

Local Development Plan (LDP): Robinsons Grove Shire of Mundaring

This LDP has been approved pursuant to Clause 52 (1)(a) (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

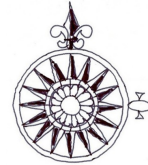
**Director, Planning and Development Services
Shire of Mundaring**

08/05/2024

Date:

Shire of Mundaring disclaimer:
Some provisions of this LDP are enforceable by the developer (by contract) and are above and beyond local government planning controls.

A separate approval by the developer is required prior to seeking planning and/or building approval from the Shire.



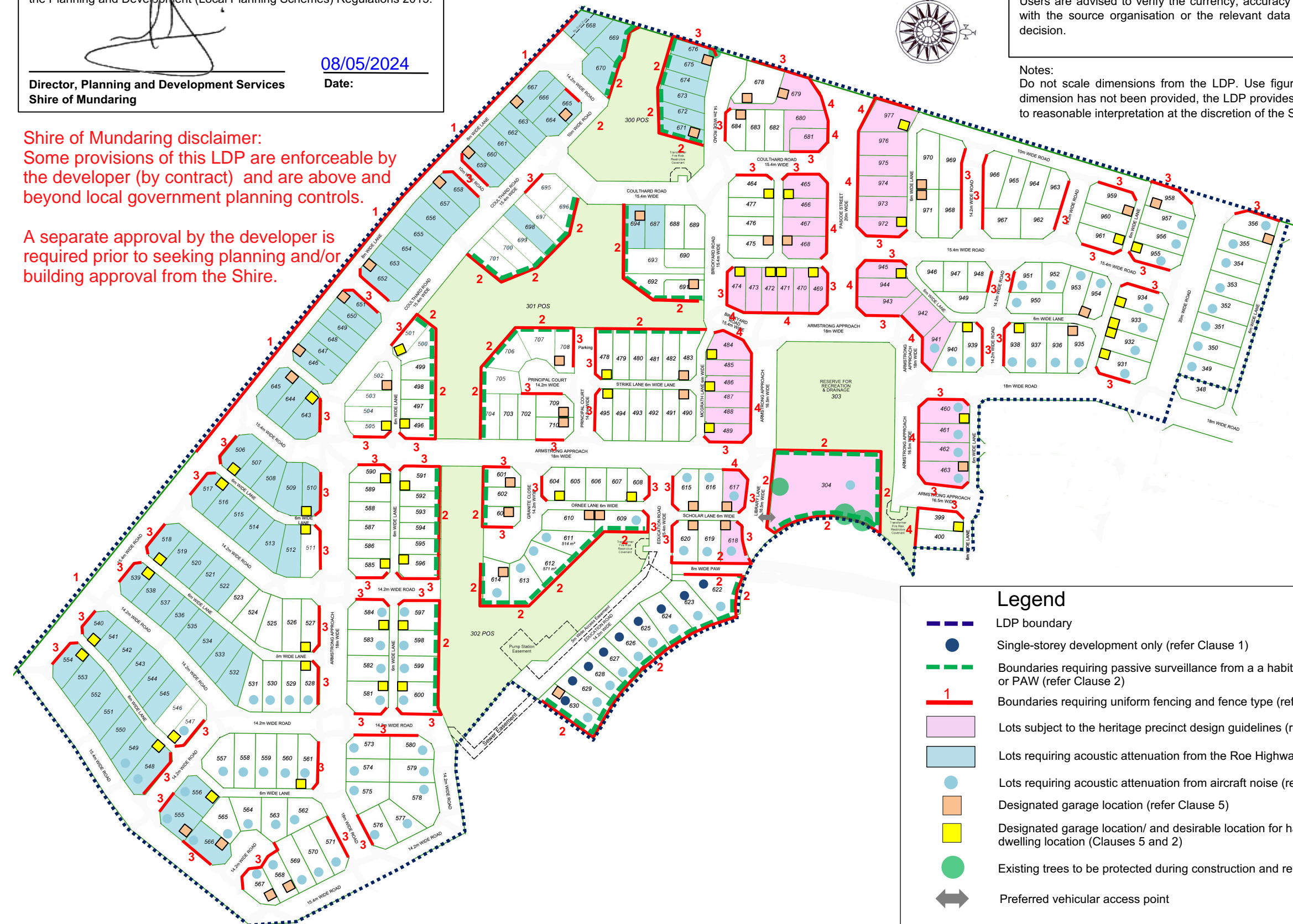
DISCLAIMER

Information shown herein is generated from data obtained from various sources. The Shire of Mundaring cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any errors or losses incurred as result of the use of this information.












Users are advised to verify the currency, accuracy and completeness of the data with the source organisation or the relevant data custodian before making any decision.

Notes:

Do not scale dimensions from the LDP. Use figured dimensions only. Where a dimension has not been provided, the LDP provides general guidance and is open to reasonable interpretation at the discretion of the Shire of Mundaring.



Legend

- | | |
|---|--|
|  | LDP boundary |
|  | Single-storey development only (refer Clause 1) |
|  | Boundaries requiring passive surveillance from a habitable room to the adjacent POS or PAW (refer Clause 2) |
|  | Boundaries requiring uniform fencing and fence type (refer Clause 3) |
|  | Lots subject to the heritage precinct design guidelines (refer Clause 1) |
|  | Lots requiring acoustic attenuation from the Roe Highway (refer Clause 8) |
|  | Lots requiring acoustic attenuation from aircraft noise (refer Clause 8) |
|  | Designated garage location (refer Clause 5) |
|  | Designated garage location/ and desirable location for habitable room or ancillary dwelling location (Clauses 5 and 2) |
|  | Existing trees to be protected during construction and retained (refer Clause 7) |
|  | Preferred vehicular access point |

✓ APPROVED

PROVISIONS

The provisions of the Shire of Mundaring Town Planning Scheme and the Residential Codes of Western Australia (R-Codes) are varied as detailed in this Local Development Plan (LDP).

The R-Codes for the LDP area are specified in the adopted Robinsons Grove Structure Plan (2019). All other requirements of the planning scheme and the R-Codes shall be satisfied in all other matters.

