

Ascot Waters Special Development Precinct

Local Planning Policy No. 6

Pursuant to Schedule 2, Part 2, Clause 4 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015

Policy Basis

The Residential Design Codes of Western Australia provide the basis for assessment of all types of residential development proposals. The provisions of this Policy complement the Codes to achieve the highest standard of streetscape and quality living environments for the City's existing and future residents.

The City contains a number of areas designated as 'Special Development Precincts' on the Town Planning Scheme Map. This policy outlines the criteria (in addition to the provisions of the Codes) against which all development within the Ascot Waters Special Development Precinct will be assessed.

Clauses 2.3 and 2.5 of the Scheme provide for the preparation and adoption of Local Planning Policies. This Policy has been prepared and adopted in accordance with the Scheme.

Policy Area

All land within the Ascot Waters Special Development Precinct as delineated on Local Planning Scheme No. 15 Scheme Maps, generally bounded by Grandstand Road, Stoneham Street, Great Eastern Highway and the Swan River, Ascot, zoned 'Residential' R20/R100.

Application of Policy

All development on land located within the Ascot Waters Special Development Precinct requires the approval of Council. All development applications will be assessed against the provisions of this Policy.

Policy Objective

- To ensure a consistently high standard of development is maintained within the Precinct.
- To facilitate a harmonious and attractive living environment which can be appreciated by both residents of the Precinct and the wider community.
- To promote a contemporary architectural character, with a consistency of form, materials and detailing.
- To provide a unifying identity for the Precinct while allowing freedom of expression.



Policy Statement

1. Site Requirements

1.1 Energy Efficiency

- The predominantly north easterly orientation of this subdivision is conducive to the application of passive solar design principles as it allows direct sunlight to penetrate to varying degrees into both sides of the lots, while avoiding external areas where direct sunlight is blocked for extended periods of the year.
- Careful attention should be paid to controlling sun penetration in the summer period. This can be achieved through building devices such as pergolas, sunshades, blinds, eaves overhang, verandahs etc. Landscaping with carefully placed deciduous shrubs and trees can also play a significant role in solar design.
- Passive solar design principals such as tiled floors to encourage thermal mass combined with planned openings for winter solar penetration, combinations of mass and lightweight construction for walls, the installation of insulation and solar hot water systems is encouraged.
- This subdivision, by its compact nature, contributes to energy efficiency through the sharing of common walls for townhouse residences, assisting in the containment of urban sprawl, consolidating the use of existing infrastructure services in the locality and recycling and enhancing underutilised land. In keeping with these characteristics, owners are encouraged to be actively responsible in ensuring buildings are designed to be energy efficient with particular attention being paid to the principles of passive solar design. Consideration should also be given to the choice of construction materials from renewable sources and the selection of energy efficient services and appliances.

1.2 Geotechnical Site Conditions

The site is classified 'S' in accordance with Australian Standard AS 2870.1-1988. It is the responsibility of owners to ensure that the structural design of dwellings and associated structures including boundary and garden walls is suitable for the site conditions applicable to each lot.

1.3 Finished Floor Levels

The required finished floor levels for lots in the subdivision are determined by the Western Australia Water Authority having reference to the 100 year flood levels. Minimum floor levels are as follows:

4.40 AHD	Lots 315, 316, 317, 318, 319, 320, 321, 1-22, 50, 51, 360-364
4.36 AHD	Lots 23-37, 42-49, 52-54, 64-67, 89-93, 113, 322
4.35 AHD	Lots 401-450
4.32 AHD	Lots 38-41, 55-63, 76-83, 109-112, 114-118, 600, 601
4.28 AHD	Lots 68-75, 84-88, 94-108, 119-142, 153-195, 210-213, 267 - 276, 301 – 314, 226-253
4.18 AHD	Lots 143-152, 196-209, 277 - 300, 323

Note: AHD = Australian Height Datum

Earthworks have generally been completed marginally below those levels. It is the owners responsibility to provide fill if required to attain minimum floor levels. Fill on any site will be limited to a maximum of 200mm higher than the required minimum.

3. Building Setbacks

3.1 General

Setbacks shall be as stipulated in this Policy or otherwise as described in the Residential Design Codes (formally Residential Planning Codes). For the Pitman Park Properties, setbacks shall be as described in Section 11.

