

INTRODUCTION

These Design Guidelines (Guidelines) have been prepared to guide the development of Residential R5 lots to achieve the shared vision of the Shire of Dandaragan (Shire) and Ardross Estates Pty Ltd (Developer).

Vision

The Residential R5 area provides a high quality entrance to the town of Jurien Bay via Bashford Street (south). The larger lots provide for spacious home sites and opportunities for people requiring space to store large items such as boats and caravans. These storage opportunities are however, to be undertaken behind residential housing and concealed from general view.

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.

Dwelling Orientation

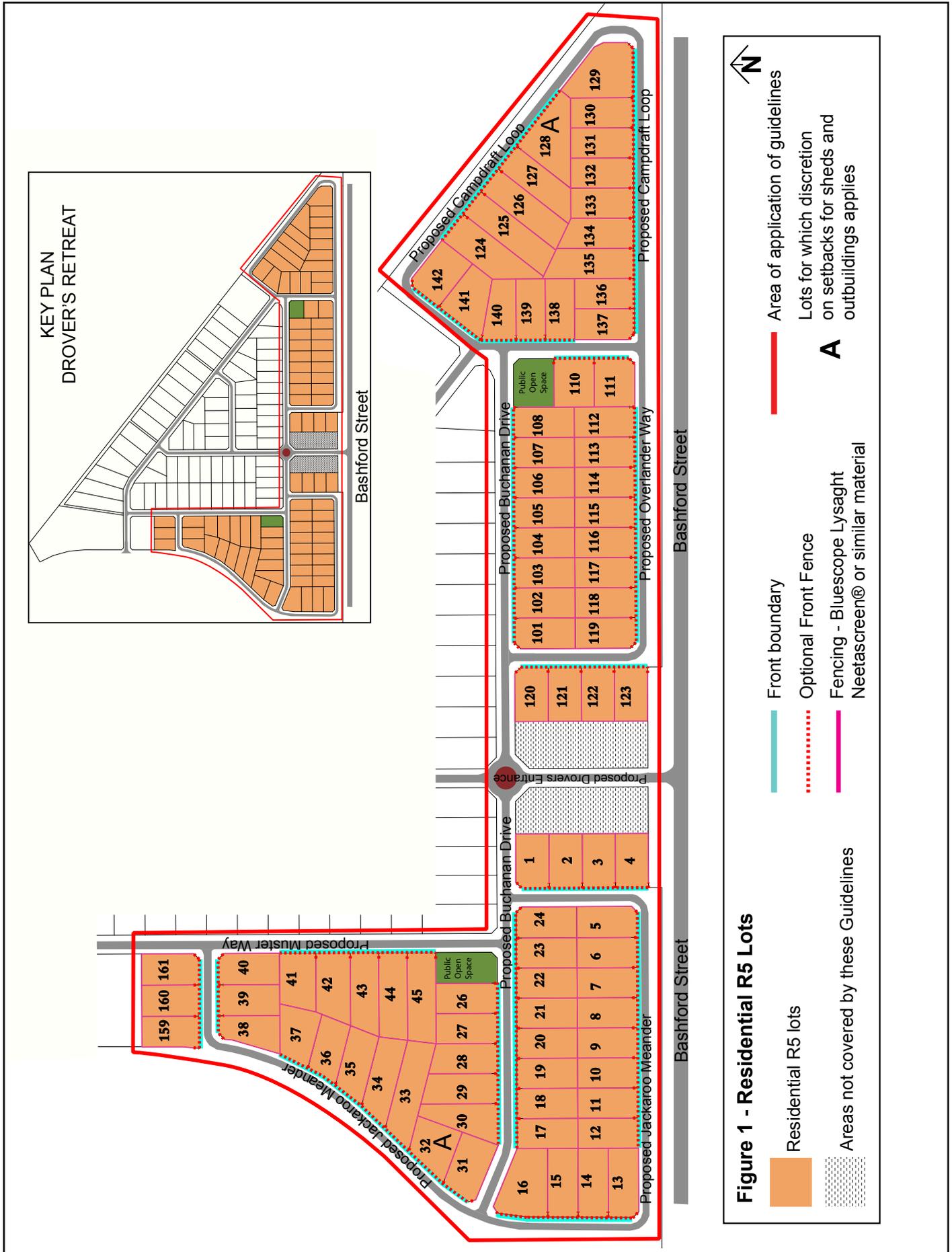
Dwellings are to be orientated towards the front boundary of the lot as shown on **Figure 1**.

Setbacks

All boundary setbacks other than the front setback, will be in accordance with the R5 standards of the R-Codes.

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

FIGURE 1 - RESIDENTIAL R5 LOTS



Setbacks continued

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 $\pm 150\text{mm}$ would be acceptable, provided the dominant portion was located on the 5.0m build-to line.

Carparking structures must be setback at least 6.0m from any street boundary.

Roofs (excluding outbuildings)

Pitched roof forms with corrugated metal roofing are favoured. Titled 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.

Sheds and Outbuildings

With the exception of the lots marked "A" on **Figure 1**, no shed or outbuilding shall be constructed closer than 35.0m to the front boundary, 10.0 metres to a secondary street frontage or 6.0m to any other boundary.

Because of the shape of the lots marked "A", these setback standards may not be practicable and may therefore be relaxed to allow reasonable opportunities to construct outbuildings. The position of outbuildings on the lots marked "A" shall therefore be determined by negotiation with Council however, the principles of concealing the outbuildings from general view and limiting their impact on the streetscape shall be followed as much as reasonably possible.

The combined floor area of all sheds and outbuildings shall not exceed 150m² and no shed or outbuilding shall exceed a height of 4.2m above the finished ground floor level of the associated dwelling.

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. The maximum 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 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 RESIDENTIAL R5 LOT

