

DESIGN GUIDELINES FOR NOS. 128, 128A, 130 AND 130A JOEL TERRACE, MOUNT LAWLEY



1. INTRODUCTION

These design guidelines have been prepared to control and guide residential development on the four lots created from the subdivision of Nos. 128, 128A, 130 and 130A Joel Terrace, Mount Lawley.

The Design Guidelines aim to ensure future development of the site considers its setting overlooking the Swan River, preserves the Camphor Laurel tree in accordance with Clause 21 of the City of Vincent, Town Planning Scheme No.1 and integrates with and preserves the amenity of the surrounding area.

2. CONTEXT

The subdivision is located in the Banks Precinct, City of Vincent. The lots comprise 4 survey strata lots on 1 parent lot (amalgamation of Lots 27 and 28) Joel Terrace, Mount Lawley, gaining access off Joel Terrace. The lots front onto the Swan River foreshore reserve.

The subject site is situated abutting the Swan River foreshore reserve, is located approximately 500 metres from the East Perth Railway Station and local shops. Within its immediate locality is Banks Reserve, public transport and health facilities, and major arterial roads. The site is additionally within one kilometre of East Perth and 800 metres from the Graham Farmer Freeway.

The immediate area is predominantly single residential with a number of two storey town house developments and multi residential apartments.

3. SCOPE OF GUIDELINES

These guidelines relate to Strata Lots 1-4 on Strata Plan 49517, Joel Terrace (refer to Figure 1). These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Codes and any relevant City of Vincent Policies.

Where requirements are inconsistent, these Guidelines are to take precedence over other documents and Policies. These Guidelines set out the desired approach to those factors which will influence the built form, and subsequently, the character of the subdivision in order to promote efficient use of the land, energy-conscious design and achieve an attractive and harmonious living environment for the residents and the community at large.

4. THE GUIDELINES

4.1 General

Council encourages the use of contemporary and innovative design that accentuates the existing character of the area. The residences built in the subdivision should be respectful of the local context and existing building stock.

Dwellings are to be positioned to address the foreshore reserve. This should not, however, preclude orientating living spaces around northern facing open spaces. The most successful designs will arrange the house around a major open space or courtyard. The dwellings' major apertures therefore, should be positioned to allow for direct viewing of, and/or access to the foreshore reserve, garden, courtyard or public space.

Site services (including air conditioning units, bin storage areas and meter boxes) to the dwellings are to be provided in a convenient and appropriately screened location, and are not to unduly affect the streetscape and riverscape, and amenity of the area, or in any case cause a nuisance.

4.2 Setbacks

All external setbacks for:

Lot 1: Northern boundary;

Lot 3: Southern boundary;

Lot 4: Southern, western and northern boundaries;

as shown on the Subdivision Guide Plan, are to be in accordance with the Residential Design Codes.

Setbacks from the Swan River foreshore reserve abutting Lots 1-3 are to comply requirements of the Swan River Trust.

For Lot 4, a minimum setback of 3 metres from the face of the Camphor Laurel tree is to be achieved or a greater distance as required by an approved arborculturalist during the Development Approval process.

4.3 Height and Scale

The height of dwellings is to be sympathetic to the surrounding area and is to be a maximum of two storeys plus loft.

The maximum building heights for a pitched roof development is 6 metres to the top of wall and 9 metres to the top of the ridge. The maximum building height for a concealed roof development is 7 metres above the natural ground level.

Nos. 128, 128A and 130 Joel Terrace, is further affected by a height restriction on the Certificate of Title, of 13.120 metres to the ridge line. This height restriction affects survey strata Lots 2, 3 and 4.

4.4 Fencing, Walls and Retaining

Fence, walls and retaining are to comply with the City's Policy relating to Residential Design Elements and the Residential Design Codes.

Retaining abutting the Swan River foreshore is not to exceed 1.0 metre in height. Any fencing that is proposed above retaining walls are to be a maximum of 1.8 metres in height and to be a minimum of 50 percent visually permeable.

Any proposed retaining walls and/or fences abutting the foreshore must comply with the requirements of the Swan River Trust.

4.5 Surveillance

All development is to be designed to include casual surveillance of the foreshore reserve and the common driveway.

Studios are encouraged abutting the driveway to achieve casual surveillance and these are to be designed to comply with the specified height limits.

The common driveway is to have adequate lighting.

4.6 Camphor Laurel Tree

The Camphor Laurel tree on Lot 4 is included on the City of Vincent Trees of Significance Inventory. The Management Plan for preservation of the tree, is required to be complied with and implemented by the owner of Lot 4.

The Management Plan for preservation of the tree is to be included in the Strata Management Plan for the subject lots.

