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SEAGATE MARINA ESTATE BUILT FORM GUIDELINES & DETAILED AREA PLANS

R. 30



Jurien Bay Western Australia



**C H A P P E L L
& L A M B E R T**

T O W N P L A N N I N G
U R B A N D E S I G N





**SEAGATE MARINA ESTATE
BUILT FORM GUIDELINES &
DETAILED AREA PLANS**

**JURIEN BAY, WESTERN AUSTRALIA
SHIRE OF DANDARAGAN**

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1.0 INTRODUCTION

These Built Form Guidelines and Detailed Area Plans have been prepared to guide residential development at the Seagate Marina Estate to ensure the construction of high quality homes with appealing streetscape values reflecting elements of the coastal location and environment.

This document provides an explanation of the Detailed Area Plans which apply to each lot and should be read in conjunction with the relevant Restrictive Covenants on each title.

1.1 Purpose of the Built Form Guidelines



The Seagate Marina Guidelines and Detailed Area Plans seek to:

- Encourage high quality dwellings which address and survey public streets and open space;
- Ensure that the development has regard for the amenity of adjacent lots and surrounding areas, and;
- Encourage a strong sense of architectural identity and variety of building forms focussed on the coastal and marine environment.

1.2 Application

The Guidelines apply to all single residential lots coded Residential R30 within the Seagate Marina Estate and shall be read in conjunction with the Detailed Area Plan and Shire of Dandaragan Town Planning Scheme No.6.

The Built Form Guidelines and Detailed Area Plans have been adopted pursuant to Clause 6.11 of the Shire of Dandaragan Town Planning Scheme No. 6 as a Local Planning Policy. Some of the standards and requirements of this document are also referenced in the Restrictive Covenants where developer approval to any plans submitted is a pre-requisite to the issue of a planning approval and/or building licence.

As a Local Planning Policy the provisions of this document constitute Acceptable Development pursuant to the Residential Design Codes. Except as provided for in the Guidelines and Detailed Area Plan all other Residential Design Code requirements apply.

The Built Form Guidelines and Detailed Area Plans shall be implemented to the satisfaction of the Shire of Dandaragan. Variations to the Built Form Guidelines and Detailed Area Plans may be approved by the Shire of Dandaragan where the objectives of the Built Form Guidelines (Section 1.1) are met.

Terms indicated in **bold** shall have the same meaning as that defined under the Residential Design Codes 2002.

2.0 BUILT FORM GUIDELINES

2.1 Architectural Statement

The character sought in this development derives from a maritime theme, which is consistent with the marina focus of the development. This design approach will be developed through a particular design style and palette of colours and materials.

2.2 Setbacks

Front Setbacks



- The setback from the main façade of the dwelling to the **primary street** shall not be less than 3 metres, not including those lots with a rear laneway fronting Oceanic Way.
- The location of the 3m **primary street** setback has been nominated for selected lots to provide a continuous and uniform streetscape and to ensure dwellings address and survey this frontage.
- A minimum 1.5m and a maximum 4.5m setback to the main facade of the dwelling for all laneway lots fronting Oceanic Way.
- The setback to **garages** or **carports**, for non laneway lots, including corner lots, shall not be less than 4.5m.
- The setback to the **secondary street** frontage from the main façade of the dwelling to be not less than 1.5 metres.

Boundary Walls

- Where a designated boundary wall location is shown boundary walls may only be constructed on this boundary.
- Boundary walls are to be setback a minimum 4.5m from the **primary street**.

- Designated **garage** locations not situated on the designated boundary wall boundary, may be situated on the boundary behind the front setback line 4.5m, for a maximum length of 7 metres.
- Boundary wall length and height to be in accordance with the Residential R30 provisions of the Residential Design Codes.
- Boundary walls to be setback a minimum of 1.5m from a laneway.
- Where a designated boundary wall location is not shown a boundary wall is to be located in accordance with the Residential Design Codes.

2.3 Garage and Carport Locations



- **Garage** and **carport** locations have been designated for selected lots. In the case of those lots with a designated **garage** or **carport** location the **garage** or **carport** shall be located within the specified area.
 - Where two designated **garage** locations are shown the **garage** shall be located in one of the designated positions.
 - For other lots a preferred **garage** or **carport** location has been indicated. This is not a mandatory location, although allows for improved streetscape, amenity and solar orientation.
- Frontages where no vehicular access is permitted have been shown on the Detailed Area Plan.
 - The preferred **garage** location for the **battleaxe** lots is intended to minimise the visibility of the garage door from the public street. This should be considered when siting the **garage**.

2.4 Fencing & Retaining



- **Visually permeable** fencing above 1.2m to a maximum height of 1.8m is required for 50% of the boundary length where indicated on the Detailed Area Plan.
- **Visually permeable** fencing above 1.2m to a maximum height of 1.8m is required for the full length of the boundary where indicated on the Detailed Area Plan.
- Additional retaining walls constructed above that provided by the developer are discouraged. Any new retaining walls are to be constructed in the same materials as existing retaining walls constructed at subdivision stage.
- Fencing to all other lots and other boundaries is to be in accordance with the provisions of the Residential Design Codes.

