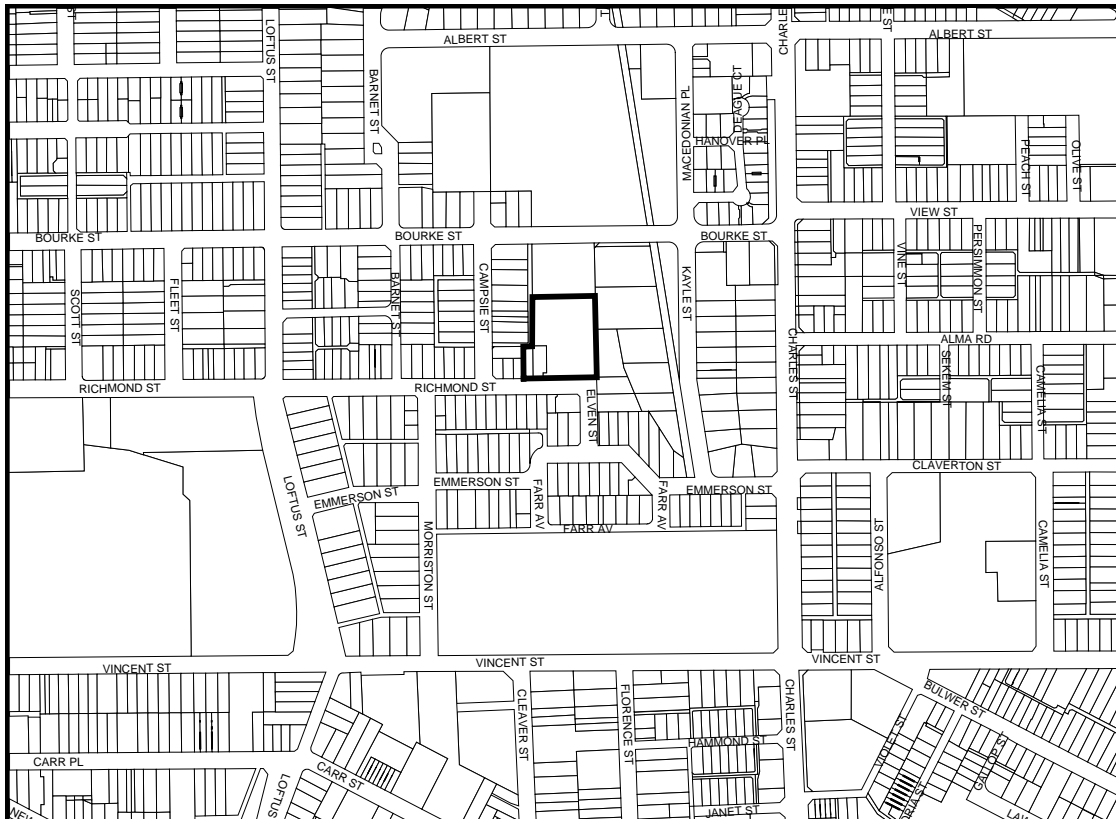


APPENDIX NO. 3

DESIGN GUIDELINES FOR RICHMOND ON THE PARK



1. INTRODUCTION

These Guidelines apply to all residential land within the “Richmond On The Park” development area.

These Guidelines will create an infill 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 generally known as "Richmond On The Park". The area is located on Richmond Street, North Perth, adjacent to Smiths Lake Reserve.

The development area comprises 17 lots ranging from 233 square metres to 494 square metres and an access road, including the retention of the existing 2 dwellings located in the south west corner of the subject site.

The surrounding area is characterised by a mix of older style single residential houses of a high standard, with some new infill dwellings.

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 Planning Codes of Western Australia and any relevant Council Policies.

Where requirements are inconsistent, these Guidelines are to take precedence over other documents and Policies.

4. DEVELOPMENT OBJECTIVES

The “Richmond On The Park” residential development aims to achieve the following objectives:

- i) to provide a development that enhances the amenity of the buildings and links directly with Smiths Lake Reserve and the surrounding area;
- ii) to complement the character and rhythm of the area;
- iii) to create and maintain an attractive and a high quality lifestyle community;
- iv) to encourage imaginative and innovative design and lifestyle options that reflects the diversity of the area;
- 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;
- vii) to create a development which complements the historically rich nature of the surrounding area; and
- viii) 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) Landuse

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 R40.

c) Access

Motor vehicle accesses to/from Richmond Street is to be strictly limited with no dwellings to be provided with direct vehicular access from this street. All motor vehicle access is to be off the 8 metre wide access road, except Lots 611 to 615 and the existing house on the western most lot (Lot 617) which will be accessed via the existing right-of-way.

