

INTRODUCTION

These Design Guidelines (Guidelines) have been prepared to guide the development of composite residential–industrial lots to achieve the shared vision of the Shire of Dandaragan (Shire) and Ardross Estates Pty Ltd (Developer).

Vision

The composite lots provide an opportunity for small business owners to live and work in the same location. Benefits to owners include added security for their businesses, quicker switching between family and work duties and cost savings from not having to purchase separate land for their living and work premises.

The composite lots also provide a smooth transition between the residential areas and the light industrial areas in Drover’s Retreat. The houses at the front of the composite lots reflect those on the other side of the road in the residential area and therefore help provide an attractive streetscape.

How to use these Guidelines

These Guidelines have been prepared to assist property owners with the development of individual houses which will in turn impact on the character and quality of the locality. The Guidelines will also assist Council staff when assessing development proposals.

As a condition of contract, property owners are obliged to submit building plans to the Developer for its written approval prior to seeking the Shire’s approval.

Framework

These Guidelines have been prepared in accordance with Part 6 of Schedule 12 of the Shire of Dandaragan Town Planning Scheme No. 7.

Landowners should read the following documents in conjunction with these guidelines:



- Shire of Dandaragan Town Planning Scheme No. 7;
- Turquoise Coast Development - Jurien Bay Structure Plan;
- Residential Design Codes (R-Codes); and
- Building Code of Australia (BCA).

The Guidelines have application to the area identified on the plan at **Figure 1**.

GENERAL PRINCIPALS

The integration of public space and built form has an important role in fulfilling the vision for the Drover’s Retreat development.

The relationship between a new development and the public domain will be particularly considered by Council, based on the following criteria:

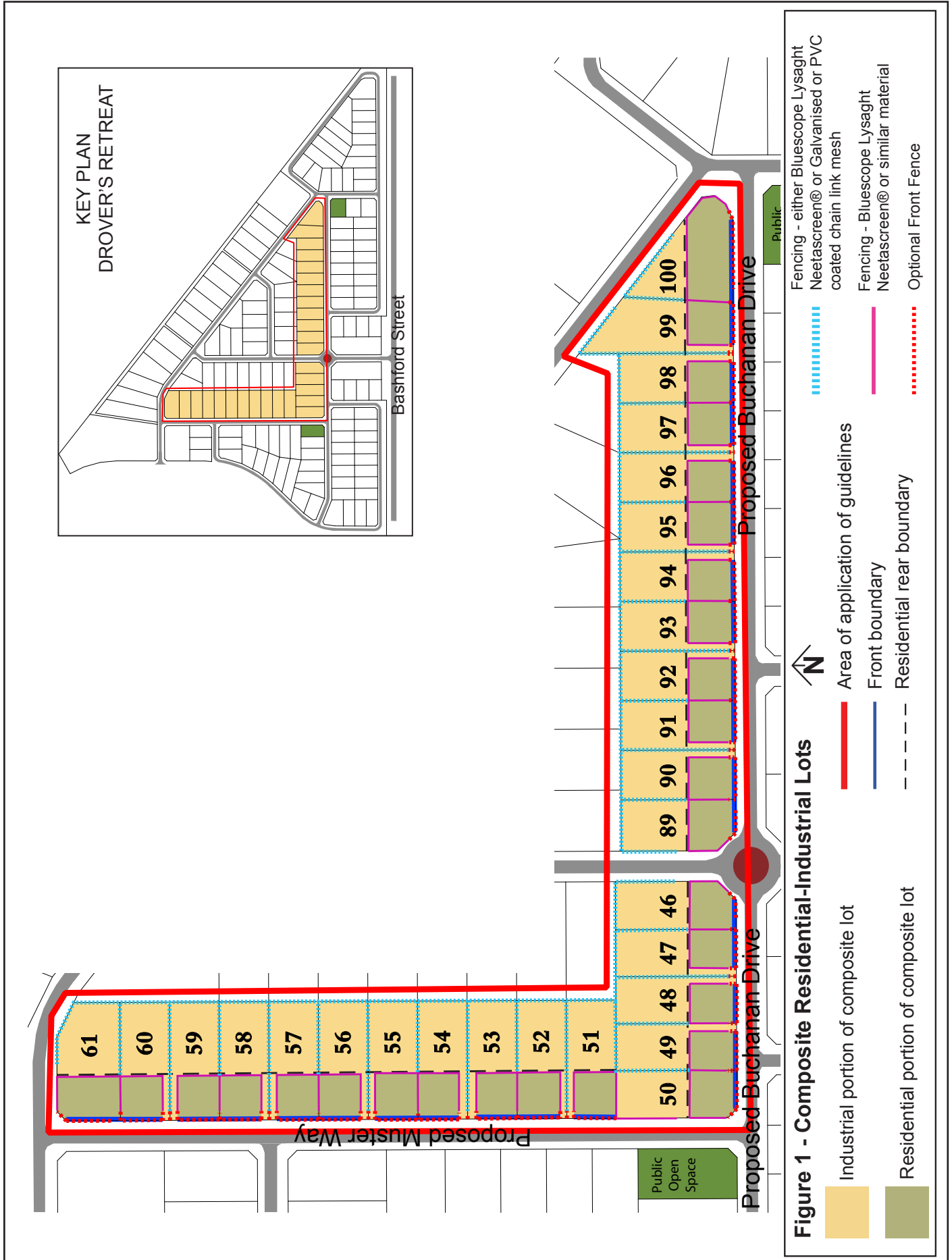
- the area as a whole;
- the streetscape;
- adjoining properties; and
- the subject house and its setting.

