

# The Avenue precinct CY O'Connor Village, Piara Waters Building and Landscape Design Guidelines



V3. May 2020

**mackay** urbandesign

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## VISION

The vision for The Avenue is, quite simply, to create a great place to live on a beautiful street with attractive houses.



**Figure 2: Overall vision of The Avenue precinct**



**Figure 3: Vision for the streetscape of The Avenue**

## **CHARACTER STATEMENT**

Inspiration for the character defined by these Design Guidelines comes from the inherent visual appeal of the original homestead and its elevated garden setting and the elegance of buildings from that era.

### **Architecture**

The architectural character of the terraces shall be timeless and draw on traditional design principles that have stood the test of time.

'Timeless' and 'traditional' architecture will consist of terraced two-storey buildings with elegant proportions and articulation, emphasised through the use of traditional residential design elements, such as: pitched roofs or flat roofs with a parapet, verandas, balconies, bay windows, vertically proportioned openings, generous floor to ceiling heights and climate control devices.

The architecture shall be community-oriented design and include 'friendly' elements such as a clearly visible door to the street, and street elevations animated with habitable rooms and openings at each floor level. The terraces shall be designed for neighbourly co-existence with the impacts of overlooking, noise from outdoor living areas and any air conditioning minimised.

The terrace on a corner lot shall be enlivened where it faces the street intersection with, for example, a combined balcony and veranda, a contrast roof shape or wall material.

At the rear of the lot, a habitable room with openings located over the garage is strongly encouraged to make efficient use of the lot area and to provide an opportunity for passive surveillance of the laneway.

### **Landscape**

The expansive front gardens shall contribute to the leafy green streetscape by including a generous proportion of ground and shrub planting, and only small amounts of grass and hard landscape.

### **Materials and colours**

All elevations visible from the public realm shall be visually rich and engaging through the inclusion of a compatible mix of materials and colours. Materials shall be durable, textured and preferably composed of small-scale elements, such as brick, stone tiles or weatherboard, which require low maintenance or can weather gracefully. On publicly visible elevations, only small areas of painted render are permitted.

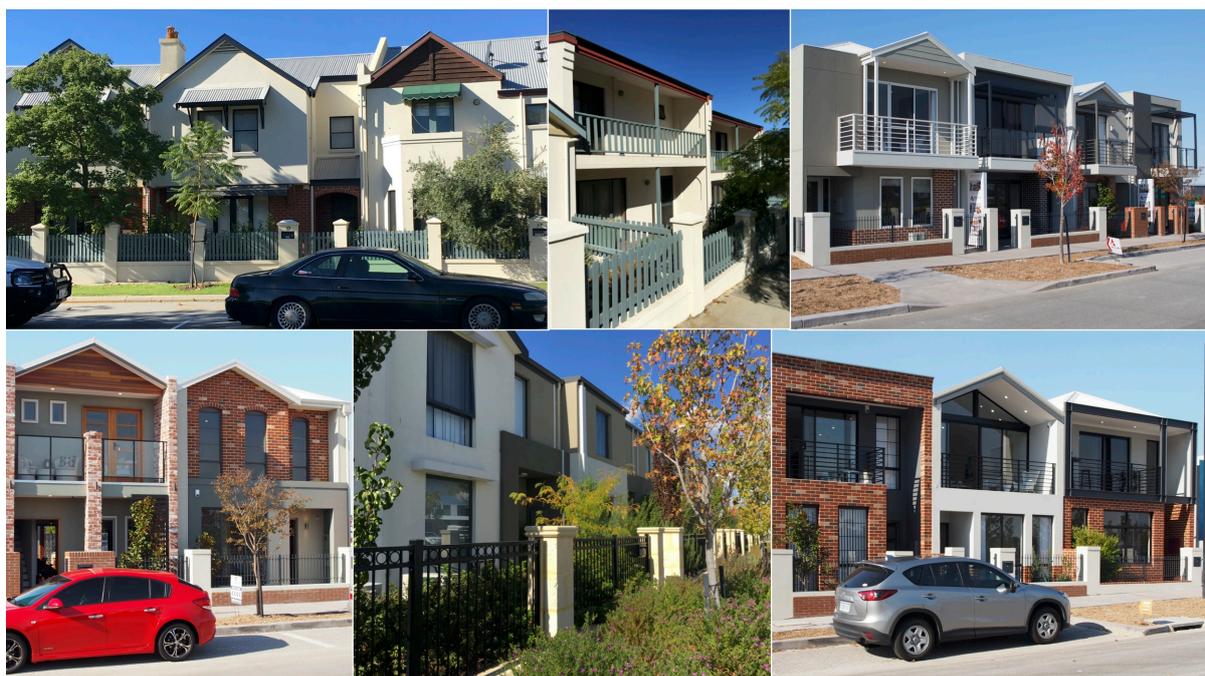
The same materials and colours as used on the front elevation are used on the rear elevation facing the laneway to ensure design consistency.

Colours for the roof, walls, and garage doors are to be selected from the lighter end of the spectrum (no darker than Colorbond Basalt with a solar absorptance of 0.69) to reduce solar heat gain in summer and avoid a potentially dull, heavy appearance.

### **Amenity**

The internal planning shall reflect practical and comfortable living patterns together with adaptability for long-term use by residents, such as aging in place, where possible.