2.5 Height and Overshadowing

- A minimum of two storeys in height is encouraged for dwellings on lots fronting Oceanic Drive, improving streetscape and providing an entry statement to the development.
- Dwelling design is encouraged to take into consideration solar orientation, allowing solar access for winter sun whilst limiting overshadowing of adjoining properties.
- Dwellings shall have a minimum ground floor ceiling height of 32 courses or 2.7 metres.

2.6 Streetscape



- Dwellings shall be designed to front both primary and secondary street frontages, through the use of verandas, balconies and major openings to the dwelling.
- The dwelling constructed on the lot at the intersection of Seawind Drive and Oceanic Way is encouraged to address the corner, providing a landmark to the development through the use of colours, materials, height, balconies or landscaping.

2.7 Eaves

Eaves of a minimum width of 450mm are required to at least 75% of the perimeter of the dwelling (excluding boundary walls).

2.8 External Materials

The choice of the materials for external walls will be made from a selection of at least two of the following:

- Rendered brickwork (light, flat, bagged texture)
- Timber boarding (to provide the appearance of clear finished or weathered timber)
- Fibre cement "boards" (to provide the appearance of clear finished or weathered timber)
- Painted timber or fibre cement weather boarding

- Painted flat fibre cement sheet



- Custom orb (for walls)



- Limestone blocks (natural or reconstituted)
- Tilt concrete or precast concrete with textured and painted finishes similar to rendered brickwork.
- Face brick shall be limited to 30% of the area of the front facade of the dwelling, or greater where the face brick is used as part of a feature wall.

Note: At least two different materials must be featured on external walls. The wall area may include gables. Materials used for the roof, eaves and the glazing are not included in the combination of wall claddings required.

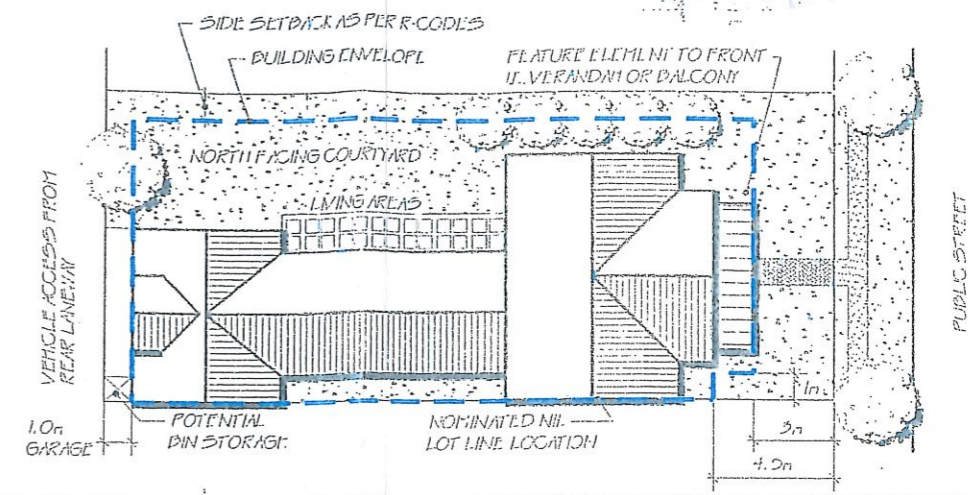
- Roofs shall be clad in Colorbond, shingles or slate style roofing.
- All exposed external walls including parapet walls shall be treated with external finishes as listed above.

2.9 Roof Colours

The following Colorbond roof colours shall not be used: Headland, Manor Red, Pale Eucalypt, Cottage Green.



TYPICAL SITE LAYOUT TO LANEWAY LOTS



LEGEND

- Designated garage envelope
- Preferred garage envelope
- Nominated garage boundary wall. The maximum & average length 7m, height as per R-Codes.
- Fencing above 1.0m from natural ground level shall be visually permeable for full length of the boundary.
- Fencing above 1.2m from natural ground level for at least 50% of the length of nominated boundary.
- Acceptable development building envelope
- No vehicular access permitted
- Nominated boundary wall. The maximum and average length & height as per R-Codes. Min setback of 4.5m from front lot boundary.
- 3m minimum front setback to this boundary
- Minimum two storey dwelling encouraged
- Dwelling to include corner feature

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DETAILED AREA PLANS - SEACREST MARINA ESTATE
LOT 1226 OCEANIC WAY, JURIE BAY
SHIRE OF DANDARAGAN

Any development which complies with the Design Guidelines and the Detailed Area Plans is deemed to constitute Acceptable Development pursuant to the R-Codes

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