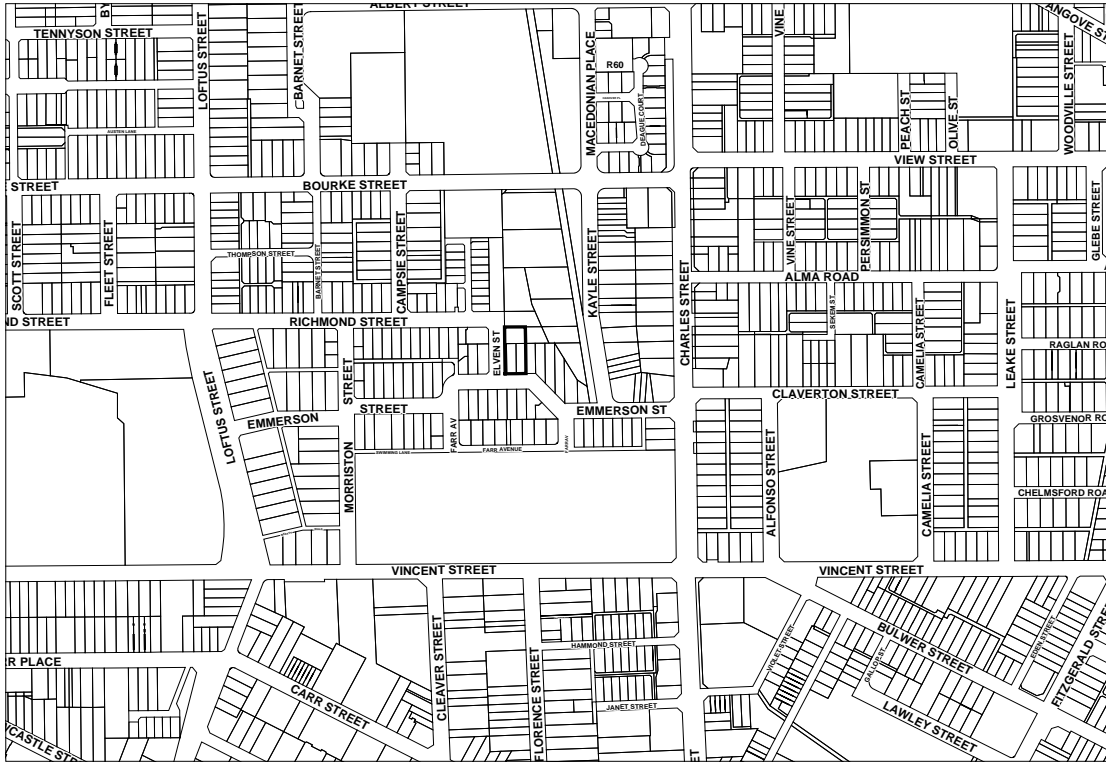


DESIGN GUIDELINES FOR ELVEN ON THE PARK



1. INTRODUCTION

These Guidelines apply to all residential land within the "Elven On The Park" development area.

These Guidelines will guide development that ensures the surrounding residential amenity is protected and that the unique features of the area are not diminished but are complemented by the design of this development.

2. CONTEXT

The development area is currently generally known as "Elven On The Park". The area is located along Elven Street, corner Emmerson Street, North Perth, adjacent to Smith's Lake Reserve.

The development area comprises 5 lots fronting Elven Street. Lot sizes are as follows:

- Lot 501: 311 square metres
- Lot 502: 315 square metres
- Lot 503: 315 square metres
- Lot 504: 315 square metres
- Lot 505: 315 square metres

The surrounding area is characterised by a mix of older style single residential houses of a high standard, with some new infill dwellings, including those on "Richmond on the Park".

Nearby land uses include the Beatty Park Leisure Centre, TAFE, School of Distance Education, Council Offices, Loftus Recreation Centre, and the Leederville café strip is within convenient walking distance.

3. THE RELATIONSHIP WITH OTHER DOCUMENTS

These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Codes of Western Australia and any relevant Council Policies.

Where requirements are inconsistent, these Guidelines are to take precedence over other documents and Policies, including the Policy relating to the Fletcher - Locality Plan 13.

4. DEVELOPMENT OBJECTIVES

The "Elven On The Park" Design Guidelines aim to achieve the following objectives:

- i) to provide a development that enhances the amenity of the dwellings and parkland vistas with Smiths Lake Reserve and the surrounding area;
- ii) to encourage an attractive streetscape where garages and carports do not dominate the visual appearance of the building façade;
- iii) to create and maintain an attractive and a high quality residential development which complements its surrounds;
- iv) to encourage innovative design through variation in building forms of individual residences to create visual interest;
- v) to utilise and complement the community asset of Smiths Lake Reserve by encouraging residential development that facilitates a positive and active interaction of its residents with the Reserve;
- vi) to create an outwardly looking development that integrates with the surrounding community; and
- vii) to encourage environmental-sensitive design, including use of passive solar design and water-sensitive urban design.

5. DESIGN FEATURES

These Guidelines will achieve the above objectives by considering the following design features:

i) SITE PLANNING

a) Land use

The land is to be developed for residential purposes with density, scale and nature consistent with the surrounding areas. Each lot is to accommodate a single dwelling.

b) Density

The residential development is to be developed to a maximum density of Residential R40.

c) Access

Motor vehicle accesses are to be to/from Elven Street only. Lot 501 Elven Street, corner Emmerson Street, may have vehicular access to/from Elven Street or Emmerson Street.