ELEMENTS

1. Built form and site planning

- 1.1 A minimum setback of 3m shall apply to all rear boundaries with frontage to Public or Regional Open Space in order to increase the potential for a landscaped interface with the open space.
- 1.2 For lots with a frontage of 12m or less, buildings may be built to both side boundaries at ground level for the entire length between setback lines on one side and 2/3 of another side, and to both boundaries at first floor level for the first 12m behind the front setback line.
- 1.3 All development in the Heritage precinct, as identified in this LDP shall be subject to the Robinsons Grove Heritage Precinct Design Guidelines.

2. Passive surveillance of open space and laneways

- 2.1 All development on lots identified in the LDP as requiring the provision of passive surveillance to adjacent Regional and Public Open Space, shall be designed and constructed with the following features:
 - 2.1.1 At least one major opening from a habitable room at each level of the building facing any adjacent Regional and Public Open Space.
- 2.2 The provision of a habitable room or an ancillary dwelling with a view of the adjacent Right-of-Way is encouraged in strategic locations as identified on the LDP.

3. Boundary fence types

- 3.1 All development on lots identified in the LDP as requiring uniform boundary fencing to adjacent streets or open spaces, shall be designed and constructed to include the relevant boundary fence type as indicated.
- 3.2 The relevant boundary fence types , to be provided by the developer are:
 - 3.2.1 Type 1: A concrete/masonry wall up to 4m in height will be constructed by the land developer as part of the subdivision civil works.
 - 3.2.2. Type 2: A 1.8m high fence incorporating a 0.6m high concrete/masonry wall with concrete/masonry piers and capping, and metal railing between the piers to provide visual permeability to the adjacent street or adjacent open space. This wall type is typically located on boundaries adjacent to Regional or Public Open Space. The typical wall design is illustrated in Appendix A - Figure 1.
 - 3.2.3. typical wall design is illustrated in Appendix A - Figure 3.

- 3.2.3. Type 3: A 1.8m high solid concrete/masonry wall with piers and capping, typically located on secondary street boundaries. This wall shall be constructed and finished in the same material as any Type 2 wall on the same lot. Type 3 walls shall not extend forward of the front setback line. The typical wall design is illustrated in Appendix A - Figure 2.
- 3.2.4. Type 4: A 1.2m high fence incorporating a 0.6m high concrete/masonry wall with concrete/masonry piers and capping, and metal railing between the piers to provide visual permeability to the adjacent street. This wall type is typically located on the front boundary to the heritage precinct to ensure a consistent identity to the precinct, being also the main entry to the estate. The typical wall design is illustrated in Appendix A - Figure 3.

- 3.3 Where there is no requirement for a uniform fence to a secondary street boundary in the LDP, the fencing shall be 1.8m Colorbond metal fencing finished in Woodlands Grey.

4. Vehicle access points

- 4.1 Where a lot has access from both an adjacent street and a laneway, all vehicle access shall be from the laneway.
- 4.2 In the case of the Homestead lot, the LDP indicates the preferred vehicle access point(s). Alternative access points may be considered by the Shire of Mundaring, subject to demonstration of a better design and streetscape outcome.

5. Garage locations

- 5.1 Where a lot is located adjacent to the intersection of a street and a laneway, vehicle access and garaging shall be located as far away from the intersection as is practical.
- 5.2 To provide additional guidance on the above provisions, the LDP indicates designated garage locations on particular lots.

6. Heritage precinct

- 6.1 All lots within the heritage precinct, as identified on the LDP, will be subject to the Robinsons Grove Heritage Precinct Design Guidelines, which are attached as Appendix E.

7. Tree retention

- 7.1 The LDP identifies trees on the heritage lot that are to be retained.
- 7.2 Trees within the public realm are to be protected from damage during the construction of an adjacent dwelling.

8. Acoustic attenuation

- 8.1 A single house on any lot subject to this LDP within proximity Roe Highway requiring noise attention, shall:
 - 8.1.1 incorporate the noise attenuation measures contained within appendix C of this LDP; and
 - 8.1.2 be exempt from the requirement for planning approval.



- 8.2 A single house on any lot subject to this LDP requiring acoustic attenuation resulting from aircraft noise, shall:
- 8.2.1 Incorporate the noise attenuation measures contained within appendix C of this LDP; and
 - 8.2.1 Be exempt from the requirement for planning approval under clauses 6.4.3 and 6.4.4 of the Scheme relating to the Special Control Area for land affected by the Australian Noise Exposure Forecast contours.

9. Bushfire protection

- 9.1 A single house on any lot subject to this LDP within Bushfire Prone areas, shall be constructed to accord with the relevant BAL as per appendix D, and
- 9.2 be exempt from the requirement for planning approval under clause 6.5.4 of the Scheme relating to the Special Control Area for land affected by a Bush Fire Hazard.
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APPENDIX A: TYPICAL BOUNDARY WALL AND FENCE DESIGNS

