



## **LOCAL PLANNING SCHEME NO. 10**

### **LOCAL PLANNING POLICY NO 11**

### **LOT 2; 1 ANZAC TERRACE DESIGN GUIDELINES**

The Residential Design Guidelines have been prepared to establish and protect both the amenity of the locality and individuals' investment in the subject site. The purpose of the design guidelines is to ensure the quality of the built environment is enhanced by the application of coordinated design principles. Specifically, the guidelines define standards to:

- Provide flexibility in the siting of dwellings;
- Ensure fencing promotes passive surveillance of public space, whilst also coordinating styles, materials and security; and
- Encourage and maintain quality design.

The design guidelines provide direction and clarity to developers, Council and the community on the application of the performance criteria, with regard to various elements of the Residential Design Codes within the subdivision located at Lot 2; 1 Anzac Terrace, Bassendean. The Guidelines identify the relevant R-Code provision including the associated clause. Applications that meet these Guidelines are deemed to meet with the relevant Performance Criteria of the R-Codes.

This policy is made pursuant to Clause 2.6.2 of the Residential Design Codes and shall have effect for applications made for residential and ancillary development, as defined by Town Planning Scheme No. 3. Unless specifically modified by any provisions of these Design Guidelines, all development is to be in accordance with the provisions of the Residential Design Codes and Town Planning Scheme No. 3.

## Implementation

The guidelines shall be implemented by the Town of Bassendean through the planning approval process of the Town of Bassendean.

## **GENERAL DESIGN ELEMENTS - OBJECTIVES**

Design elements are grouped into a number of categories including:

- Zero Lot Lines and Building Setbacks;
- Carports and Garages, and External Buildings;
- Fencing;
- External Appearance; and
- Landscaping.

### **Zero Lot Lines**

In order to afford owners flexibility in the siting of dwellings within the estate, each dwelling may feature a dwelling built to a nil side setback on one boundary, to a maximum of two-storeys. Any additional levels above the second storey should be designed to comply with the setback provisions of the Residential Design Codes. A specified setback will also apply along the Swan River and Anzac Terrace frontages, to protect the streetscape and maximise opportunities for preservation of the foreshore.

### **Carports and Garages**

A minimum of four car bays is required to be provided for each dwelling. Carports and garages should be designed to complement the dwelling and be set back the required distance from street boundaries.

### **Fencing**

Fencing has a significant impact upon the quality of the streetscape and amenity of the area in general, as well as providing security. The establishment of an open aspect towards public spaces is considered to improve the security of local communities. Accordingly, fencing to primary streets should generally be visually permeable whilst providing for privacy to outdoor living areas.

## **Design Guidelines**

Based upon the objectives and considerations outlined above, the following guidelines shall apply:

- 1.0 Design Element 2 – Streetscape;
- 1.1 Setback of Buildings Generally (Clause 3.2.1); and
  - 1.1.1 Dwellings shall have a primary set back of a minimum of 2.5 metres from any private road or access way.
  - 1.1.2 Notwithstanding the provisions of Point 1.1.2, any dwelling on Lot 1 shall be set back a minimum of 1.5 metres from the Anzac Terrace boundary.
- 1.2 Set Back of Garages and Carports (Clause 3.2.3)
  - 1.2.1 Notwithstanding any other provisions within these guidelines, carports or garages shall be setback a minimum of 4.5 metres from the primary street (including private roads or public road), to enable 2 additional vehicles to park side by side between the carport/garage and the street without encroaching beyond the lot boundary.
- 1.3 Street Walls and Fences (Clause 3.2.5)
  - 1.3.1 Unless otherwise specified in these guidelines, side and rear fences may be solid up to a maximum height of 1.8m above the natural ground level;
  - 1.3.2 Front fences shall not exceed 1.8m in height above the natural ground level;
  - 1.3.3 Low front fences (less than 750mm) may be open or solid;

- 1.3.4 Notwithstanding Clause 1.3.1, and subject to Clause 3.2.1, fences within the street setback area (including private roads or public road) and/or fencing to Lots 9, 10 and 11 abutting a street boundary (including secondary street, private roads or public road), and greater than 750mm in height, shall be 'visually permeable', to permit identification of the property boundary without creating a barrier to the street or creating an internal security problem. Fence forms such as brick or masonry piers with picket/wrought iron infill are acceptable. The solid portion of a high fence (greater than 750mm overall height), excepting piers, shall not exceed 0.8m;
- 1.3.5 Side fences within the front setback must be no higher than the front fence and must be constructed of the same or matching materials;
- 1.3.6 The design of front fences should reflect the style and character of the dwelling located behind them;
- 1.3.7 Fibrous cement fencing is not permitted;
- 1.3.8 Fences shall be installed on all rear and side boundaries to the building frontage setback line, prior to occupation of the residence;
- 1.3.9 On corner lots, boundary fences visible from any road or access way shall be constructed of the same material as the exterior walls of the residence, or any other material approved by the Town of Bassendean which is in keeping with the overall approved design of the residence constructed on the Lot, to the specifications of the Town of Bassendean.
- 1.4 Building Design (Clause 3.2.7).
- 1.4.1 The guidelines require the development of buildings featuring:
- (i) External walls which have the appearance of being predominantly concrete, limestone, or clay bricks (in face work or render); and
  - (ii) Roofs of concrete or clay tiles, or Colourbond; and
  - (iii) Roofs with a pitch not less than 25 degrees.