Driveways/Crossovers are to be in accordance with the Residential Design Codes.

d) Car Parking

A minimum ratio of 2 car parking spaces per dwelling is to be provided, with at least one being covered. Carports and garages are to be setback in accordance with clause 5 (e). All other requirements are to be in accordance with the City of Vincent's Policy(ies) relating Residential Design Elements.

e) Setbacks

All setbacks are to be in accordance with the provisions stipulated in the City of Vincent's Policy(ies) relating to Residential Design Elements, with the exception being those setbacks outlined in the table below:

Setback		Minimum	Average
Front (Elven Street)	• Ground floor	• 3 metres	• <u>4 metres</u>
	• First floor	• 3 metres	• 4 metres
Secondary Street (Lot 501-Emmerson Street and Lot 505 - Northern boundary)	• Ground floor	• 1.5 metres	
	• First floor	• 1.5 metres	
Rear (eastern boundary)	• Ground floor	• 2 metres	
	• First floor	• 2 metres	

f) Height

The height of dwellings is to be sympathetic with the surrounding area and is to be a maximum of two storeys with a third habitable level permitted within the roofspace, that is, a loft or mezzanine level.

The loft or mezzanine level is to comply with the following:

- the total floor area of the loft or mezzanine level does not exceed 40 per cent of the total floor area of the uppermost floor of the dwelling; and
- minimum floor to ceiling height is 2.1 metres.

The corresponding building height is to be in accordance with the Residential Design Codes and the City of Vincent Policy(ies) relating to the Residential Design Elements.

A loft will only be permitted within the roof space, and the roof space will not be extended by means of extending wall heights above the floor level or dormer windows to provide extra ceiling height within the loft.

g) Roof Form

To promote and maintain congruity in design for the development, pitched roofs are to have a minimum pitch of 30 degrees and a maximum of 45 degrees (inclusive). Other roof forms, such as skillion, curved and flat roofs will be considered on their merits, and its harmony with the streetscape and surrounding area.

ii) BUILDING FORM

a) Streetscape

Dwellings are to contribute to the streetscape, by providing interactive and visually interesting facades and elevations, to Elven Street, Emmerson Street and Smiths Lake Reserve. Architectural elements such as the following are strongly encouraged:

- The orientation and provision of clearly identifiable front entrances from the street through such design elements as entry porticos, glazing, verandahs and other such design features;
- The avoidance of blank facades through incorporating design features such as the glazing, balconies and projections and indentations of the floor plan; and
- The locating of habitable rooms in both the front and rear portions of the dwellings on the ground floor, with major openings, as defined by the Residential Design Codes, to provide visual surveillance and interaction.

b) Open Space

Open Space is to be in accordance with the City of Vincent's Residential Design Elements.

c) Outdoor Living Area

Outdoor living area is to be provided adjacent to the eastern/rear/Smith's Lake Reserve boundary of each lot and in accordance with the Residential Design Elements.

iii) DETAILS

a) Amenity

The amenity is to be carefully considered when designing the development in order to protect the occupiers of the proposed and adjacent development.

The external finishes, including colours and materials, of the dwellings are to be complementary to those of the properties in the surrounding area, and to minimise glare and reflectivity on the surrounding area.

The dwellings should also be individually designed and incorporate an appropriate spectrum of finishes to add interest and individuality.

b) Overlooking

All dwellings are to be designed in such a manner that overlooking into both indoor and outdoor spaces is minimised.

All privacy provisions are to be in accordance with the Residential Design Codes and the City of Vincent's Policy(ies) relating to Residential Design Elements.

c) Landscaping

Hard surfaced areas are to be provided with appropriate landscaping treatment - including the use of water conservation measures and appropriate local and native plant species, where applicable - to minimise the visual impact of, and provide shade for, these areas. The landscaping on the residential development sites should reinforce and complement the landscaping within Smiths Lake Reserve.

d) Fencing/Walls

Fencing and gates within the front setback adjacent to Elven Street and Emmerson Street are to be in accordance with the City of Vincent's Policy(ies) relating to Residential Design Elements.

Any fencing and gates located on the northern and eastern boundaries facing Smiths Lake Reserve are to be designed as follows:

- Fencing is to have a maximum height of 1.8 metres as measured from the natural ground level of the adjacent reserve or footpath;
- Fencing is to be visually permeable, as defined in the City of Vincent's Policy(ies) relating to Residential Design Elements, meaning that the fence is to have continuous vertical gaps occupying 50 per cent or more of its face for any portion above 0.9 metres.
- Any fencing is to comprise brick or masonry piers that complement the existing retaining wall and wrought iron and the like infill of a decorative style which is high quality and visually permeable.

Side boundary fencing is to be constructed from materials which complement the materials of the dwelling.

Fencing constructed of fibro cement sheets is not permitted.

Vegetation can be planted to provide additional privacy.

e) Noise Attenuation

Noise generating features such as air-conditioning or evaporative cooling plant are to be appropriately located or otherwise acoustically screened and made visually unobtrusive from the Elven Street and Emmerson Street streetscapes, to minimise the level of noise intrusion into neighbouring properties to within limits set out in the Environmental Protection (Noise) Regulations.

f) Location of General Plant

No sheds, outbuildings or alternative fencing will be permitted within 3 metres of the open style fence.

General Plant, such as sheds, television antennas, bins, hot water storage tanks, rain water tanks, satellite dishes are to be adequately concealed and screened from the street or public view.

SUBDIVISION PLAN