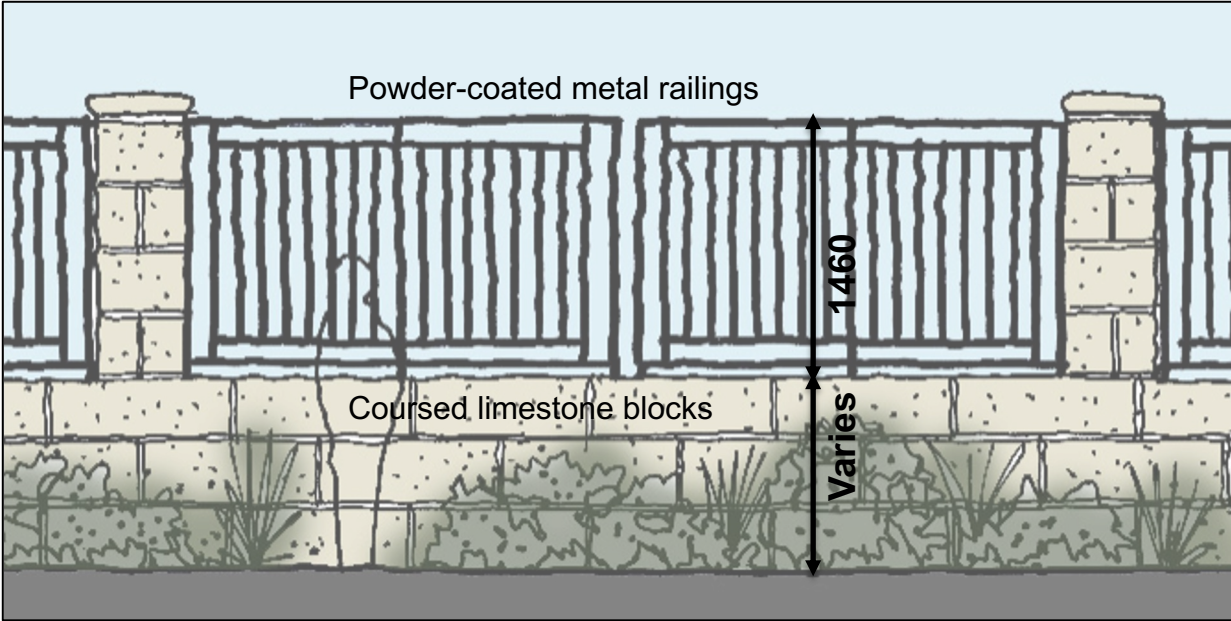


Figure 1: Type 2 Wall (to be provided by land developer)

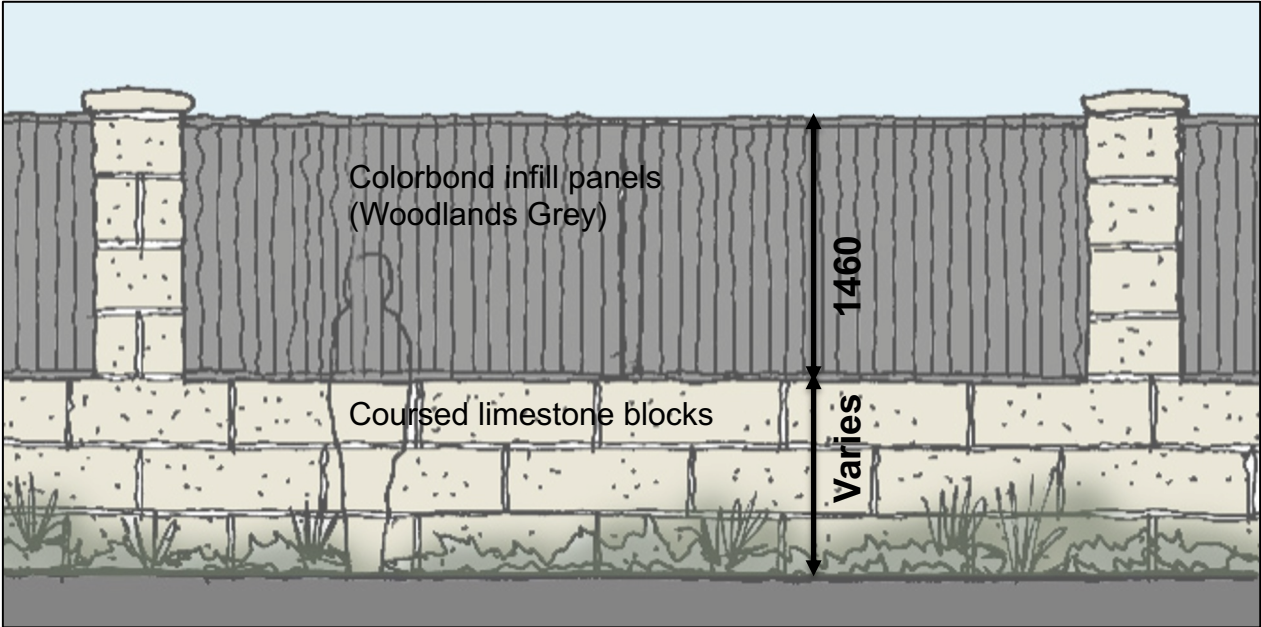


Figure 2: Type 3 Wall (to be provided by land developer)

