIVISION



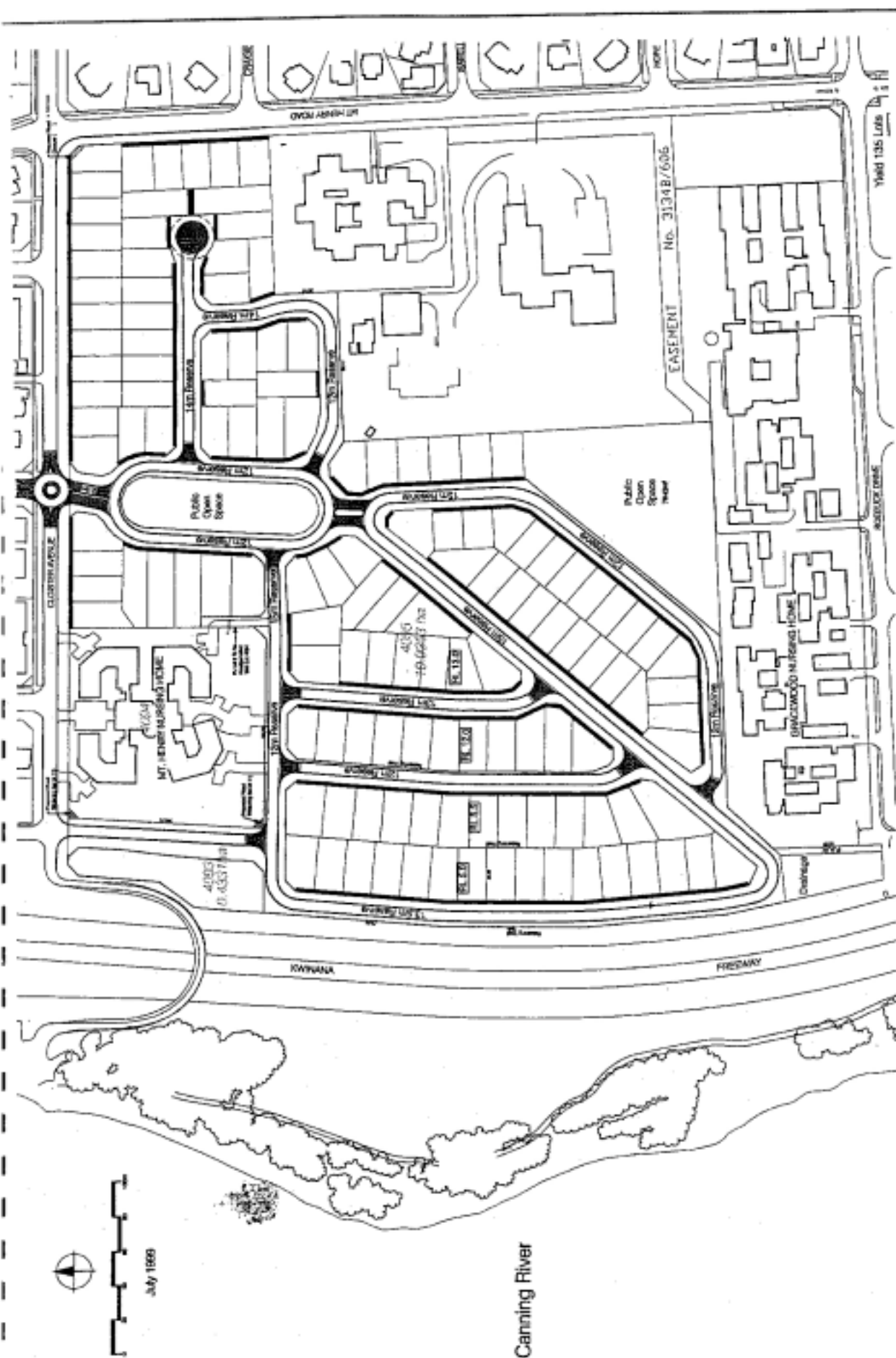
CHAPPELL & LAMBERT
 TOWN PLANNING
 URBAN DESIGN
 809-100

Mt. Henry Estate

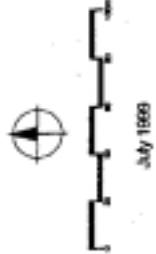
LANDCORP
 DEVELOPING LAND & COMMUNITY

Canning River

ATTACHMENT No. 2 - PRIMARY FRONTAGES



Primary Frontages
 MT HENRY ESTATE



Canning River

YARD 135 LOTS

EASEMENT No. 3134B/606

Public Open Space Near

UNCOMMON NUTRIENT HOME

MT HENRY NURSING HOME

40365
 40366

KAWANA

FREDARY

MT HENRY ESTATE

CHAPPELL
 BLAMBERT
 TOWN PLANNING
 URBAN DESIGNERS
 888-1234

LANDCORP
 A DEVELOPMENT COMPANY

**ATTACHMENT No.3 - RESIDENTIAL BOUNDARY
WALLS POLICY**

City of South Perth

Planning Policy No. P8

Residential Boundary Walls

Modified June 2000

Please request an updated copy from the City of South Perth.
~ by email: send your request by email to planning@southperth.wa.gov.au
~ by mail or fax: make your request by phoning 9474 0713

ATTACHMENT No. 4 - BUILDING HEIGHT

"building height" means -

- (a) the vertical distance measured from the highest point of the natural ground level of the site under the building to the highest point of the external wall which extends to the highest altitude; and
- (b) includes one-third of the vertical height of a gable where the gable forms a triangular extension to the wall; and
- (c) includes the vertical height of the steeper pitched plane of the roof in the case of a mansard roof; and
- (d) excludes any external wall which extends higher than the main roof provided that such wall is contained within a "building envelope" formed by a wall having the maximum permissible height and a hipped roof with a pitch not exceeding 25 degrees; and
- (e) excludes vertical glass planes within the roof structure, including dormer and saw-toothed windows, and the like.

ATTACHMENT No. 5- FILLING AND RETAINING

City of South Perth

Information Sheet

Filling and Retaining

Please request an updated copy from the City of South Perth.

~ by email: send your request by email to planning@southperth.wa.gov.au

~ by mail or fax: make your request by phoning 9474 0713