



Local Planning Policy

Detailed Area Plan – Settlers Hill Estate Lot 71 Second Avenue, Northampton

PLANNING APPROVALS

Local Planning Policy

- 1.0 PURPOSE
- 2.0 BACKGROUND
- 3.0 OBJECTIVE OF DESIGN GUIDELINES
- 4.0 APPLICATION OF DESIGN GUIDELINES
- 5.0 POLICY STATEMENT – DESIGN ELEMENTS
- 6.0 VARIATIONS
- 7.0 REFERENCE
- 8.0 SCOPE

1.0 PURPOSE:

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme.

2.0 BACKGROUND:

The Guidelines and associated Guide Plan have been prepared to satisfy Condition 17 of the Western Australian Planning Commission's subdivision approval for Lot 71 Second Avenue, Northampton, also known as the Settlers Hill Estate (WAPC Ref: 133768).

The development area covers an area of the Gwalla Precinct and is directly adjacent to the Old Gwalla Church and Cemetery site. This policy provides guidelines for development within the area.

Development proposals will be assessed against the Detailed Area Plan (DAP) as well as the Town Planning Scheme, Council policy and the Residential Design Code (R-Code) requirements but with the DAP taking precedence where provisions vary.

3.0 OBJECTIVE OF DESIGN GUIDELINES:

- To protect the cultural heritage significance of the Gwalla Precinct and in particular the Gwalla Church & Cemetery site.

- To encourage development that acknowledges the strong visual linkages to heritage precinct and rural setting in which it is located.
- To promote a coordinated approach to building design, colour palette and use of materials which references the historic built fabric of the Gwalla Precinct in particular and Northampton townsite in general.
- To identify building envelopes to maximise retention of vistas and sightlines of the Gwalla Church and Cemetery.

4.0 APPLICATION OF DESIGN GUIDELINES:

- The Guidelines apply to the area subject of WAPC approval 133768 and as referenced by Landwest Plan number 06173DAP dated 05 August 2009 (refer to attached plan).
- The Guidelines are to be read in conjunction with the Detailed Area Plan, the Residential Design Codes and the relevant Scheme provisions applicable to the site.

5.0 POLICY STATEMENT – DESIGN ELEMENTS:

The provisions of the Guidelines are setout in each of the following Design Elements

5.1 Element 1 Building Setbacks and Orientation

- All setbacks shall be in accordance with the requirements of the Residential Design Codes Table 1 for the R5 density code, except where specifically identified on the Detailed Area Plan.
- Where lots abut Public Open Space/Drainage Reserves, outdoor living areas required under clause 3.4.2 of the Residential Design Codes shall be located to directly address Public Open Space/Drainage Reserves.
- Verandahs and porches may project up to 2m forward of the dwelling setback line

5.2 Element 2 Architectural Form and Building Appearance

- For lots 505 to 509, 513 to 518, 519, 522, 527, 528, 558, 559 and 560 only, the highest point of the roof for any new building shall be no greater than 7 metres in height to protect the integrity of view corridors to Heritage Places.
- For all other lots, the roof height shall be no greater than 10 metres.
- The height measurement for buildings will be taken from the fill/building pad level, having regard for restrictions on fill level.
- Fill level no greater than 0.50m from the highest point of the natural ground level for each lot, having regard for creation of a level building site.
- Overall building wall height shall be in accordance with the provisions of Residential Design Codes.

- Dwelling style shall be sympathetic to and provide continuity of the historic built fabric evident in the Gwalla Precinct and Northampton generally. All development should complement and reference the original elements of established built design through the form, bulk, and density, maintenance of important views and building materials and methods.
- Roof pitch shall be between 18 and 25 degrees. A shallower pitch may be acceptable for verandas and canopies.
- All roofing should incorporate eaves with a minimum of 540mm where visible from public areas.
- Visual intrusions on roofs are not permitted where visible from public areas (e.g. satellite dishes, aerials, air-conditioner units and other appurtenances).
- Satellite dishes greater than 1m diameter, to be located on the ground, and not visible from public areas.
- Building materials for external areas visible from public areas shall complement and reference historic built fabric evident in the Gwalla Precinct and Northampton generally.
- The use of zincalume in dwelling construction is not permitted.

5.3 Element 3 Colour Palette

- The colours used in all residential development (including external walls, roof and fixtures and outbuildings) will have regard for the following criteria –
 - Colours used in existing development in the Gwalla Precinct.
 - Colours selected from heritage ranges.
 - Colours which take their inspiration from local natural elements.
 - The colour palette should exclude bright finishes that make new buildings more visually prominent; darker colours are preferred. Light pastel tones may be acceptable if used judiciously.
 - The use of natural materials such as stone, earth-toned brickwork, terracotta roof tiles is encouraged. Glass and steel should be used judiciously and not over-emphasised.
 - The colour palette and all materials selected should be non-reflective in nature.

5.4 Element 4 Outbuildings and sheds

- All outbuildings and sheds shall be similar in appearance to the main dwelling, in regards to colour and roof pitch.
- The use of zincalume in outbuilding construction is not permitted.
- All outbuilding and shed walls shall be limited to 3500mm in height
- The total aggregate area of all stand alone outbuildings must not exceed 100m².

5.5 Element 5 Landscape & Fencing

- Owners of lots will ensure that the landscaping shall consist of native species endemic to the locality and selected from list of acceptable plants and water wise landscaping alternatives provided by the Shire of Northampton.
- For lots 501-530 and 556-567, fencing forward of the front building line is to be open in style, iron or pickets with stone or brick pillars construction and no more than 1.2 metres in height. Colourbond fencing is permissible behind the front building line.
- All fence colours shall be sympathetic to and provide continuity to the heritage colour range of the dwellings and out buildings.

5.6 Element 6 Outside Storage

- Under no circumstances will storage of any goods, materials or the like be permitted on driveways, car parking areas, landscaped area or public space.

5.7 Element 7 Services

- All service fittings, fixtures and rubbish bin storage are to be screened from public view.
- All piped and wired services, air conditioners, clothes drying area and hot water storage area to be concealed from public areas.
- Solar panels and solar water systems may be visible only where they are located in the same plane as the roof and there is no alternative location that will offer a similar level of solar efficiency.

6.0 VARIATIONS:

Variations to the Detailed Area Plan or Design Guidelines can be approved by the Shire of Northampton and Heritage Council Western Australia following consultation with adjoining landowners.

7.0 REFERENCE:

The Shire of Northampton Town Planning Scheme(s) and the *Planning & Development Act 2005*.

8.0 SCOPE:

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

Council Adoption:

21 August 2009
18 September 2009

Advertising
Final Adoption

Agenda Item 6.3.6 / Minutes 8.8.6
Agenda Item 6.3.7 / Minutes 8.8.7