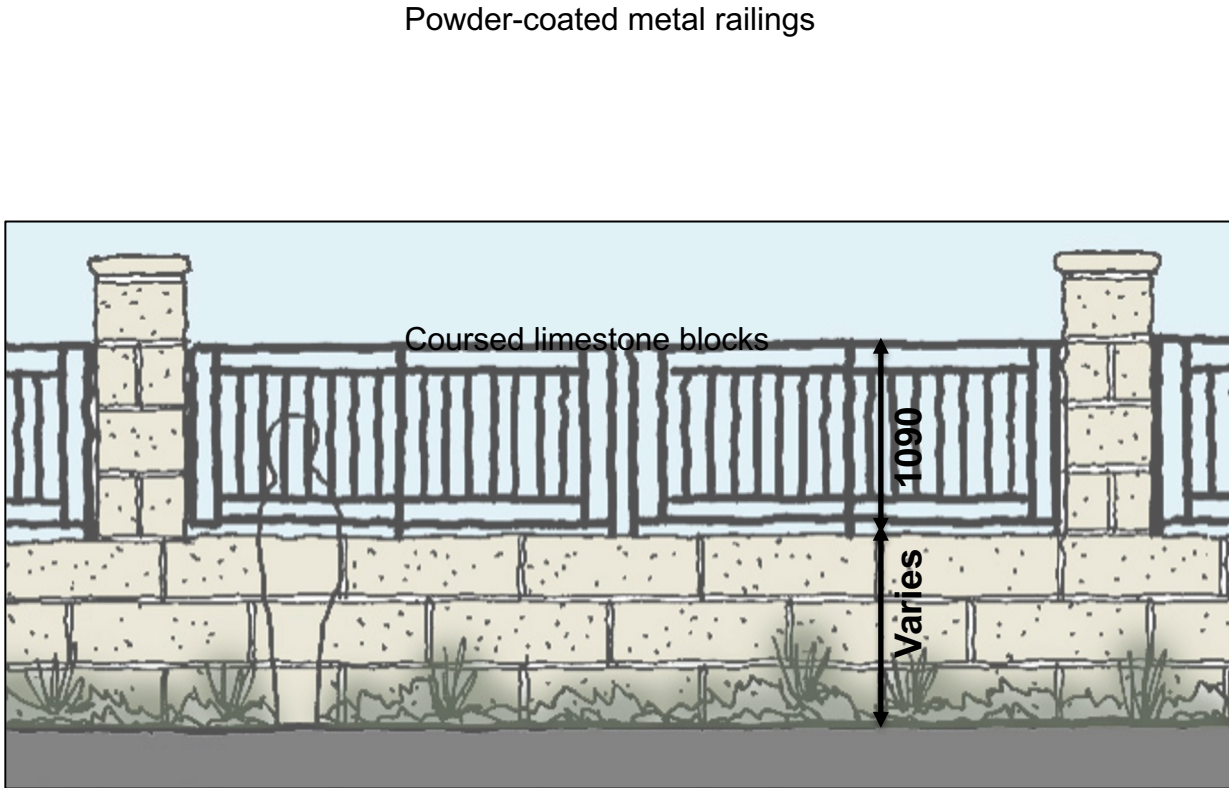


Figure 3: Type 4 Wall (to be provided by land developer)

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APPENDIX B: LOCATION OF NOISE MITIGATION PACKAGES



APPENDIX C: ROAD NOISE MITIGATION PACKAGES

To identify which lots require which package, refer to the plan in Appendix B, noting any different requirements for ground and first floor levels.

Quiet House Package A

56-58 dB LAeq(Day) & 51-53 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none">Up to 40% floor area ($R_w + C_{tr} \geq 28$):<ul style="list-style-type: none">Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing;Sealed awning or casement windows with minimum 6mm glass.Up to 60% floor area ($R_w + C_{tr} \geq 31$):<ul style="list-style-type: none">Sealed awning or casement windows with minimum 6mm glass.	<ul style="list-style-type: none">Up to 40% floor area ($R_w + C_{tr} \geq 25$):<ul style="list-style-type: none">Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing;Up to 60% floor area ($R_w + C_{tr} \geq 28$);Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none">Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	<ul style="list-style-type: none">Doors to achieve $R_w + C_{tr} \geq 25$:<ul style="list-style-type: none">35mm Solid timber core hinged door and frame system certified to R_w 28 including seals;Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none">$R_w + C_{tr} \geq 45$:<ul style="list-style-type: none">Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; orSingle leaf of 150mm brick masonry with 13mm cement render on each face; orOne row of 92mm studs at 600mm centres with:<ul style="list-style-type: none">Resilient steel channels fixed to the outside of the studs; and9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;75mm thick mineral wool insulation with a density of at least 11kg/m³; and2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	<ul style="list-style-type: none">$R_w + C_{tr} \geq 35$:<ul style="list-style-type: none">Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	

Quiet House Package B

59-62 dB LAeq(Day) & 54-57 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none">Up to 40% floor area ($R_w + C_{tr} \geq 31$):<ul style="list-style-type: none">Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.Up to 60% floor area ($R_w + C_{tr} \geq 34$):<ul style="list-style-type: none">Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	<ul style="list-style-type: none">Up to 40% floor area ($R_w + C_{tr} \geq 28$):<ul style="list-style-type: none">Sliding or double hung with 6mm-12mm-10mm double insulated glazing;Sealed awning or casement windows with minimum 6mm glass.Up to 60% floor area ($R_w + C_{tr} \geq 31$);Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none">Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass.	<ul style="list-style-type: none">Doors to achieve $R_w + C_{tr} \geq 28$:<ul style="list-style-type: none">40mm Solid timber core hinged door and frame system certified to R_w 32 including seals;Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none">$R_w + C_{tr} \geq 50$:<ul style="list-style-type: none">Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m³). Resilient ties used where required to connect leaves.Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³).Single leaf of 220mm brick masonry with 13mm cement render on each face.150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face.Single leaf of 90mm clay brick masonry with:<ul style="list-style-type: none">A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;A cavity of 25mm between leaves;50mm glasswool or polyester insulation (11kg/m³) between studs; andOne layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	<ul style="list-style-type: none">$R_w + C_{tr} \geq 35$:<ul style="list-style-type: none">Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	



APPENDIX C: ROAD NOISE MITIGATION PACKAGES

Quiet House Package C

63-66 dB LAeq(Day) & 58-61 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none">Up to 20% floor area ($R_w + C_{tr} \geq 31$):<ul style="list-style-type: none">Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.Up to 40% floor area ($R_w + C_{tr} \geq 34$):<ul style="list-style-type: none">Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	<ul style="list-style-type: none">Up to 40% floor area ($R_w + C_{tr} \geq 31$):<ul style="list-style-type: none">Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.Up to 60% floor area ($R_w + C_{tr} \geq 34$):<ul style="list-style-type: none">Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none">Not recommended.	<ul style="list-style-type: none">Doors to achieve $R_w + C_{tr} \geq 30$:<ul style="list-style-type: none">Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass;40mm Solid timber core side hinged door, frame and seal system certified to R_w 32 including seals. Any glass inserts to be minimum 6mm.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none">$R_w + C_{tr} \geq 50$:<ul style="list-style-type: none">Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). Resilient ties used where required to connect leaves.Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³).Single leaf of 220mm brick masonry with 13mm cement render on each face.150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face.Single leaf of 90mm clay brick masonry with:<ul style="list-style-type: none">A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;A cavity of 25mm between leaves;50mm glasswool or polyester insulation (11kg/m³) between studs; andOne layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	<ul style="list-style-type: none">$R_w + C_{tr} \geq 40$:<ul style="list-style-type: none">Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens;R3.0+ insulation batts above ceiling;2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	

Mechanical ventilation requirements

In implementing the acceptable treatment packages, the following mechanical ventilation / air-conditioning considerations are required:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40 dB into sensitive spaces;
- Evaporative systems require attenuated ceiling air vents to allow closed windows;
- Refrigerant based systems need to be designed to achieve National Construction Code fresh air ventilation requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable.