3.2 Setbacks

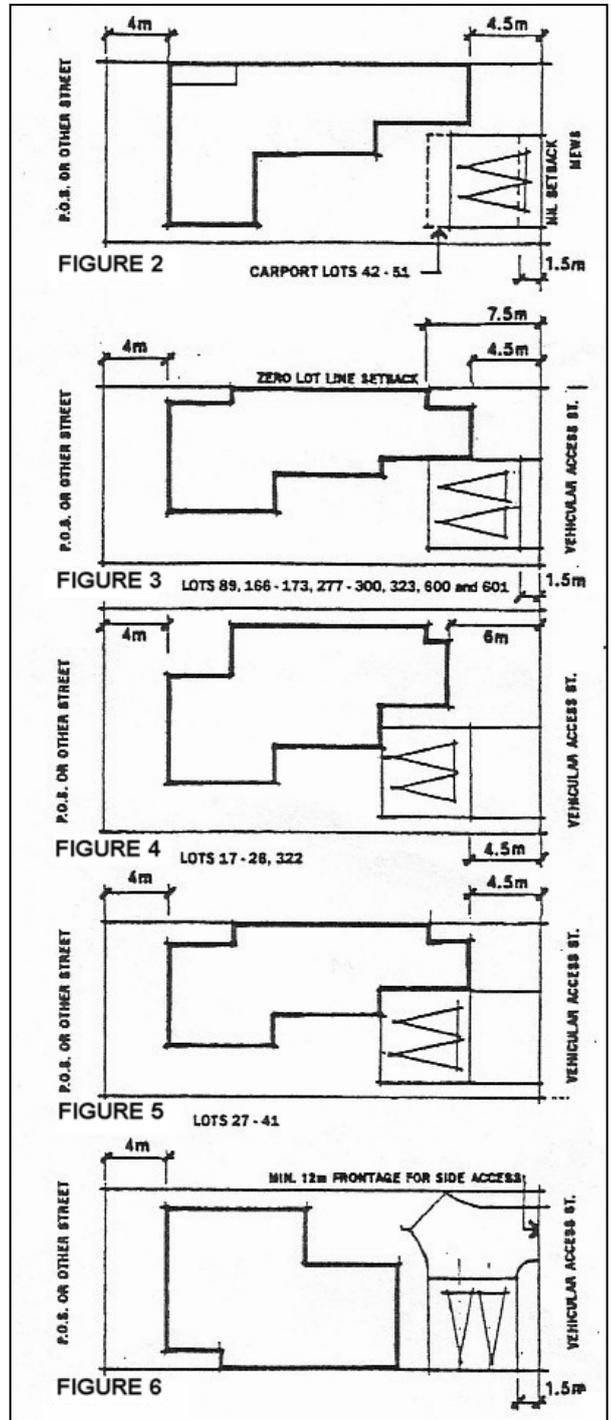
Setbacks for residences and garage/carports are as follows:

Street Generally

- The front setback from a residence to streets and public open space boundaries shall be 4.0 metres (average) with a minimum of 3.0 metres. (See figures 2-6).
- The setback from a residence to a secondary street boundary is 1.5m minimum unless otherwise stipulated in this policy (refer Pitman Park Properties).

Mews

- For lots with vehicular access to a mews, a nil setback from carports and garages to a mews shall be permitted (See figure 2) unless otherwise specified below.
- For lots 27 - 41 the minimum setback from a residence to a mews shall be 4.5 metres. (See figure 2, 3 & 5).
- For lots 17 - 26, 322 the minimum setback from a residence to the street shall be 6m (See figure 4)
- For Lots 166-173, Lot 89 and Lots 600 and 601, Lots 277- 300 and 323 the minimum setback from a residence to the vehicular access street shall be 4.5 metres and the minimum setback to the carport/garage shall be 1.5 metres. (See figure 3).



Note: Each lot has lot line boundary specific requirements. Refer to Figure 7.

3.3 Boundary Walls

In order to preserve the amenity of residents the use of boundary walls has been restricted to particular boundaries.