RESIDENTIAL DEVELOPMENT

Area and Orientation

Figure 1 identifies the area of each lot within which development is restricted to residential uses. Only one dwelling is permitted per lot and this must be orientated towards the front boundary of the lot as shown on **Figure 1**.

FIGURE 1 - COMPOSITE RESIDENTIAL-INDUSTRIAL LOTS



Setbacks

All boundary setbacks other than the front setback, will be in accordance with the R-Codes as if the land was coded R20.

The house shall generally be built on a 5.0m “build to” line or setback from the front boundary as shown on **Figure 2**.

At least 3.5m of the width of the house’s front elevation must be constructed on the build-to line. This can occur at either ground floor or first floor level, but cannot be achieved by aggregation, eg. 2.0m at ground floor and 1.5m at first floor level.

A porch, balcony, verandah or architectural feature such as a bay window (as determined by Council and subject to the BCA) may project up to a maximum of 0.6m in front of the build-to line, provided that the total of such projections does not exceed 20% of the façade of the dwelling at any level.

Where the architectural feature does not include a major opening (window not door) orientated towards the front boundary of the lot, the feature that projects forward must be constructed of a different material to that generally used on the frontage of the house, eg. cement rendered, limestone or weather board against a general brick façade.

For constructability purposes, a tolerance of ±150mm would be acceptable, provided the dominant portion was located on the 5.0m build-to line.

Garages associated with dwellings shall be setback a minimum of 6.0m from any street boundary.

For the purposes of determining rear setbacks, the line separating the residential area of each lot from the industrial portion as shown on **Figures 1 and 2** shall be taken to be the rear boundary of the lot.

Roofs (excluding outbuildings)

Pitched roof forms with corrugated metal roofing are favoured. Tiled roofing material is not permitted. Metal finish roofs should be treated to prevent glare.

Garaging and Access

Garages and carports shall be constructed of the same materials and in a style to match the dwelling.

Crossovers and driveways must be constructed to the Shire’s requirements using concrete, brickpaving or asphalt.