Aircraft noise

Acoustic attenuation resulting from aircraft noise shall include:

- Maximum size of openings (external windows and doors) of 20% of floor area for sleeping areas and 50% of floor area for other habitable spaces.
- Slab on ground.
- Double brick cavity construction.
- Pitched roof, minimum 25-degree slope, masonry tiles or metal sheet with acoustically sealed sarking (impervious membrane) over rafters.
- Plasterboard ceiling, minimum 10mm thick, with ceiling joists separate from roof structure (i.e. not attached to rafters or roof trusses).
- Fibrous thermal insulation R2.5 or greater between ceiling joists. Weather seals to frames.
- Solid core 40mm thick timber doors with acoustic or resilient weather seals to frames.
- Laminated glass to all external windows/doors with acoustic or resilient flap.
- Doors with glass panels are to match the standard for windows above

To achieve the indoor design sound levels, windows will need to be closed, since if these are opened for ventilation purposes, the aircraft noise reduction of the building envelope will be significantly reduced. As such, building ventilation is to be installed with the following deemed to comply specifications:

- Bedroom ducts are to be lined with 25mm thick fibrous insulation for a minimum length equal to 5-times the diagonal measurement of the air grill;
- Living area ducts are to be lined with 25mm thick fibrous insulation for a minimum length equal to 3-times the diagonal measurement of the air grill, where the air grill is no more than 600mm in diagonal length; and
- Living area ducts are to be lined with 50mm thick fibrous insulation for a minimum length equal to 3-times the diagonal measurement of the air grill, where the air grill is more than 600mm in diagonal length
- (Note: the term air grill applies to fresh air intakes, exhaust vents and supply and return registers.)



Figure 1.1
BAL Contour Map

Lot 799 on Plan 408219
500 Katharine Street
Lot 239 on Diagram 2029
Lot 33 on Diagram 2365
BELLEVUE

LEGEND

Subject Area: Lots 799, 239 & 33

Other Lots

Proposed Development

Wall & limestone path (6m)

Assessment Area

Vegetation - 150m

BAL - 100m

Bushfire Attack Levels (Method 1)

Vegetation edge (Indicative only)

BAL FZ (Indicative only)

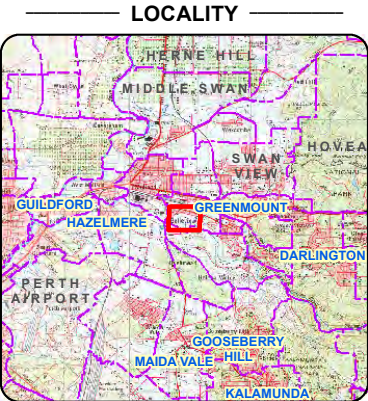
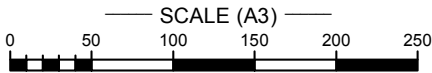
BAL 40 (Indicative only)

BAL 29 (Indicative only)

BAL 19 (Indicative only)

BAL 12.5 (Indicative only)

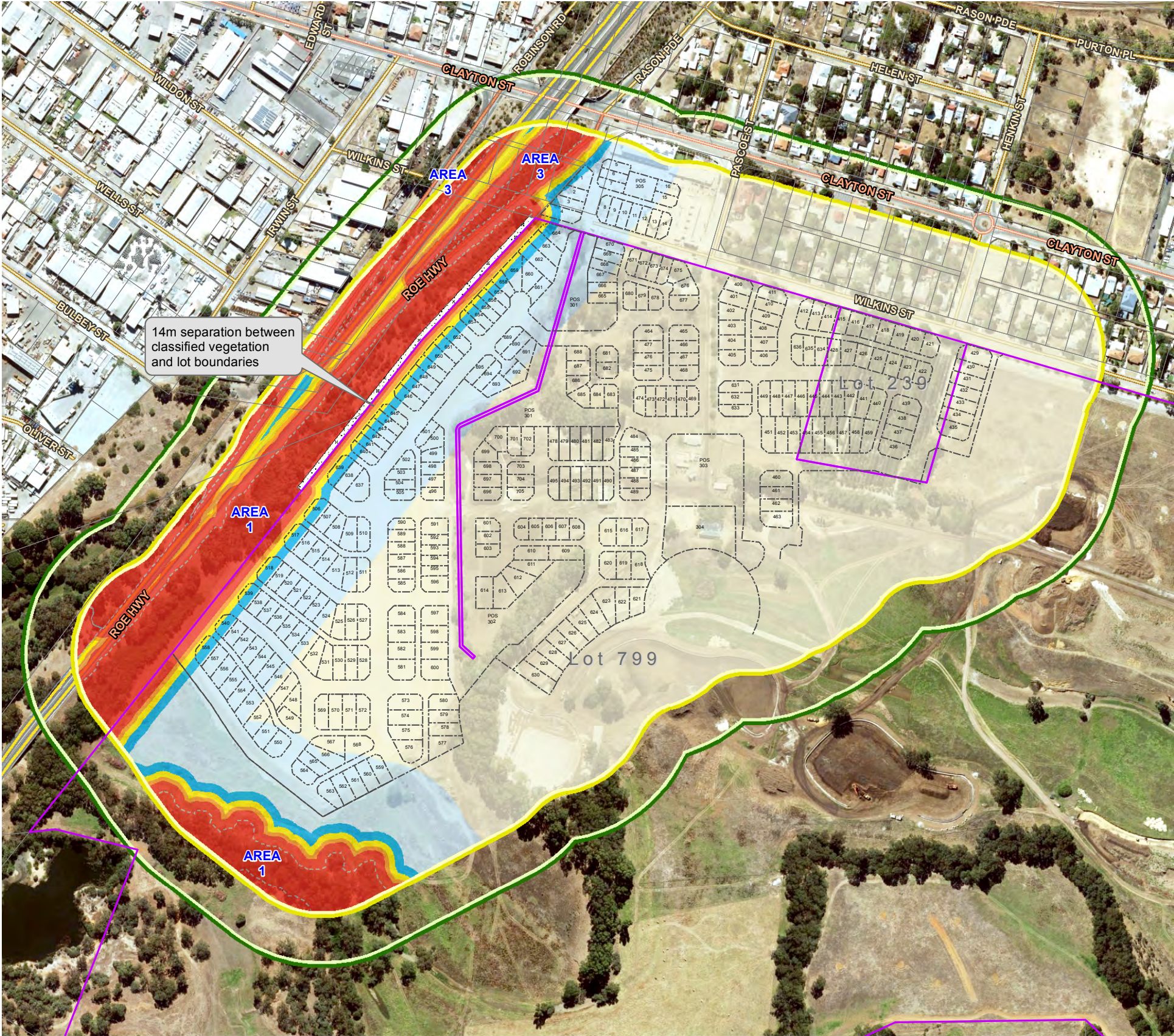
BAL LOW (Indicative only)



Aerial Imagery : Landgate/SLIP
Image Date : Feb 2019

Coordinate System : GDA 1994 MGA Zone 50
Projection : Universal Transverse Mercator Units: Metre

Map compiled by: Russell Wornes 5.10.2018
Map updated: Russell Wornes 11/06/2019



Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information contained in this map.