Access to daylight, fresh air, ventilating breezes and winter sun shall be integrated into the design, and climate protection shall be afforded through the use of traditional devices, such as a porch, veranda, covered balconies, deep overhanging eaves, canopies for openings, and pergolas.



**Figure 4: Character examples**

## **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 their dwelling receives Developer Approval.

### **1.1 AREA COVERED BY THE DESIGN GUIDELINES**

These Design Guidelines are applicable to all new residential development on the 25 lots within the Avenue precinct identified in the plan at *Figure 1*.

### **1.2 DESIGN OBJECTIVES**

The Design Guidelines for the precinct focus on the integration of lot planning, building and landscape design and environmental performance. The design objectives, consistent with the character statement, are:

- To provide an attractive and appealing streetscape.
- To establish a street with a harmonious architectural character.
- To enable a high level of amenity for residents.
- To enable safe and convenient pedestrian and vehicle movement within the precinct.
- To enable energy efficient housing.

### **1.3 DEVELOPMENT CONTROL CONTEXT**

These Design Guidelines form part of the Contract of Sale for lots within The Avenue precinct 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.

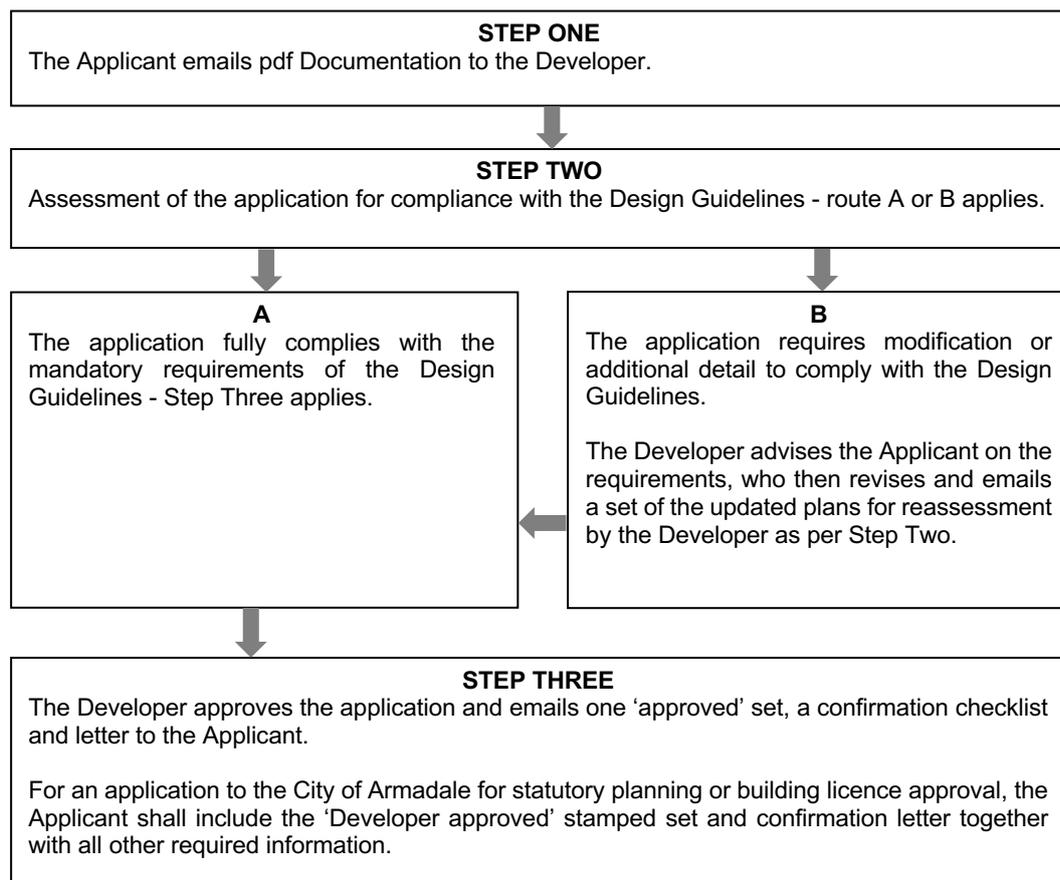
The Applicant shall meet the mandatory requirements of these Design Guidelines and should consider incorporating the recommendations (refer *Appendix 7.1 Checklist of Design Guidelines requirements*).

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, 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 Avenue precinct, which applies a range of regulatory development standards. Compliance with the LDP is assessed by the City of Armadale. The applicable LDP is attached as *Appendix 7.2 Local Development Plan*.

### **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 prior to any application for any statutory approval, including a Building Permit from the City of Armadale.



**IMPORTANT NOTE:**

*The Developer's Approval of a building design shall **not** imply or guarantee a statutory development approval or building licence approval by the City of Armadale. The City of Armadale will consider the Developer's approval of a building design as supporting advice included in any 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:

- 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 condenser units; any other structures). The plan shall include a north point and annotation.
- Floor plans, 1:100 scale with a north point and annotation.
- Elevations, 1:100 scale and annotation of materials.
- Materials and colours schedule.
- Where a component of a street boundary fence is not otherwise provided by the developer, details of the design, materials and colours shall be submitted.

Refer *Appendix 7.1 Checklist of Design Guidelines requirements* for the checklist and the email address for an application.

