



## **Lots 219 and 220 Brand Highway, Geraldton Detailed Area Plan (Design Guidelines)**

### **Objective**

The purpose of these guidelines is to prescribe additional design requirements applicable to lots subdivided from Lots 219 and 220 Brand Highway, Geraldton, in accordance with the Conditions imposed on the zoning of this site in the then Shire of Greenough (now City of Geraldton – Greenough)'s Local Planning Scheme No. 5. These requirements apply in addition to, and in some instances vary, the provisions of the Scheme, Residential Design Codes and policies.

The aim of the Guidelines is to promote a higher quality of residential development, responsive to the specific attributes of the site, to reduce the impact on views of properties to the rear, and to promote an attractive presentation to Brand Highway.

### **Design Elements**

#### **Building Envelopes**

Boundary setbacks shall generally comply with the Residential Design Codes with the exceptions that the provisions of Clause 6.3.2 shall be varied to apply to delete A2(ii) and vary A2(iii) to allow constructions of walls on the boundary to two boundaries within the building envelope specified in the attached plan and to apply this provision to R20 as well as R40 lots.

In addition to this, buildings shall be contained within building envelope specified on the attached plan.

#### **Eastern Setback / Buffer Area**

The setback / buffer area along the eastern boundary of the site, outside the building envelope, is to be maintained in a natural state and any existing vegetation within this area shall not be disturbed.

#### **Building Height**

Dwellings shall be limited in height to two storeys plus an under-croft (with at least 25% of an under-croft required to be below natural ground level and containing no habitable room).

In addition, no structure (inclusive of roofs and aerals) shall exceed the 31m AHD in the northern portion of the site, and 29m AHD in the southern portion, as detailed on the attached plan.

### **Retaining Walls & Site Levels**

The construction of retaining walls shall be kept to a minimum. Whilst modification of site levels may be permitted to achieve flat building pads, developments should 'step' with the land.

All retaining walls shall be constructed of limestone consistent with the estate retaining along the Brand Highway frontage. Design and surcharging is to be to the satisfaction of the City of Geraldton - Greenough. Retaining walls on side boundaries constructed independent of a building proposal within building envelopes shall be surcharged to allow construction of dwellings above these.

Where a retaining wall exceeds 0.5 metres, a planning application will be required if:

- The retaining wall is independent of an application for a dwelling;
- the neighbour's consent is not provided with the application;
- the retaining wall is along the front (ie primary street) and/ or secondary street boundary.

Any retaining wall greater than 1.0 metre in height will require a planning application.

Council will consider the following in its assessment of any proposed retaining wall -

- The objectives of any relevant Council Policy;
- The impact that the proposed retaining will have on the streetscape and general amenity of the area;
- The height of the proposed retaining in relation to other retaining walls in the immediate surrounds; and,
- The impact of the proposed retaining on adjoining neighbours.

Retaining walls are generally not permitted where they exceed 2 metres in height.

### **Pole Home Construction**

Where pole construction is used instead of retaining, the underside of buildings must be screened from view of the street except where providing a carport function.

## **Brand Highway Frontage**

No retaining wall fronting Brand Highway shall be greater than 1.5m in height unless terraced with landscaped strips a minimum of 0.5m in width.

Verge area between Brand Highway and the new lots will be landscaped in accordance with a plan approved by the City of Geraldton - Greenough, incorporating low-water use vegetation.

Dwellings abutting Brand Highway shall provide surveillance onto the Highway through the placement of at least one major opening to a habitable room overlooking the Highway.

Use of landscaping in setback areas to the Highway is also encouraged.

## **Noise Sensitive Design**

All dwellings are encouraged to employ 'Quiet House' design principles to minimise the acoustic impact of Brand Highway. These include:

- Using materials and building construction methods to limit the entry of noise through upgraded glazing, ceiling insulation and sealing of air gaps;
- Location of sensitive rooms (such as bed rooms) and high usage areas (such as primary courtyards) away from the noise source (ie the Highway);
- Limiting the size and height of openings to habitable rooms in direct line of sight to the noise source; and
- Retention of existing vegetation on the site and use of landscaping to buffer the dwelling from the Highway.

## **Materials and Finishes**

No specific roof pitch, colour or materials restrictions apply to lots, though use of a complimentary palette of materials on each dwelling including masonry, render and weather-tex with timber or metal trim highlights is encouraged. Application of a contemporary coastal theme referencing the natural colours of the coast (including blues, whites and sand colours) is also encouraged.

No zinc alum product shall be permitted unless treated to the satisfaction of the City of Geraldton - Greenough to reduce glare.

## **R-Code Variations**

Variations to the 'Acceptable Development' provisions of the R-Codes shall be assessed against the 'Performance Criteria' of the Codes. Variations to the overlooking provisions for lots internal to the subdivision may be anticipated in view of the slope of the site. In particular, front garden / courtyard areas should expect a degree of overlooking from adjoining properties.



# **ADDENDUM**

## **Lots 219 and 220 Brand Highway, Geraldton**

### **Detailed Area Plan (Design Guidelines)**

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This addendum is required to amend parts of the Design Guidelines to reflect the correct clause numbering of the amended Residential Design Codes. The amended Residential Design Codes were gazetted in August 2013.

The changes being:

- Reference to clause 6.3.2 to be replaced with clause 5.1.3.
- Reference to A2(ii) and A2(iii) to be replaced with C3.2(ii) and C3.2(iii).
- Reference to 'Acceptable Development' provisions to be replaced with 'Deemed to Comply' requirements.
- Reference to 'Performance Criteria' to be replaced with 'Design Principles'.