Map Document Path / Name: C:\BushfireProneMapping\MXD's\2015\15414-19_Lots 799 Katharine & 239 Wilkins Streets, Bellevue_BMP_(A3L).mxd



INTRODUCTION AND VISION

The Robinsons Grove estate is a new community of 300 homes located next to the Helena River in Bellevue, Midland. The development is carefully planned to create:

- A centrepiece Homestead Heritage Precinct of single residential lots in the vicinity of the historic brick Homestead built in 1887.
- An attractive residential neighbourhood with different lot sizes and housing types.

Inspiration for these Homestead Heritage Precinct Design Guidelines comes from elements that exists in Bellevue; surrounding landscape colours; characteristics of both the heritage buildings in the area and newer residential design principles. The idea is not to slavishly replicate the heritage of the area, but to encourage designs that take cues from the context and, therefore, develops an identifiable character and timelessness.

The Vision for the dwellings at the Homestead Heritage Precinct is to reflect:

- A contemporary and respectful interpretation of traditional architecture in Bellevue and the surrounding area.
- A cohesive village feel developed through the designs of single-storey and two-storey homes with frontages that are articulated by at least one substantial feature, such as a projecting veranda, balcony or bay window, and a sharing of a palette of selected materials and colours.
- Open and attractive landscaped streetscapes. Vehicular access to car bays on the lot and the location of services (such as meters and bin collection) are predominantly at the rear of the lot.
- A close integration between the front garden design and streetscape.

1.0 GENERAL

This section provides information on the intent of the Design Guidelines, a set of design objectives, and the process for an Applicant to follow to ensure a residential proposal receives Developer Approval.

1.1 AREA COVERED BY THE DESIGN GUIDELINES

These Design Guidelines are applicable to all new residential development on the R30 coded lots in the area defined as the Homestead Heritage Precinct of the Robinsons Grove estate. (refer Appendix 6.1 Heritage Precinct Plan).

1.2 DEVELOPMENT CONTROL CONTEXT

Applicants shall submit their design proposals for consideration for Developer Approval before an application to Council for statutory planning approval or building licence.

These Design Guidelines form part of the Contract of Sale and are administered by the Developer. The Design Guidelines complement and shall be read in conjunction with all other relevant statutory planning and building construction requirements.

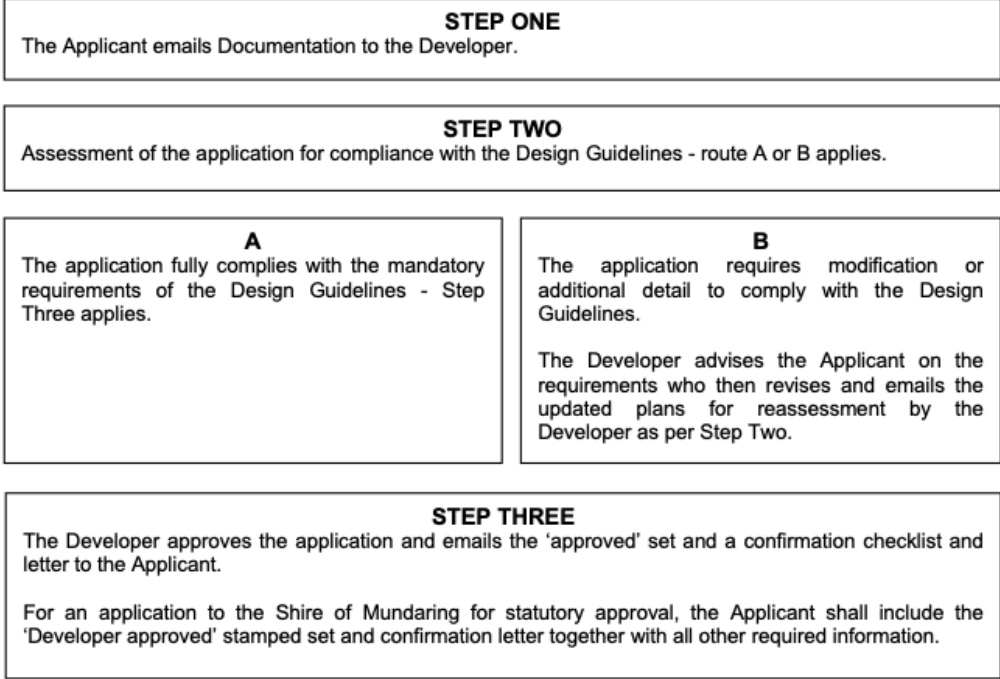
The Applicant shall meet the mandatory requirements of these Design Guidelines and consider incorporating the recommendations (refer Appendix 7.3 Checklist of Design Guidelines mandatory requirements).

The Developer *may* consider an application that varies from the specific requirements of the Design Guidelines if, in its opinion, the design has architectural merit; supports the objectives for the development (as noted in section 1.2 above); and a written justification is provided. Approval of a variation shall be deemed not to set precedence.

A Local Development Plan (LDP) applies to all lots within the Homestead Heritage Precinct, which defines a particular site planning and built form outcome to guide the design of any building plan (refer section 2.0). Whilst the Estate Architect assesses compliance with the Design Guidelines, the Shire of Mundaring assesses compliance with the LDP.

1.4 DEVELOPER'S APPROVAL PROCESS

The following flow chart explains the steps the Applicant shall take in the Developer's Approval process, which will ensure the design complies with the Design Guidelines.