## **2.0 SITE PLANNING**

The planning of any residence requires compliance with the relevant provisions of the R-Codes and the Local Development Plan (LDP).

All terraced development shall consider the 4m minimum setback to the primary street as a 'build-to' line to ensure there is no stagger between the front elevations of adjacent development. Verandas and other elevation features such as balconies and bay windows may project beyond the build-to line.

Adherence to the build-to line may be relaxed on corner lots except where the building abuts another building.

Where elements such as balconies project into the setback area, the returns of those elements shall be finished in the same materials as the rest of the element.

The assessment of plans for Developer's approval may provide comment in relation to the R-Codes and the LDP. However, the onus is on the applicant to ensure compliance with the R-Codes and the LDP.

## **3.0 DESIGN CHARACTER**

This section describes the requirements that will ensure the dwelling reflects the desired character of The Avenue precinct as defined by the character statement and the objectives of the Design Guidelines.

These controls apply to those portions of the building visible from the primary street and, in the case of a corner lot, the secondary street unless otherwise specified in the control. The following requirements will help to achieve the desired quality of built form and streetscape (refer to the imagery in *Figure 4: Character examples* for additional guidance).

### **3.1 BUILDING HEIGHT**

Two-storey development is mandatory on all lots covered by these Design Guidelines. The two-storey element shall be located towards the front of the lot as a minimum. A single-storey portion for the dwelling is permitted for the remainder of the lot. Refer to the LDP (*Appendix 7.2 Local Development Plan*) for more detail.

Any habitable rooms facing the primary street shall have a minimum 2.7m floor-to-ceiling height (32 brick courses).

### **3.2 ELEVATION FEATURES**

The front elevation shall be articulated with useable features to avoid a flat-fronted appearance. This shall include a veranda and may include at least one substantial projecting feature such as a balcony, porch or a bay window.

The depth of the veranda shall be 1.5m.

A veranda may include either a bull nose or a straight pitch roof, or form the supporting structure for the deck of a balcony above.

The balustrade of a balcony facing the primary street shall include at least 50% visual permeability.

Where employed, a bay window shall be fully glazed up to a minimum of 2.4m above floor level on all sides with a 0.9m maximum sill height above floor level.

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 should be articulated with, for example, a wraparound veranda, balcony, or bay window or, subject to design, incorporate a substantial area of a feature material.

### **3.3 ROOF**

Where clearly visible from an adjacent primary or secondary street, the main roof shall be a traditional pitched roof, which may include a hipped roof or large gable ends.

Flat or mono-pitched roofs (skillions) may be permitted where not visible from the primary street and, in the case of a corner lot, the secondary street.

Except for a veranda, the main roof pitch shall be a minimum of 25 degrees where it is visible from an adjacent street.

Skillion roofs are not permitted at the front of a building other than for an attached feature such as a veranda, balcony roof or window awning.

Any roof of an attached feature element at the front of the building, such as a balcony or veranda, shall have a minimum roof pitch of 10 degrees.

Roof eaves and gables over habitable rooms shall have a 300mm minimum overhang to provide solar protection.

Alternative types of shading for an opening are encouraged where openings are not otherwise located below overhanging roof eaves.

### **3.4 DETAILS**

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

### **3.5 OPENINGS**

Windows should be punctures in the solid wall or contained within a framing element such as a large gable, and generally aligned above each other in the case of two-storey walls.

The primary street elevation shall include a major opening to at least one habitable room on each level.

For a dwelling on a corner lot, openings shall be included on both walls of a corner habitable room.

Publicly visible openings shall be vertically proportioned and be consistent in shape and style (for example: either all casement, awning or sliding windows).

Horizontally proportioned highlight windows are not permitted where visible from the primary street or, in the case of a corner lot, the secondary street.

Publicly visible openings shall be glazed with clear glass. Dark tinted or mirror glass shall not face the public realm.

All north-facing major openings shall include solar protection, such as openings being shaded by roof eaves, an independent awning, pergola or other solar shading device

Window detailing such as protruding surrounds and sills, and header course details are encouraged to provide visual interest and provide additional weather protection.

### 3.6 MATERIALS AND COLOURS

The use of traditional load-bearing construction is encouraged at ground level, with the use of lighter cladding materials restricted to upper floors or above a ground floor dado line. All materials should be durable and weather well.

The main material for the primary street elevation shall be a natural or strongly textured material such as brick, stone, timber, tile, rammed earth or limestone.

The use of painted render on the primary street elevation is only permitted as a secondary material and shall consist of no more than 45% of the elevation.

Colours should generally be of a warm and light palette to reflect the landscape of the coastal plain.

Street elevations shall include a minimum of two complimentary materials, and heavier materials (such as brick, block, or stone) should form a solid “base” below lighter materials (such as weatherboard or painted finishes).

Where selected, darker colours should form a “base” below lighter colours.

#### **Roof**

Where a roof is visible from the primary street and, in the case of a corner lot, the secondary street, the roof finish shall be limited to Colorbond ‘Surfmist’, ‘Shale Grey’, or ‘Windspray’. Clay or concrete roof tiles are not permitted.