Fencing

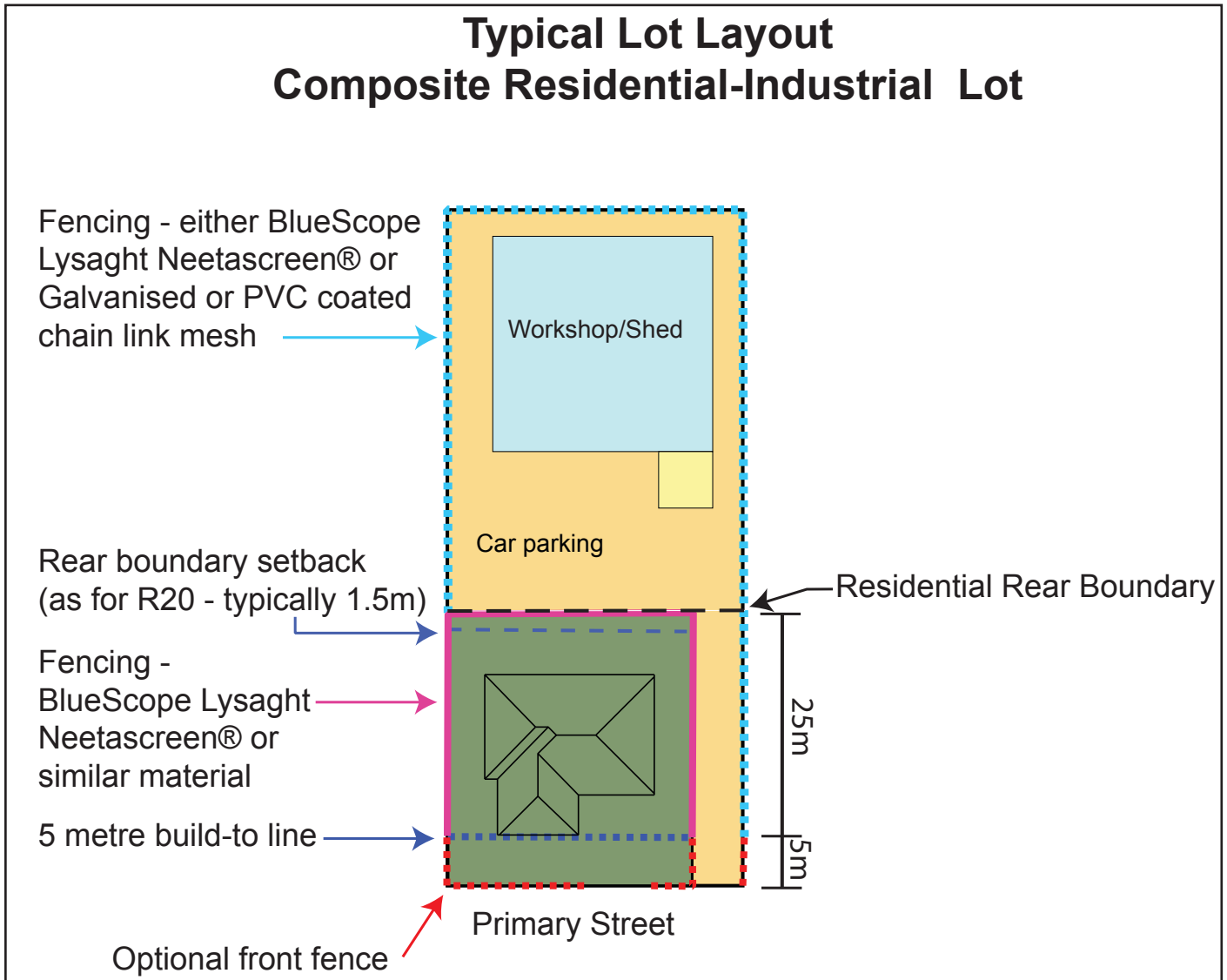
Front fencing

Fencing forward of the 5.0m build to line or front setback must be constructed using only new materials, either metal tubing “pool” style fencing or masonry piers (may be on a low masonry base) with metal rod or tubular (pool fencing) infill, except for the boundary dividing Lots 50 and 51, in which case that portion of fencing must be constructed as specified below in “Other fencing”. The maximum front fence height is 1.2m and any masonry base shall be limited to 200mm height.

Other fencing

Fencing behind the 5.0m build to line or front setback along all boundaries of the residential area of the lot must be BlueScope Lysaght Neetascreen®, or a similar type of material, in “Pale Eucalypt” colour, or similar, and constructed to a height of 1.8m from the natural ground level at any given point. **Refer Figures 1 and 2.**

FIGURE 2 - TYPICAL LOT LAYOUT COMPOSITE RESIDENTIAL-INDUSTRIAL LOT



INDUSTRIAL DEVELOPMENT

Area

Figure 1 identifies the area of each lot within which development is limited to restricted industrial uses.

Access

Access to the industrial area of the lot is to be provided where indicated on **Figure 1**. Where lots have frontage to more than one street, access to the industrial area of the lot is to be taken from the secondary street.

Crossovers and driveways must be constructed to the Shire's requirements using concrete, brickpaving or asphalt.

Fencing

Behind the 5.0m build to line or front setback, all "internal boundaries" between the industrial and residential areas of the lots must be fenced with BlueScope Lysaght Neetascreen®, or a similar type of material, in "Pale Eucalypt" colour, or similar, and constructed to a height of 1.8m from the natural ground level at any given point. **Refer Figures 1 and 2.**

All other boundaries behind the 5.0m setback, must be fenced using either:

- Galvanised or PVC coated chain link mesh constructed to the Shire's industrial lot fencing specifications, but restricted to a height of 1.8m forward of the "Residential rear boundary" as depicted on **Figure 2**; or
- BlueScope Lysaght Neetascreen®, or a similar type of material, in "Pale Eucalypt" colour, or similar, and constructed to a height of 1.8m from the natural ground level at any given point.

Secondary street boundaries must be fenced with galvanised or PVC coated chain link mesh constructed to the Shire's industrial lot fencing specifications, except in the case of Lot 50, for which the secondary street boundary must be fenced with BlueScope Lysaght Neetascreen®, or a similar type of material, in "Pale Eucalypt" colour, or similar, and constructed to a height of 1.8m from the natural ground level at any given point.