IMPORTANT NOTE:

The Developer's Approval of a building design shall **not** imply or guarantee a statutory development approval by the Shire of Mundaring. The Shire of Mundaring will consider the Developer's approval of a building design as supporting advice included in the statutory approval process.

Any improvements to a Lot that are not in accordance with the approved design shall be removed upon notification or rectified at the expense of the Lot owner.

1.5 DOCUMENTATION

The Applicant shall email the following information to the Developer for assessment against the mandatory requirements of the Design Guidelines (refer Appendix 7.3 for the Checklist and email address for an application):

- Site plan, 1:200 minimum scale (showing levels; location of dwelling and garage; boundary setback dimensions; location of services such as the drying yard, meters, any solar panels and air conditioner compressor unit; any other structures). The plan shall include a north point and annotation.
- Floor plans, 1:100 scale
- Elevations, 1:100 scale
- Indicative materials and colours schedule

2.0 SITE PLANNING

The site planning compliance with the relevant provisions of the R-Codes and the relevant Detailed Area Plan.

3.0 DESIGN CHARACTER

3.1 SCALE

One-storey or two-storey development is permitted. For a two-storey dwelling, any upper floor shall be setback from the ground floor by a minimum of 1.5m where the dwelling faces the primary street.

The ground floor shall have a minimum 2.65m floor-to-ceiling height for any ground floor rooms facing the primary street.

3.2 ELEVATION FEATURES

The front elevation shall be articulated through the inclusion of at least one substantial projecting feature such as a veranda, balcony, porch or a ground level bay window.

Any balcony shall include a solid or open rail balustrade. Glass balustrades are not permitted.

A dwelling's elevations on a corner lot shall address both streets with openings and the same quality of design and detailing on both publicly visible elevations. The building corner adjacent to the intersection shall be articulated by means of a wraparound veranda, balcony, bay window or, subject to design, a substantial feature material.

3.3 ROOF

The dwelling roof shall be pitched and may include a mix of gable ends and hipped roofs. Skillion roofs are not permitted other than for ancillary roofs such as verandas and canopies.

The main roof of the dwelling shall feature:

- 24-degree minimum roof pitch, other than for a veranda. Attached ancillary roofs, such as verandas and canopies shall have a minimum roof pitch of 10 degrees.
- 450mm minimum width roof eaves.
- 300mm minimum overhang to gables.

3.4 DETAILS

Any architectural details, such as window surrounds, corbels and fretwork shall be consistent in style and contribute to the design without over-cluttering the dwelling's appearance.

3.5 OPENINGS

The front elevation shall include at least two major openings to at least two habitable rooms located at the front of the dwelling.

Openings visible from an adjacent street or public open space shall be of a vertical proportion, consistent in shape and style, and clear glazed.

For a dwelling on a corner lot, the front 3m of the side elevation to the secondary street shall be treated the same as the front elevation and include an opening to a habitable room.

Horizontal hi-light openings are not permitted on the elevation facing the primary street.

3.6 GARAGE OR CARPORT

Vehicular access shall be from a rear lane or battle-axe leg where such access is available.

3.7 MATERIALS AND COLOURS

Traditional load bearing construction is encouraged at ground level. All materials should be durable and weather well. Natural materials are strongly encouraged. Colours shall be darker to reflect the inland landscape context of Belle View.

Where selected, heavier materials (such as face brick or rendered and painted masonry) shall form a solid "base" below lighter materials (such as weatherboard).

Where selected, darker colours shall form a "base" below lighter colours.

Permitted Colorbond metal roof colours

Surfmist Shale Grey, Dune, Windspray, and Wallaby.

Roof tile profile and colours

Flat or shingle style interlocking tiles in a tonal range of light grey to mid-grey.

Main walls

For walls visible from adjacent streets and public open space, the main wall finish shall be:

- Face brick in a red/brown colour
- Rendered and painted masonry in a warm light to mid-tone
- Painted brick or blockwork in a warm light to mid-tone
- Self-finished masonry such as stone or rammed earth.

Wall features

For walls visible from adjacent streets and public open space, any secondary wall finish shall be:

- Painted / stained timber
- Self-finished masonry such as stone or rammed earth.
- Face brick
- Metal cladding

Colours for secondary wall elements shall complement the main wall colour. Bright or dark colours are not permitted.

Approval of other materials and colours are subject to the Developer's discretion.

Architectural details (such as posts, frames of openings or attachments like window surrounds) shall be white or a colour complementary to the wall finishes. Bright colours are not permitted.

4.0 BUILDING SERVICES AND OUTBUILDINGS

All pipes, wired services, clothes drying areas, hot water storage tanks, solar hot water systems, TV antennae and satellite dishes, air conditioning units and other such service items shall be screened from adjacent streets or public open spaces.

Electricity and gas meter boxes shall be located where they are visually unobtrusive from the public realm yet accessible for readings. The best location is usually on the side wall of the dwelling with the boxes matching the wall colour.

PV cells shall not be located on a roof pitch facing the primary street.

Any publicly visible outbuilding more than 2m in height (i.e. 0.2m above a permitted boundary fence) or greater than 16sqm in footprint shall match the materials, colours and style of the residence.

5.0 LANDSCAPE

5.1 PRIMARY STREET SETBACK

Landscape in the primary street setback shall consist of a minimum of 65% vegetated area.

Paving materials visible from adjacent streets and public open space shall compliment the materials of the building on the lot.

Landscape in the front setback area shall be generously planted, and the extensive use of lawns should be avoided.

5.2 FENCES

Front boundary fence

Front boundary fencing will be provided by the developer to a standard design. Any modifications to the provided fencing will require approval from the developer.

Side boundary fence for a corner lot

In the case of a corner lot with a boundary to a secondary street or public open space, the fence/wall will be provided by the developer to a standard design. Any modifications to the provided fencing will require approval from the developer.

Rear lane fence

Unless otherwise provided by the developer, fencing to a laneway shall either be masonry or metal fencing finished in Colorbond Woodland Grey and no more than 1.8m high.