4.7 Car Parking and Access

Motor vehicle accesses are to be to/from Joel Terrace via the battleaxe accessway in accordance with the Residential Design Codes. The accessway to Lots 1, 2, 3 and 4 is via a shared accessway, which forms part of a wider reciprocal access way used by other adjoining properties.

All car parking bays are to be provided on site and are to be provided at a minimum ratio of 2 bays per dwelling.

No car parking bays are to be located on the vehicle accessway to the proposed lots.

Carports and garages are to be setback in accordance with the City's Policy relating to Residential Design Elements and the Residential Design Codes.

Consideration of pedestrian access are to be given by varying the paved material within the vehicle accessway.

4.8 Overlooking

All dwellings are to be designed in such a manner that overlooking into both indoor and outdoor spaces on adjoining lots is minimised. All privacy provisions are to be in accordance with the Residential Design Codes.

Date Initially Adopted:	27 September 2005
Date Amended:	28 August 2012
Date of Next Review:	August 2015

APPENDIX A

PART ONE: TREE MANAGEMENT PLAN – CAMPHOR LAUREL TREE

INTRODUCTION

The Tree Management Plan relates to the *Cinnamomum camphora* (Camphor Laurel tree) located at Nos. 128 – 130 (Lot: 28 D/P: 15073, Lot: 27 D/P: 15073) Joel Terrace, Mount Lawley, as listed on the Town of Vincent's Trees of Significance Inventory. Divided into two sections, the first part addresses the pruning of the lower canopy of the Camphor Laurel tree, and the second part addresses controlling the development around the Camphor Laurel tree.

The Tree Management Plan has been prepared in accordance with the conditions imposed by the Western Australian Planning Commission (Survey Strata Reference: 551-05) and the City of Vincent's planning approval for the pruning of the tree as approved by Council at its Ordinary Meeting held on 9 August 2005.

PRUNING REQUIREMENTS

Agreement between arboriculturalist Charles Aldous Ball (*M.Arb. R.F.S. "F.Arbor A"*) and the City of Vincent Parks Services Manager clarifies the extent of limb removal, as follows:

The tree has seven major connecting branches, of which each branch has smaller limbs and boughs of lesser structural significance. These seven branches consist of four large individual branches and a group of three smaller branches emanating from the same point. The Tree Management Plan allows for the following tree pruning to be undertaken prior to any built development occurring on site:

- Removal of the epicormic limbs from Branch 1 (growing to the north, over the neighbour's property).
- Removal Limb 1 of Branch 5 at source (growing south, over neighbour's property).
- Removal the lower bough of Limb 2 of Branch 5 (growing towards the east, hanging low in the canopy).
- Removal Limb 1 of Branch 7 (a lower limb, growing to the northeast).
- Removal Limb 2 of Branch 7 (growing horizontally to the northeast).
- Removal Limb 3 of Branch 7 (growing horizontally to the east).
- Review during pruning the need to remove any other minor boughs growing in a downward direction in the canopy.

Completion of this pruning will result in a more structurally and aesthetically balanced canopy.

Major Branch Descriptions

Branch 1

Position Located on the due north quadrant of the tree base growing towards the north.

Description One of the four main branches with a large healed scar at the branch base with two substantial epicormic (regrowth) limbs emanating from this scar. These limbs are, by nature, tenuously attached and pose an increasing potential hazard.

Action Remove epicormic limbs.

Branch 2

Position Located on the north-northwest quadrant of the tree base, growing towards the northwest.

Description Has large healed scar at the branch base and is one of the group of three smaller branches identified above. This branch is growing near to vertical with most of its branching limbs and canopy at a high level.

Action None

Branch 3

Position Located on the northwest quadrant of the tree base, growing towards the west.

Description Is the middle of the group of three smaller branches. This branch is growing near to vertical with most of its branching limbs and canopy at a high level.

Action None

Branch 4

Position Located on the southern quadrant of the tree base, growing vertically.

Description Is the last of the group of three smaller branches. This branch is growing vertically with most of its branching limbs and canopy at a high level.

Action None

Branch 5

Position Located on the southern quadrant of the tree base, growing towards the south.

Description One of the four major branches with a small, healed scar just above the branch base, this branch is made up of four main limbs.

Limb 1 is the lower limb and is growing towards the south and hanging over the southern neighbour's property line.

Limb 2 is the next limb up and is growing towards the east and immediately forks into a lower and upper bough. The lower bough cantilevers a significant distance and hangs low in the canopy.

Limb 3 is one of a pair that makes up the top part of this branch and is growing vertically.

Limb 4 is the other of the pair that makes up the top part of this branch and is also growing vertically.