#### **Walls**

The permitted palette of wall materials and colours for visible street elevations is summarised below:

#### **Main wall material**

<b>Material</b>	<b>Colour</b>
<ul style="list-style-type: none"> <li>• Face brick in a red, red/brown, or sand colour.</li> <li>• Stone.</li> <li>• Painted/stained timber.</li> <li>• Standing seam sheet metal cladding.</li> <li>• Horizontal corrugated cladding in a light colour.</li> <li>• Limestone-style concrete block.</li> <li>• Rammed earth or limestone.</li> <li>• Painted brickwork.</li> <li>• Ceramic tiling.</li> </ul>	<ul style="list-style-type: none"> <li>• Warm and light to mid-tone colours inspired by the natural landscape.</li> <li>• Dark-tone colours shall be restricted to the first 2.7m of the ground floor.</li> <li>• Bright primary or dark colours are not permitted for the main wall material.</li> </ul>

**Secondary wall material or feature**

Material	Colour
<ul style="list-style-type: none"> <li>• As above.</li> <li>• Painted render.</li> </ul>	<ul style="list-style-type: none"> <li>• A lighter complementary colour to the main wall colour.</li> <li>• Bright primary colours are not permitted for the secondary wall material.</li> </ul>

Other materials and colours are subject to Developer’s approval.

**Details**

Architectural details, such as posts, frames of openings or attachments, such as window surrounds, should complement the main and secondary wall colours and materials. Whilst white or natural colours are preferred, bright primary colours are not permitted.

**Window frames**

Window frame colours should be selected to complement the main colour palette. Bright primary colours are not permitted.

**Garages**

Garage or car port structures shall be designed and finished to complement the main dwelling.

A carport open to an adjacent street or right-of-way is not permitted. However, garages may be open to the dwelling side to enable the garage to double as an al-fresco space off a courtyard.

**Garage doors**

Garage doors shall be of an overhead sectional type and should be finished in either a natural timber or timber style in a solid or slatted style, or a colour that complements the colour palette of the main dwelling.

**4.0 BUILDING SERVICES**

Services, utility areas and any outbuilding shall be carefully incorporated into the dwelling and site design.

**4.1 SERVICES**

All pipes, wired services, clothes-drying areas, hot water storage tanks and other such service items shall be screened from view from the primary street and, in the case of a corner lot, the secondary street.

TV antenna and satellite dishes shall be in a location that is the least visually obtrusive when viewed from the public realm.

Electricity and gas meter boxes shall be located where they are visually unobtrusive from the public realm yet accessible for readings (that is; not directly located on the front of the dwelling or front fence). The best location is usually a side wall of the building or on the side of a fence pier, with the boxes matching the wall colour.

Where a solar hot water system cannot be located where it is not visible from the public realm, a split system (where the tank is separate and located elsewhere) should be installed. Where the solar panels are concealed from public view, a combined system (where the tank and panels are together) may be installed.

Photovoltaic panels shall be located on the most northerly-facing pitch of a roof.

Where a photovoltaic system is installed on a pitched roof, the panels shall be at the same pitch as the roof.

Locations for air-conditioning condenser units shall be shown on the floor plans and elevations regardless of whether air-conditioning is provided in the initial development.

Air-conditioning condenser units must be visually screened from the primary street and, in the case of a corner lot, the secondary street.

Air conditioning condenser units shall be located at ground level unless otherwise screened from view from neighbouring outdoor living areas (for example, located at a high level within a garage structure).

## **5.0 ENVIRONMENTAL PERFORMANCE**

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Sustainable living practices should be taken into account in the design of the home and landscape. Listed below are recommendations to assist with solar design and to reduce the consumption of energy and water.

### **5.1 SOLAR DESIGN**

The principal outdoor living area should be orientated to maximise winter solar access.

To enable use of the outdoor living area as much as possible during summer months, shade protection measures such as screens, awnings, pergolas and shutters, should be considered in the design of outdoor living spaces.

Deciduous vines on pergolas (and deciduous trees where space permits), should be incorporated into courtyard landscaping to provide shade in summer and access to sunlight in the winter.

Any north-facing major openings (applied to both floors) shall be protected from summer sun by means of roof overhangs, awnings, shutters or screens, or other shading devices.

Windows facing west should either be smaller to reduce the amount of low angle summer sun or be protected by the use of deep awnings, verandas, and balconies, which will also assist in achieving the desired architectural character.

### **5.2 ENERGY REDUCTION**

Where possible, bathrooms should be located on external walls and include an openable window for natural ventilation.

Non-habitable rooms such as bathrooms, WC's, laundries and stores should be located on the southern side of a building where possible to minimise the extent and size of south-facing windows.

Openings should be located to promote breeze access and cross ventilation through the dwelling to passively cool the dwelling and reduce reliance on mechanical heating.

High star-rated energy-efficient domestic appliances (such as fridges, freezers and washing machines) should be installed.

A heat pump or roof mounted solar hot water system should be installed (*refer section 4.1 Services* for advice on the type of system and permitted location).

A roof-mounted array of photovoltaic cells should be installed (*refer section 4.1 Services* for advice on the type of system and permitted location). The use of photovoltaic cells can be further enhanced by the use of battery storage. In the event that battery storage is not used immediately, a location for future battery storage should be identified in the planning of the building and the site.

The use of stairways and other void spaces should be used to manage internal heat transfer between the ground and first floor levels and enable hot air to be vented towards and through the roof in summer, and to enable warm air to be trapped at first floor level in the winter to heat bedrooms.