Dividing fence

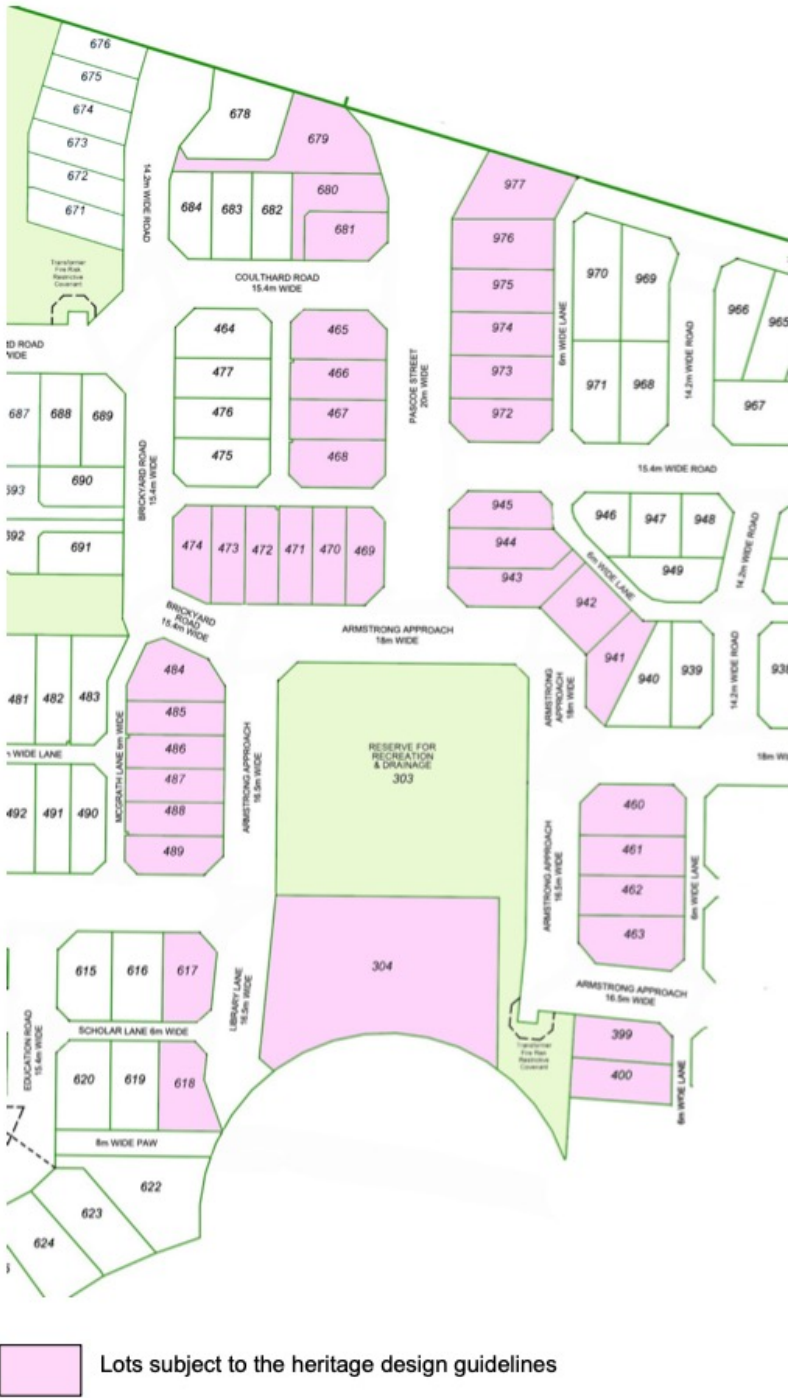
Dividing fences shall be the specified standard fence for the estate/precinct, finished in Colorbond Woodland Grey.

Fencing to the Homestead lot

All fencing to the Homestead lot shall be visually permeable to maintain a strong visual connection between the Homestead and the Stables, and to maintain an outlook to the hills and the river floodplain from the Homestead.

6.0 APPENDICES

6.1 HERITAGE PRECINCT PLAN



6.2 CHECKLIST OF DESIGN GUIDELINES MANDATORY REQUIREMENTS

Design Guidelines section and summary of requirement See relevant section in the Design Guidelines for an explanation of the mandatory requirements.		Complies Tick ✓
3.0 Design character		
3.1 Scale	For a two-storey dwelling facing the primary and any secondary street, the upper floor wall shall be setback 1.5m minimum from the ground floor wall.	
	Ground floor 2.65m min. floor to ceiling height for habitable rooms facing the primary street.	
3.2 Elevation features	Front elevation includes one substantial feature such as a balcony, porch, bay window or a veranda with a min. 1.5m min. depth.	
	Elevations of a corner house address both streets with openings and the same quality of design and detailing, and the corner articulated with a feature.	
3.3 Roof	Roof pitched, using either gable ends and hipped roofs, or both.	
	24 degrees min. roof pitch.	
	450mm min. eaves.	
	300mm min. gable overhang.	
	10 degrees min. attached roof for ancillary roof such as a veranda.	
3.4 Details	Details to be consistent in style and contribute to the design.	
3.5 Openings	Minimum of two major openings for two habitable rooms to the primary frontage.	
	Openings on both walls of a corner ground floor habitable room	
	Openings vertical proportion, consistent in shape and style.	
	No curved, dark tinted or mirror glass to the primary frontage.	
3.6 Garage or carport	Vehicle access from a rear lane or battle-axe leg where available.	
3.7 Materials and Colours	Materials, Colours and Profiles complies with Design Guidelines.	
4.0 Building Services		
4.1 Services	All services and mechanical plant screened from view from adjacent streets or public open space.	
	Utility meter boxes in least visually obtrusive location when viewed from adjacent streets or public open space.	
	PV cells shall not be located on a roof pitch facing the primary street.	
4.2 Outbuilding	Publicly visible outbuilding > 2m height or > 16sqm area to match dwelling materials, colours and style.	
5.0 Landscape		
5.1 Primary street setback	Minimum of 65% vegetated landscape and generously planted.	
5.2 Fences	No alterations to fencing provided by the developer without developer's approval.	
	Any fencing not provided by the developer to be Colorbond 'Woodland Grey' or otherwise complement the dwelling.	
	Visually permeable fencing to the Homestead lot.	

The Applicant shall email drawings/schedules (refer section 1.5 Documentation) for Developer Approval to: info@mackayurbandesign.com.au