



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO 5. EARLSFERRY HOUSE DESIGN GUIDELINES

OBJECTIVE

To ensure development on the land adjacent to Earlsferry House is developed in such a manner as to maintain the historic character of the house.

APPLICATION

This policy applies to all the land within, or previously within, Lot 500 Nurstead Avenue, Bassendean.

POLICY

1. Any development, alteration, demolition or modification within the Earlsferry House site shall be referred to the Heritage Council for comment and/or recommendation prior to consideration by Council.
2. All development on the R10 zoned land shall comply with the following requirements:
 - a) All boundary fencing shall be ornamental picket or traditional red brick, and shall be no greater than 1.2 metres high, excepting that which is not visible from Nurstead Avenue or Guildford Road;
 - b) Dwellings shall present to Nurstead Avenue and shall be setback a minimum of 6 metres and a maximum of 9 metres from Nurstead Avenue;
 - c) Dwellings shall be no greater than one storey high;
 - d) Building materials shall be as follows:
 - i) walls - traditional red brick with light coloured (not grey) mortar or tuck-pointing;

- ii) roof - terracotta roof tiles, Custom Orb, colorbonded or painted, zincalume - roof pitch shall be no less than 30 degrees;
 - iii) colours - each building application shall be accompanied by a comprehensive colour scheme using heritage colours to the satisfaction of Council;
 - iv) roof plumbing - gutters to be ogee, ovolo or rounded - downpipes shall be round;
 - v) eaves - to be a minimum of 400mm excluding gutters. Under eaves is to be exposed with rafters, bird boards or closed with adequate ventilation - boxed eaves are prohibited;
 - vi) windows - to be timber or coloured aluminium frames, to be an upright style on all facades visible from the street - bay windows are acceptable, but corner windows should be avoided - window sills shall be projecting brick or timber;
 - vii) verandas, carports and garages - shall be constructed from brick or timber posts (not steel, aluminium or pine) and roofs shall be constructed to match those on the main dwelling, where such structures are visible from Guildford Road or Nurstead Avenue;
 - viii) driveways - internal driveways shall be brick paved or patterned to complement the colour of the main dwelling; and
- e) Satellite dishes, roof installations, all radio or television aerials, solar heaters, air-conditioning units or similar external attachment, shall be located such that they are not visible from either Nurstead Avenue or Guildford Road.