### **5.3 WATER CONSERVATION AND MANAGEMENT**

A rainwater tank to collect stormwater and to assist with landscape irrigation should be considered if space permits. The rainwater tank may be visible from the public realm if the colour complements the dwelling.

High star-rated water-efficient appliances (such as showers, washing machines, dishwashers etc.) should be installed.

Water-wise landscape and fixtures (timers and in-ground irrigation systems) should be installed.

The use of lawn should be avoided, or at least minimised, with greater use of hardy groundcover plants, shrubs, and hardscape materials such as gravel and paving used instead.

Taps should incorporate aerators to reduce the flow of water without a perceived loss of water pressure.

Garden areas should be designed to enable stormwater runoff from paved areas directly into planting beds and tree pits.

For paved areas, the use of segmented paving such as brick paving and permeable landscape such as gravel should be used in preference to materials such as cast in-situ concrete and 'liquid limestone' so that rainwater can infiltrate into the ground.

### **5.4 OTHER RESOURCE CONSERVATION AND RECYCLING**

The use of timber-framed construction is encouraged because it uses considerably less energy in the manufacturing process than other building materials such as steel, brick or concrete. Wherever possible, timber should be from renewable sources.

The use of other recycled or recyclable materials is encouraged.

Provision should be made in the site planning for sufficient space for the temporary storage of recyclable materials and for the recycling of organic kitchen and garden waste (composting and worm farms).

Consideration should be given in the landscape design to the planting of productive plants such as fruit trees, vines, herbs and vegetables to provide for some of the household's food needs.

## **6.0 LANDSCAPE**

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The landscape design of the setback to the primary street shall contribute to the visual appeal of the streetscape.

### **6.1 LANDSCAPE IN THE STREET AND STREET SETBACK AREA**

Landscape in the street setback area shall consist of a minimum of 50% vegetated area.

Vegetated landscape should avoid obscuring sightlines between ground floor habitable rooms and pedestrians on the adjacent footpath.

Paving materials should complement the materials of the building on the lot.

Artificial turf is not permitted in the street verge or the street setback area of the lot.

The use of water-wise planting (such as native or Mediterranean species) is encouraged.

It should be noted that a landscape rebate from the Developer may apply for the timely provision of landscaping consistent with the Design Guidelines.

### **6.2 FENCES AND LETTERBOX**

#### ***Front boundary fence and gate type***

Whilst the limestone wall and piers of the front boundary fences will be provided by the Developer, the provision of mandatory infill panels and gates shall be the responsibility of the lot owner.

The front fence infill panels shall accord to one of three developer-specified designs and shall be no more than 1200mm high above the finished lot level.

The colour of the infill panels shall complement the design of the house.

Any gate shall match the style and colour of the infill panel.

#### ***Side boundary fence for a corner lot***

For corner lots, the side boundary fences are provided by the developer as part of the subdivision works. Owners of corner lots shall not remove or alter any side boundary fencing provided by the developer.

#### ***Dividing fences***

Where a dividing fence is installed behind the setback/build-to line it shall be Colorbond 'Woodland Grey' unless otherwise constructed in brickwork or other masonry material that is complementary to the building.

The common dividing fence between properties in the front setback area shall be a developer specified design consisting of powder-coated vertical aluminium pickets to a constant 1200mm height above finished lot level and finished in 'Woodland Grey'

***Letterbox***

Letterboxes and numbers to be provided by the developer.

