

- Objectives:** Place
- Outcome:** 2.1 - A diverse, well planned built environment.
- Strategy:** 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Primary Objective

The following primary objective for the Jarrahdale Heritage and Townscape Policy Precincts is included in Town Planning Scheme No. 2:

Council's objective, recognising the Precincts' historic and townscape significance, is to ensure retention of the character of the Precincts as a whole and the buildings within the Precincts.

2. Secondary Objectives

The following secondary objectives for the Jarrahdale Heritage and Townscape Policy Precincts are included in Town Planning Scheme No. 2:

- i. To retain the historic timber town characteristics (1870-1910).
- ii. To reserve, protect and enhance buildings, structures and physical features which have been identified as having cultural heritage significance in terms of aesthetic, historic, scientific or social factors.
- iii. To preserve the form and design of existing buildings and facades, and encourage restoration.
- iv. To provide control over signs and ancillary design features to ensure compatibility with the historic theme.
- v. To generally follow the Jarrahdale Townscape Study 1991 (Hocking and Associates) recommendations when considering applications for tourism and related facilities.

Definitions

Not Applicable

Background

The McNeil Grove Design Guidelines apply to Lots 113 - 132 McNeil Grove, Jarrahdale (inclusive) (the policy area).

These Design Guidelines are prepared to assist Council dealing with development within the McNeil Grove locality which forms part of the Jarrahdale Townscape Policy Precinct as established by clause 5.16 – Jarrahdale Heritage and Townscape Policy Precincts of Town Planning Scheme No. 2. Where appropriate the Residential Planning Codes (1991) apply.

These Design Guidelines are intended to create a continuous residential streetscape of uniform character and indicate the desired form and nature of development.



The development control provisions of these guidelines will be given full regard by Council and any development application to depart from these provisions will require full and substantial justification and approval of the Council.

Policy

1. Development Requiring Council Approval

Development within the policy area requires the written planning consent of Council. Development for the purposes of this policy includes, but is not necessarily limited to, the following:-

- Demolition or removal of buildings.
- Works, which affect the external appearance of a building.
- Construction of additions and outbuildings.
- Erection of a fence or a wall.
- Development of new buildings
- Significant landscaping

2. Information to be lodged with planning application

A planning application must be lodged for all developments, including dwellings and outbuildings, in the policy area. The following additional information must be lodged with your planning application:

- A planting schedule detailing the provision of landscaping. Council's PS03 – Landscape and Revegetation Policy may be of assistance when gathering this information.
- A schedule outlining colours and finishes of external materials and detailed written information addressing those issues raised in 3.3 and 3.4 below.

3. Matters Required to be Considered By Council Arising From Town Planning Scheme No. 2

When considering applications for development in the Jarrahdale Townscape policy Precinct, Town Planning Scheme No. 2 requires that Council shall take into account the following:

- A building on a lot abutting the Heritage Precinct shall demonstrate architectural design detail, which reflects the scale, style and spatial arrangements of existing buildings in the Heritage Precinct.
- Existing vegetation and natural land form feature should be retained to the fullest extent possible. Replanting of local native vegetation is to be encouraged.
- Use of earthy colours and materials of low reflective quality for walls and roofs is to be encouraged.
- Site disturbance should be minimised. Cut and fill should be discouraged.
- Utilisation of solar energy is to be encouraged. Improvements in thermal comfort and reduced cooling and heating costs can occur through careful orientation and siting of buildings achieved by design of windows, verandahs and material choice.
- Fencing – shaped post and rail, with or without cyclone mesh wire, or timber pickets is recommended.



4. Additional Matters to be Considered By Council

4.1 Setbacks

All dwellings should be set back at the front boundary in line with adjoining dwellings or where there are none, then the front setback shall comply with the R12.5 setback requirements in the Residential Planning Codes.

- Secondary street setbacks to a dwelling shall be no less than three metres from the street alignment.

4.2 Alterations and Additions

- Additions and alterations should be carried out in sympathy with the character, scale, form and material of timber workers cottages.
- Attention should be given to retaining the integrity of existing dwellings, particularly the front façade, by sitting additions to the side or rear and taking into account the shape and heights of windows, roof pitches and verandah details.

4.3 Roofs

- Roofing of new dwellings should comprise metal deck sheeting at pitches of 22 to 45 degrees and follow simple rectangular shapes with gable ends. Verandahs may have a minimum pitch of 10 degrees.
- Second storey roof lines should not dominate the street frontage of buildings.
- Roof materials may include concrete or clay tiles, colorbond or slate. Zinalume or finished steel is not permitted

4.4 Verandahs/Window Canopies

- Most existing building feature verandahs and window canopies should use the same materials and the same pitch as the main roof.
- Existing front verandahs should not be enclosed, except with temporary sunshade, windbreak or woven materials.

4.5 Windows and Doors

- Windows and doors, particularly those that face the street, should maintain a simple rectangular and vertical configuration in accordance with the traditional style of the timber workers cottages.
- Where timber is not used, the surrounds should be appropriately coloured.
- Front doors and windows should address the main street or facades should be designed so that there are no large expanses of blank walls facing the main street.

4.6 Front Fences

- Fencing in front of the building line should be both low (0.8m to 1.1m) and open



and be constructed of open timber picket or post and rail fencing.

- Secondary street fencing shall conform with the above requirements.

4.7 Sheds/Outbuildings

- Outbuildings should be set back behind the main building and, in all instances, be behind the building line and, as far as possible, screened from the main street frontage.
- The use of materials, colour and design for compatibility with the main building will be encouraged.
- Attached garages and carports should be sympathetic to the design of the main building, particularly in terms of roof pitch, height and use of materials and should not be located forward of the building line.

4.8 Materials

- Preference will be given to the use of framed and timber clad construction of the like. Where masonry is used the predominant colours should be of a brown or red hue. Note: Masonry includes brickwork face or rendered, rammed earth and stone.

4.9 Colour

- Where timber is to be painted, the predominant colours should be in a range between a tan or brown, through to green. White may also be used.
- Accent colours may be white, or close analogous colours, or complimentary colours to the predominant colour.
- Roof colours should be ochres, mute greens and reds, light grey/green, olive.

4.10 Signage

- Signage within the Precinct areas is controlled/regulated under Local Planning Policy No.5 – Control of Advertisements.

4.11 Sustainable Timber Products

- Council encourages the use of timber products produced from sustainably managed forests in preference to rainforest or old growth native forests.

4.12 Solar Orientation

- Where possible house design should be oriented to receive the maximum amount of northern winter sun whilst at the same time preserving the solar access to adjoining properties.
- Attention should be given to the orientation of windows to capture prevailing breezes and to provide shade with devices such as awnings, eaves or pergolas, or with deciduous trees where appropriate.

**4.13 Solar Collectors**

Preference is given to solar collectors being located so as not to be visible from the street. However, it is recognised that in order to obtain the most effective orientation for a collector, this may not always be possible. Where a solar collector is visible from the street, the storage tank should be located so as not to be visible from the street.

References

Name of Policy	Local Planning Policy 3.1: McNeil Grove Design Guidelines
Previous Policy	Local Planning Policy 10: McNeil Grove Design Guidelines
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18
Review dates and Resolution Numbers	
Next review date	
Related documents	<p>Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>References</p> <p>Delegations</p> <p>Work Procedures</p>

Note: changes to references may be made without the need to take the Policy to Council for review.