Action Remove Limb 1 at its source.

Remove the lower bough of Limb 2.

Branch 6

Position Located centrally on the tree base, growing almost vertically.

Description One of the four major branches consisting mostly of a single element with canopy at the very top. Possibly the tallest branch.

Action None

Branch 7

Position Located on the eastern quadrant of the tree base, growing towards the northeast.

Description One of the four major branches being the most horizontal, this branch is made up of the main trunk and six main limbs.

Limb 1 is the lower limb and is growing towards the northeast.

Limb 2 is the next limb up and is growing horizontally towards the northeast cantilevering a significant distance and hanging very low in the canopy.

Limb 3 is the next limb up and is growing horizontally towards the east cantilevering a significant distance and hanging very low in the canopy.

Limbs 4, 5 and 6 are in a cluster that make up the top parts of this branch and are generally growing vertically.

Action Remove Limb 1 at its source.

Remove Limb 2 at its source.

Remove Limb 3 at its source.

On-site Supervision

To ensure that the appropriate protection is afforded to this tree during the implementation of the tree pruning, arboriculturalist Charles Adlous Ball is to be involved with:

1. The on-site identification of the limbs that will be removed.
2. Vetting the proposed pruning contractor to ensure appropriate skills and experience.
3. The on-site supervision during all limb removal.

City of Vincent's Parks Services employees are also to be present during the above limb identification and removal process.

PART TWO: TREE MANAGEMENT PLAN – CAMPHOR LAUREL TREE

CONTROLLING FUTURE DEVELOPMENT AROUND THE CAMPHOR LAUREL TREE AS LISTED TREES OF SIGNIFICANCE INVENTORY

OVERVIEW

This Tree Management Plan has been developed to ensure that future development on Lot 4 is controlled in such a way that it retains and protects the Significant Camphor Laurel tree.

To reduce the effects that the building development may have upon the future health of the tree, suitable forms of protection are required, together with the steps necessary to limit damage and injury to the tree.

Therefore, the following measures must be adopted to alleviate detrimental damage to the tree from the commencement through to the completion of the development, with the recommendations enforced and clearly understood by all contractor employees including the annual maintenance.

Prior to Site Clearance Works

- A tree protection and exclusion zone will be implemented by erecting a fence (using strong fencing material such as marine ply) a distance of at least two metres from the perimeter of the trunk of the tree with conspicuous signage identifying that the fenced off area is a tree protection zone and that the tree is listed on the City of Vincent's Trees of Significance Inventory.
- The fencing material shall be maintained throughout the period of construction and should not be breached.
- Design of any proposed dwelling should be based on construction over pile foundations. The use of pile foundations will significantly reduce any detrimental root plate damage by alleviating root severance, soil compaction, moisture and oxygen levels.

- Design of any future dwelling should ensure that the exterior walls of the dwelling are at least 3.0 metres from the perimeter of the tree trunk.
- Design of any proposed dwelling should be based on the available building volume under the tree canopy. The tree was pruned prior to sale of the land to create a usable volume and any further pruning of the tree would require Development Approval from the City of Vincent. Given the context of the prior approval for pruning it should not be assumed that any further approval is likely to be forthcoming.

Tree Management during Site Clearance and Construction Works

- All heavy machinery shall be kept outside the tree protection zone, with any roots damaged or torn with a diameter of 50 millimetres or more, cleanly pruned to initiate occlusion.
- No building materials are to be stored or disposed of within the tree protection zone, with provisions implemented so that building chemicals do not come into contact with the root rhizosphere or the roots themselves.
- Any excavations to be carried out within close proximity to the tree protection zone to install services are to be carried out under the strict supervision of an arboriculturalist so that root damage is kept to a minimum.
- Excavated soil shall not be stored or built up around or within the tree protection zone.
- Any damage to the protected tree during the preliminary stages of site clearance or during the constructions works shall be reported immediately to the site supervisor and to the City of Vincent, with remedial works carried out by a qualified arborist to the relevant Australian Standards.
- The laying of surface materials within the root plate spread of the tree shall take into consideration the cultural requirements of the tree, particularly in relation to moisture and oxygen levels, with the retention of suitable open surface area.

Completion of the Development Works

- The tree shall be inspected by a qualified arboriculturalist to ascertain the health and structure, and any remedial works which may be required to improve the health and future safe useful life expectancy of the tree will need to be implemented.
- An annual inspection of the tree is to be implemented to ascertain if remedial works are required to improve the overall health of the tree.
- All remedial works recommended on completion of the development and annual inspections shall be carried out by a competent arborist to the relevant Australian Standards.

Cost

- All costs for the above to be borne by the owners of the subject strata lot.