## 7.0 APPENDICES

### 7.1 Checklist of Design Guidelines mandatory requirements

<b>Design Guidelines section and summary of requirements</b> See relevant section in the Design Guidelines for an explanation of the requirements.		<b>Complies Tick ✓</b>
<b>3.0 Design character</b>		
<b>2.0 Site planning</b>	Front elevation to be constructed to a build-to line 4m back from the boundary.	
	The returns of elements projecting forwards of the primary and rear setbacks shall be finished in the same materials as the rest of the element.	
<b>3.1 Scale</b>	Two storey min. at the front of the lot (refer to LDP).	
	Ground floor 2.7m min floor-to-ceiling height for habitable rooms facing the primary street.	
<b>3.2 Elevation features</b>	Front elevation to include a 1.5m deep veranda to the ground floor.	
	A balcony balustrade facing the primary street shall be at least 50% visual permeable.	
	Where employed, a bay window glazed to 2.4m above floor level on all sides with a 0.9m max sill height above floor level.	
	Elevations of a corner house address both streets with openings and the same quality of design and detailing - articulate corner with a feature.	
<b>3.3 Roof</b>	Traditional pitched roof where visible from an adjacent street except for verandas and other attached shade structures.	
	25 degrees min. pitch for the main roof where visible from an adjacent street.	
	300mm min. eaves and gable overhang.	
	10 degrees min. pitch for an attached roof feature such as a veranda.	
<b>3.5 Openings</b>	A major opening for two habitable rooms facing the primary street.	
	Corner house - openings on both walls of a corner habitable room.	
	Openings with a vertical proportion, consistent in shape and style on the elevations visible from the street.	
	No horizontal highlight windows visible from an adjacent street.	
	Only clear glass/clear solar glass, and no dark tinted or mirror glass from public view.	
	All north-facing openings to include solar protection (eg: eaves or awnings).	
<b>3.6 Materials and Colours</b>	A natural or strongly textured materials such as brick, stone, timber, tile, or rammed earth or limestone as the main material for the primary elevation	
	Painted render on the primary street elevations of no more than 45% of the elevation.	
	Street elevations shall include a minimum of two complimentary materials.	
	Where a roof is visible from an adjacent street it shall be Colorbond Colorbond 'Surfmist', 'Shale Grey', or 'Windspray'.	
	No clay or concrete roof tiles.	
	The wall materials and colours for visible street elevations are consistent with the those tabled in the Design Guidelines.	
	No use of bright primary or dark colours for the main wall colour, and no use of bright primary colours for other elements.	
	Garages designed and finished to complement the main dwelling.	
	No carports open to an adjacent street or right-of-way are permitted.	
	Garage doors are overhead sectional doors.	
<b>4.0 Building Services</b>		
<b>4.1 Services</b>	Services screened from public view.	
	TV antenna/satellite dish in the least visually obtrusive location from public view.	
	Utility meter boxes in least visually obtrusive location from public view.	
	PV cells mounted on the most northerly-facing roof pitch.	
	PV cells mounted at the same angle as the pitch of the roof.	
	Proposed or future Air-conditioning condenser units shown on plans and elevations prior to initial approval.	
	Air-conditioning condenser units visually screened from public view.	
	No raised air-conditioning condenser units visible from neighbouring outdoor living areas.	
<b>5.0 Environmental performance (recommendations only)</b>		
<b>5.1 Solar design</b>	North-facing major openings protected from summer sun.	
	Orientation of outdoor living areas to optimise access to winter sun.	
	Use of landscape and other shading to avoid excessive solar gain.	
	Solar design applied to both floors in the case of two-storey buildings.	
	Window design or window shading to reduce the impact of low-angle western sun.	
<b>5.2 Energy efficiency</b>	Location of non-habitable rooms such as bathrooms, WC's, laundries to provide access to natural ventilation with opening sizes proportional to function and orientation.	
	Provision of cross ventilation and use of 'stack effect' in two-storey buildings.	
	Use of high-efficiency appliances	

<b>Design Guidelines section and summary of requirements</b> See relevant section in the Design Guidelines for an explanation of the requirements.		<b>Complies Tick ✓</b>
	Use of PVs, solar water heating and heat pumps.	
<b>5.3 Water conservation and management</b>	Use of rainwater tanks, water-efficient appliance and tap aerators.	
	Use of water-wise planting and permeable or segmented paving.	
	Direction of stormwater run-off from hard surfaces to planting beds.	
<b>5.4 Other resource conservation and recycling</b>	Use of timber-framed and other non-masonry construction and use of recycled or recyclable materials.	
	Provision of space for the storage of recyclable materials.	
	Provision in the design for the incorporation of productive vegetation (vine, herbs, vegetables, fruit trees, etc) in the landscaping.	
<b>6.0 Landscape</b>		
<b>6.1 Setback area</b>	Landscape in the street setback area consist of a minimum of 50% vegetated area.	
	No artificial turf in the street or setback area.	
<b>6.2 Fences and letterbox</b>	Front fence infill panels based on one of three pre-approved designs no more than 1200mm high above the finished lot level and finished to complement the design of the house.	
	Gates match the style of the infill panel.	
	Pre-approved dividing common fencing in the front setback area.	
	Other common dividing fencing in Woodland Grey' unless otherwise constructed in brickwork or other masonry material that is complementary to the building.	
	No removal or alteration of any side boundary fencing provided by the developer.	

The Applicant shall email a pdf set of drawings/schedules (refer section 1.5 Documentation) for Developer's Approval to:

Mackay Urbandesign  
**email:** [info@mackayurbandesign.com.au](mailto:info@mackayurbandesign.com.au)

**The Avenue precinct, CY O'Connor Village  
Materials, Colours and Profiles Schedule**

**Lot details** (Lot number and street)

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**Applicant's details**

Name:

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Address:

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Mobile:

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Email:

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**Details of external materials, colours, and profiles as applicable**