- 1.4.2 The guidelines do not permit buildings, structures or improvements which utilise zincalume, zinc-aluminium coated steel or natural aluminium or aluminium coloured sheeting for roofing or wall cladding.
- 1.4.3 Dwellings on Lots 9, 10 and 11 shall be orientated towards Anzac Terrace.
- 1.4.4 Dwellings shall feature a carport or garage with provision for at least two motor vehicles side by side. Garages are required, and carports are encouraged, to be located under the main roof of the dwelling. Where a carport is not located under the main roof, it shall still be required to match or complement the residence in respect of the pitch of the roof, materials used, design, colour, external appearance and quality of construction.
- 1.4.5 Buildings, structures or improvements (including but not limited to alterations or additions to a residence) shall be complementary to the residence in respect of roof pitch, materials used, the design, external appearance including colour and the quality of construction;
- 1.4.6 Carports may be freestanding but shall be designed to complement the dwelling and shall be constructed of matching wall and roof materials;
- 1.4.7 Outbuildings with a floor area of 9m<sup>2</sup> or greater shall be constructed from materials which match the materials comprised in the residence.
- 2.0 Design Element 3 – Boundary Setbacks.
- 2.1 Buildings Set back from the Boundary (Clause 3.3.1).
- 2.1.1 Dwellings on Lots 5, 6, 7 and 8 shall be set back a minimum of 3 metres from the rear boundaries of those lots, as depicted on the Subdivision Guide Plan.

2.1.2 Structures on Lots 1, 2, 3 and 4 shall be set back a minimum of 10-metres from the river reserve boundary. The Town of Bassendean may, at its discretion and in consultation with the Swan River Trust, consider variation of this setback requirement.

#### 2.1 Buildings Set back from the Boundary (Clause 3.3.1)

2.1.1 Dwellings on Lots 5, 6, 7 and 8 shall be set back a minimum of 3 metres from the rear boundaries of those lots, as depicted on the Subdivision Guide Plan;

2.1.2 Structures on Lots 1, 2, 3 and 4 shall be set back a minimum of 10 metres from the river reserve boundary. The Town of Bassendean may, at its discretion and in consultation with the Swan River Trust, consider variation of this setback requirement.

#### 2.2 Buildings on Boundary (Clause 3.3.2)

2.2.1 Unless otherwise specified in these guidelines, dwellings may be built to a nil side setback, where that boundary is depicted as a 'Designated Nil Setback Boundary' on the Subdivision Guideline Plan at Annexure A;

2.2.2 Dwellings on Lots 4, 12 and 13 may have a maximum single storey wall built to a nil setback on the boundary abutting the Pedestrian Access Way (PAW), as depicted on the Subdivision Guideline Plan at Annexure A. Any proposed second-storey wall shall be set back from the boundary abutting the PAW in accordance with the Residential Design Codes;

#### 3.0 Design Element 4 – Open Space

##### 3.1 Open Space Provision (Clause 3.4.1).

3.1.1 Maximum site cover shall be in accordance with 'Table 1 –entitled 'Site Cover'. The applicant has provided a table showing each lot size together with a share of the common property lot. It has been calculated that the table set out in the proposed Guidelines would result in 55% site cover rather than the 50% permitted under the Residential Design Codes for land coded R25.

##### 3.2 Landscaping Requirements (Clause 3.4.5).

- 3.2.1 All ground areas visible from the street (including but not limited to private roads, accessways and public roads) or to a neighbouring lot ('visible areas') shall be properly landscaped prior to occupation of the residence.  
'Properly Landscaped' means all visible areas must be cleared and grassed, planted or otherwise covered with a beautifying surface, designed with due regard to water wise principles. Landscaped areas shall be watered by an automatic reticulated watering system.

#### 4.0 Design Element 5 – Access and Car Parking

- 4.1 Vehicular Access (Clause 3.5.4)
- 4.1.1 Vehicular access to Lots 1, 9, 10 and 11 shall be obtained via the private roads only, and shall not be permitted directly from Anzac Terrace.
- 4.1.2 Garage/carport floors, driveways and crossovers shall be constructed and completed prior to occupation of the residence;
- 4.1.3 Driveway access points shall be a minimum of 4-metres and a maximum of 6-metres in width, and shall be set back not less than 0.5 metres from any side boundary.
- 4.1.4 Driveway access points shall be constructed to the kerb of the private road using brick paving or coloured concrete or any other material approved by the Town of Bassendean, which is in keeping with the overall approved design of the residence constructed on the Lot, to the specifications of the Town of Bassendean.

#### 5.0 Design Element 10 – Incidental Development

- 5.1 Essential Facilities (Clause 3.10.3).
- 5.1.1 Adequate provision is to be made for storage of 2 standard rubbish bins. Bins shall be stored so as to be not visible from the street.

- 5.1.2 An enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m<sup>2</sup>, shall be provided for each dwelling.