The dwellings adjacent to Richmond Street and Smiths Lake Reserve are to be provided with direct principal pedestrian access, via front doors, to the street and Smiths Lake Reserve, where applicable.

d) Car Parking

All car parking bays are to be provided at a minimum ratio of 2 bays per dwelling with access from the 8 metre wide access road off Richmond Street. Car parking bays can be open and any enclosed structure of bays is to complement the overall development.

Car parking bays are to take into consideration the surrounding area by being located off the street and are to be suitably screened with appropriate landscaping - including the use of water conservation measures and appropriate local and native plant species - where applicable, from view of Richmond Street, Elven Street and Smiths Lake Reserve.

e) Setbacks

The minimum setback from Richmond Street for Lot 601 is to be 6 metres and for Lot 602 is to be 1.5 metres.

The minimum setback from the access road for Lots 611 to 615 and from Smiths Lake Reserve for Lots 602 to 610, is to be 4 metres. The minimum setback from the access road for Lot 601 is to be 1.5 metres.

Lots 602 to 615 may have nil side setbacks, provided the amenity of the adjacent properties is protected by minimising overshadowing, overlooking and visual intrusion.

Garages or carports for all lots are to be 100 percent open all sides and can be located up to the access road for Lots 601 to 610 and the eastern lot with an existing dwelling, and up to the right-of-way for Lots 611 to 615 and the western lot with an existing dwelling.

All other setbacks are to be in accordance with the Residential Planning Codes.

f) Height

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

ii) BUILDING ENVELOPE

a) Streetscape

The developer is required to address and enhance the streetscape by the orientation of dwellings, landscaping - including the use of water conservation measures and appropriate local and native plant species, where applicable - and introducing other associated works on the site.

The use of dormer and attic windows, verandahs, window projections, colours, materials and other appropriate design features is encouraged to create greater visual interest, to assist with climate control, to reduce the visual impact and to accentuate the vertical rhythm of the dwellings. Balconies and other openings are also permitted (up to a depth of 0.75 metres) on upper floor walls with openings to enhance surveillance and interaction with the streets, access road and Smiths Lake Reserve. These balconies should also overhang the footpath to further enhance the streetscape character.

Dwellings on Lots 601 and 602 are to actively face and address Richmond Street and the access road. The dwellings on Lots 602 to 610 are to actively face and address both Smiths Lake Reserve and the access road. The dwellings on Lots 611 to 615 are to actively face and address the access road.

The orientation of the main courtyards and windows of living areas to the north is encouraged to maximise solar orientation. A pedestrian path is to be constructed from the Smiths Lake Reserve and the access road.

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 adjacent properties, 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.

c) Service/Servicing

An area of at least 1 square metre to accommodate services, such as a power dome, telecommunications and a meter box, should be provided for each dwelling adjacent to the access road in a convenient and appropriately screened location, and should not adversely affect the streetscape and amenity of the area, or in any case cause a nuisance.

d) Landscaping

Car parking areas and other expansive 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.

e) Fencing/Walls

Strict guidelines are to be adhered to on the design and materials used for fencing.

Fencing is to be a maximum height of 1.8 metres above the adjacent footpath level. Decorative capping on the top of piers may go to a maximum of 2 metres above the adjacent footpath level.

Fencing and gates within the front setback adjacent to Richmond Street, the access road and facing Smiths Lake Reserve may be solid, but are to be a maximum height of 1.2 metres above the adjacent footpath level, and any fencing above is to comprise brick or masonry piers and wrought iron/metal infill panels of a decorative style which is high quality and visually permeable with at least 50 per cent transparency.

Fencing for dwellings adjoining the access road is to clearly define the residential address.

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

Fencing constructed of fibro cement sheets or recycled material is not permitted.

f) Courtyards

The dwellings are to enjoy private courtyards.

The open space is to be provided generally in accordance with the Residential Planning Codes; however, courtyards can be a minimum area of 20 square metres with a minimum dimension of 4 metres.