A. Metal roof:

B. Wall (main front wall and any feature wall):

C. Details (such as posts, frames of openings or attachments like window surrounds):

D. Garage or carport rear lane door/gate:

E. Front or any side fence on the boundary

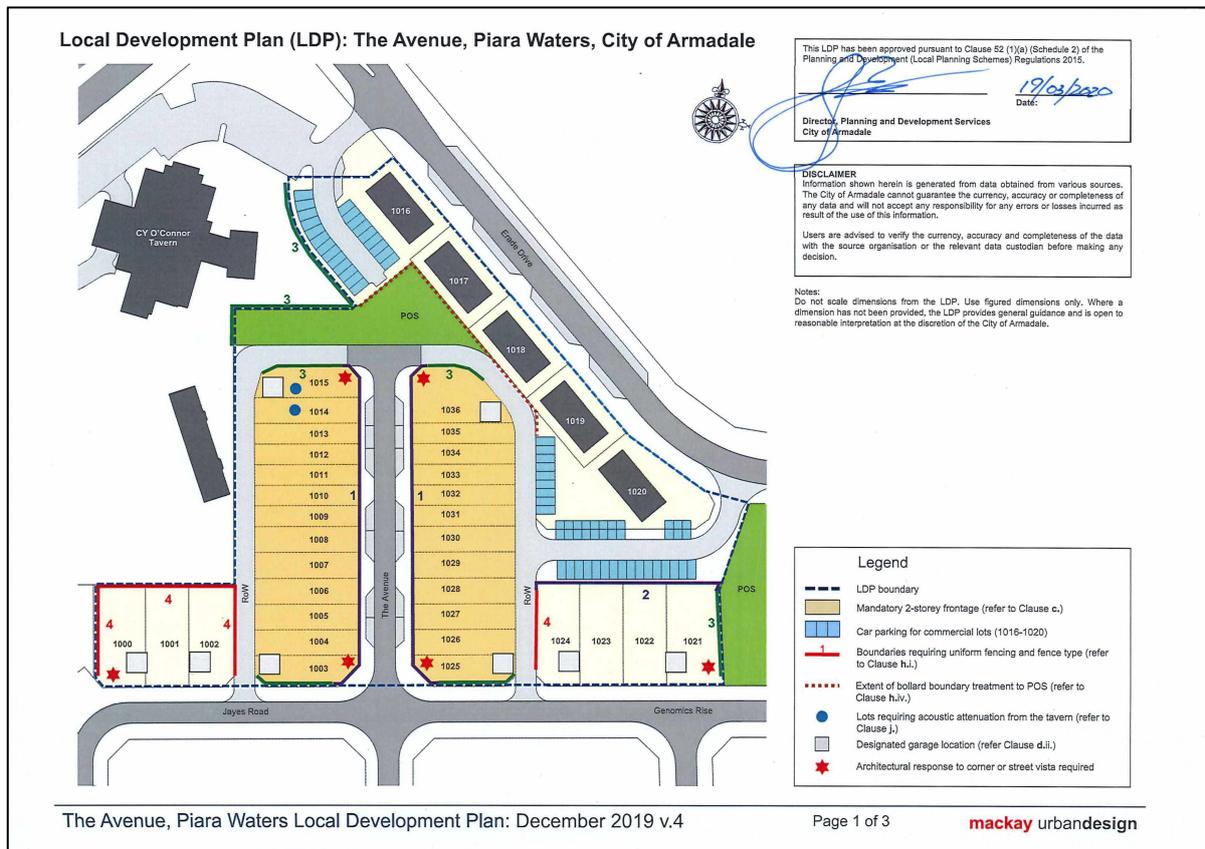
Signature of Applicant:

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Date:

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## 7.2 Local Development Plan



### 1. IMPLEMENTATION

This Local Development Plan (LDP) has been prepared to guide development within Stage 6 of the CY O'Connor village precinct boundary (as identified on the plan), in accordance with Schedule 2, Part 6, Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

### 2. OBJECTIVES

Development is required to demonstrate that it meets the following objectives:

- To provide an attractive and appealing streetscape.
- To enable a high level of amenity for residents.
- To encourage the on-going use of the existing commercial units to Erade Drive.
- To enable safe and convenient pedestrian and vehicle movement within the precinct.
- To minimise the impact of commercial vehicles on residential amenity.
- To enable energy efficient housing.

### 3. STANDARDS

The standards below are deemed to meet the relevant design principles of the Residential Design Codes (R-Codes) and do not require consultation with adjoining landowners. Unless provided for below, the provisions of the Town Planning Scheme No. 4 and the R-Codes apply.

#### a. Setbacks

##### Rear-loaded residential lots (Lots 1003 to 1015 and 1025 to 1036)

Setback	R40 R-Code provision	As varied by the LDP
Primary street setback	4m min	2.5 min for veranda and balcony structures, and 4m min to dwelling.
Secondary street setback	1.5m	0m min for 50% of the building frontage to the secondary street, and 1.5m min for the remainder of the building frontage.
Side boundary setback (to adjacent dwelling)	Not higher than 3.5m with an average of 3m or less, for 2/3 the length of the balance of the lot boundary behind the front setback, to one side boundary only.	Two-storey permissible to both side boundaries for the length of the lot boundary behind the 2.5m front setback.

##### Front-loaded residential lots (Lots 1000 to 1002 and 1021 to 1024)

Setback	R40 R-Code provision	As varied by the LDP
Side boundary setback (to POS)	Not higher than 3.5m with an average of 3m or less, up to a maximum length of 9m or 1/3 the length of the balance of the lot boundary behind the front setback, to one side boundary only.	No building permitted to a POS boundary. Otherwise setback as per tables 2a and 2b of the R-Codes.
Rear setback	Not higher than 3.5m with an average of 3m or less, up to a maximum length of 9m or 1/3 the length of the lot boundary.	No building permitted to a rear boundary. Otherwise setback as per tables 2a and 2b of the R-Codes.

#### b. Open space

##### Rear-loaded residential lots (Lots 1003 to 1015 and 1025 to 1036)

Total %age of site	R40 R-Code provision	As varied by the LDP
	45% min.	30% min, including the area under a veranda facing the primary street.

#### c. Building height

- Two-storey development is mandatory for Lots 1003 to 1015 and Lots 1025 to 1036.
- Where two-storey development is mandatory, the upper floor shall have a minimum gross floor area of 36sqm with the front façade of the upper floor set no further back than 6m from the primary street boundary.

#### d. Vehicular access and parking

- Vehicular access to the rear-loaded lots (Lots 1003 to 1015, Lots 1025 to 1036) shall be from the adjacent Right-of-Way only.
- For corner lots, vehicular access and parking/garage locations shall be as indicated on the LDP map.
- Car parking for the commercial lots shall be in the parking bays identified on the LDP map.

#### e. Corner lots

- Development on corner lots shall enable passive surveillance from a major opening to a habitable room to both the primary and secondary street.
- In the case of two-storey development, a major opening shall be required to two habitable rooms with a view to the primary street.

#### f. Overshadowing

To support the intent of a terraced housing form, the deemed-to-comply provisions of the R-Codes 5.4.2 Solar access to adjoining sites, shall not apply.

#### g. Visual privacy

To support the intent of a terraced housing form, the deemed-to-comply provisions relating to privacy from bedrooms and studies in the R-Codes 5.4.1 Visual privacy, shall not apply.

#### h. Uniform fencing

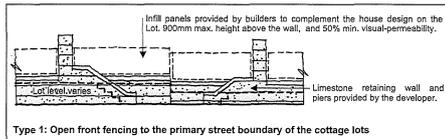
Fencing between residential lots and the public realm (streets, laneways and public open space) shall be of the following types constructed in the locations identified on the LDP map and illustrated in **Figure 1** overleaf:

- Type 1: Open front fencing to the primary street boundary of the cottage lots
- Type 2: Open rear fencing to Lots 1021 to 1024
- Type 3: Solid masonry fencing
- Type 4: Solid Colorbond fencing of colour 'Wheat'

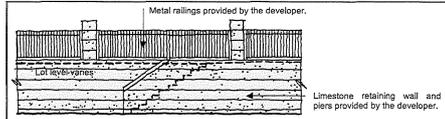
ii. No fencing higher than 1200mm is permitted forward of the building line.

iii. No Colorbond fencing is permitted forward of the building line.

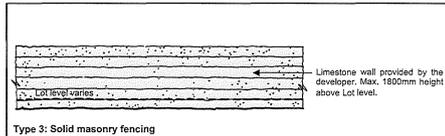
iv. The boundary between commercial lots 1016 to 1019 and the adjacent Public Open Space and Right-of-Way shall be defined by a row of bollards at least 750mm high and spaced no more than 1000mm apart to prevent vehicular access to the lots.



Type 1: Open front fencing to the primary street boundary of the cottage lots



Type 2: Open rear fencing to Lots 1021 to 1024



Type 3: Solid masonry fencing

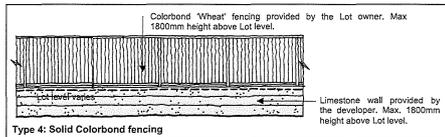


Figure 1: Uniform fencing types

**i. Waste management**

- i. Bin standing areas for waste collection from the rear-loaded residential lots (Lots 1003 to 1015 and Lots 1025 to 1036) shall be within the 1m rear setback to the Right-of-Way.
- ii. Bin standing areas for waste collection from commercial lots shall continue to be on the Erade Drive verge.

**j. Noise attenuation**

The following provisions will apply to Lots identified on the LDP map as requiring noise attenuation measures:

- For Lot 1015
  - i. External glazing to upper floor habitable rooms facing to the rear or northern side boundary of the Lot shall be restricted to no more than 2.5sqm in area overall per room and be acoustically rated  $Rw + Ctr 33$  minimum (e.g. awning window with 10mm thick laminated or monolithic glass).
  - ii. External glazing to upper floor habitable rooms facing to the front of the Lot shall incorporate 6mm thick laminated or monolithic glass.
  - iii. External glazing to ground floor habitable rooms facing to the rear or northern side boundary of the Lot shall be acoustically rated  $Rw + Ctr 33$  minimum (e.g. awning window with 10mm thick laminated or monolithic glass).
  - iv. All upper floor habitable rooms and ground floor habitable rooms facing to the rear or northern side boundary of the Lot shall incorporate mechanical ventilation.
- For Lot 1014
  - v. External glazing to upper floor habitable rooms facing to the rear of the Lot shall be restricted to no more than 2.5sqm overall and be acoustically rated  $Rw + Ctr 29$  minimum (e.g. awning window with 6mm thick laminated or monolithic glass).
  - vi. External glazing to upper floor habitable rooms facing to the front of the Lot shall incorporate 6mm thick laminated or monolithic glass.
  - vii. All upper floor habitable rooms shall incorporate mechanical ventilation.

**k. Services and utilities**

- i. Mechanical plant and equipment shall be located out of view from adjacent street(s) or POS.
- ii. Utility infrastructure (meters, etc) shall be located and treated to minimise the visual impact on the adjacent street(s) or Public Open Space.

**l. Tree retention**

- i. No trees on or adjacent to a Lot shall be removed or relocated without prior permission from the City of Armadale.
- ii. Any existing trees damaged during construction shall be replaced with a tree of similar size and species at the landowner's expense.

**4. DEFINITIONS**

Unless otherwise defined below, definitions of terms in the LDP shall be in accordance firstly with the City of Armadale planning scheme and secondly with the R-Codes.

For the purpose of this LDP, Rights-of-Way shall be considered as secondary streets where a lot has frontage to both a street and a right-of-way.

**Architectural response to a corner:** An architectural feature that consists of projecting building element, a building element that projects above the adjacent eaves line or parapet, use of a textured feature material, a large feature window or a combination of the above.