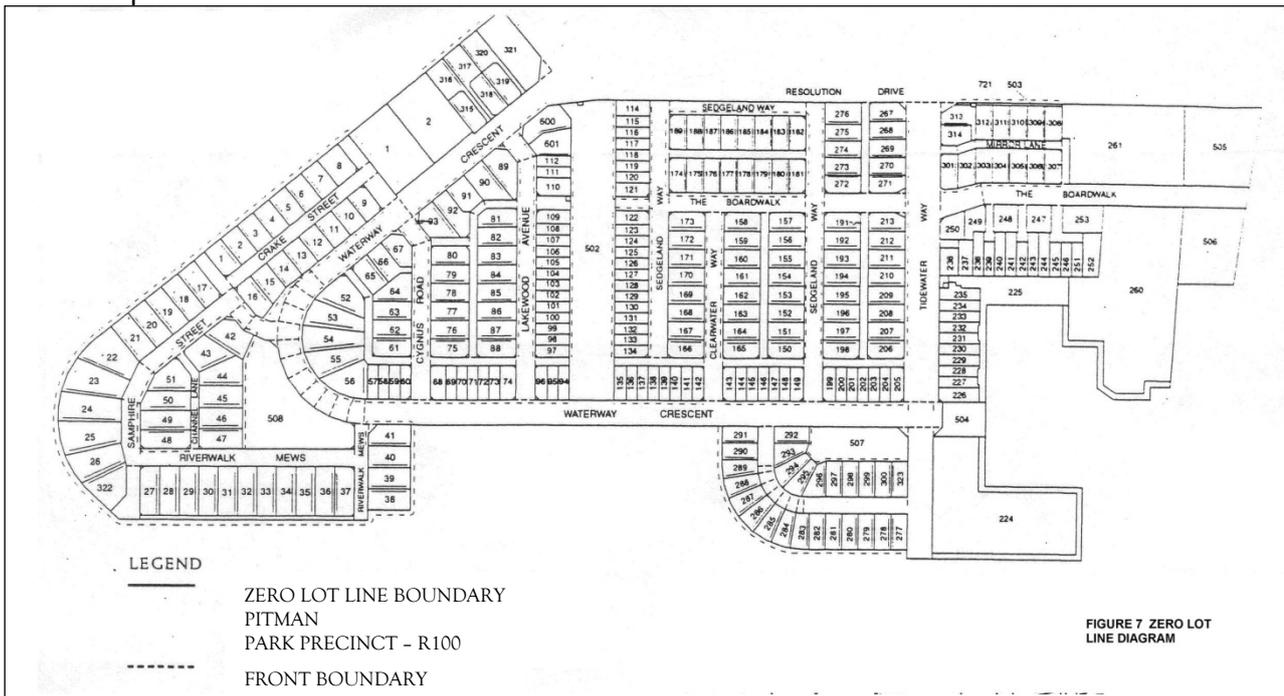


FIGURE 7 ZERO LOT LINE DIAGRAM

3.4 Orientation

All dwellings shall face designated front boundaries (See Figure 7). For lots where there are two or more designated front boundaries, the Developer can choose which way to orientate the dwelling.

Figure 7 indicates the nominated boundary wall locations for lots. To avoid unsightly parapets at the front of residences the boundary wall location does not begin until 7.5m back from any front boundary. Any building built forward of this point must have a side setback of 1m minimum for single storey and 1.5m minimum for two-storey construction, or otherwise to be in accordance with the Residential Design Codes Table 2 (Boundary Walls) and Figure 3. Although not a requirement, the use of boundary walls is encouraged to provide the flexibility to maximise private courtyard spaces and take advantage of the best opportunities for solar design.

The second storey will be permitted to have a zero setback. The length of any boundary wall shall be determined In accordance with the Residential Design Codes standards.

To ensure against encroachment, walls constructed on the boundary require:

- (i) set out to be carried out by a licensed surveyor; and
- (ii) certification to be lodged at the City of Belmont by the licensed surveyor.

The boundary wall must comply with the Building Code of Australia and the Residential Design Codes.

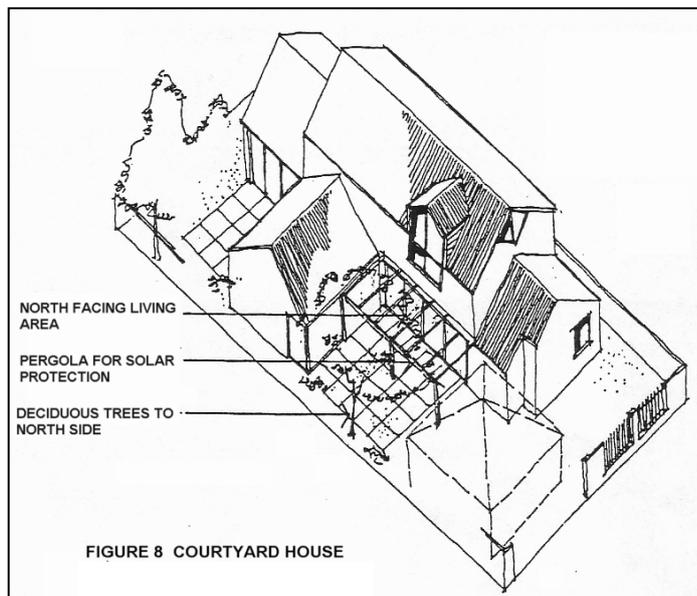
3.5 Openings

The lot dimensions along with the setback requirements generally encourage a narrow fronted and long sided house type that will suit both single and two storey designs. Special attention must be given to the location of second floor major openings to ensure the openings address the street and private open space only. Pursuant to the Residential Design Codes Clause 6.8 – Privacy, no direct overlooking of private open space on adjoining lots will be permitted.

4. Building Form

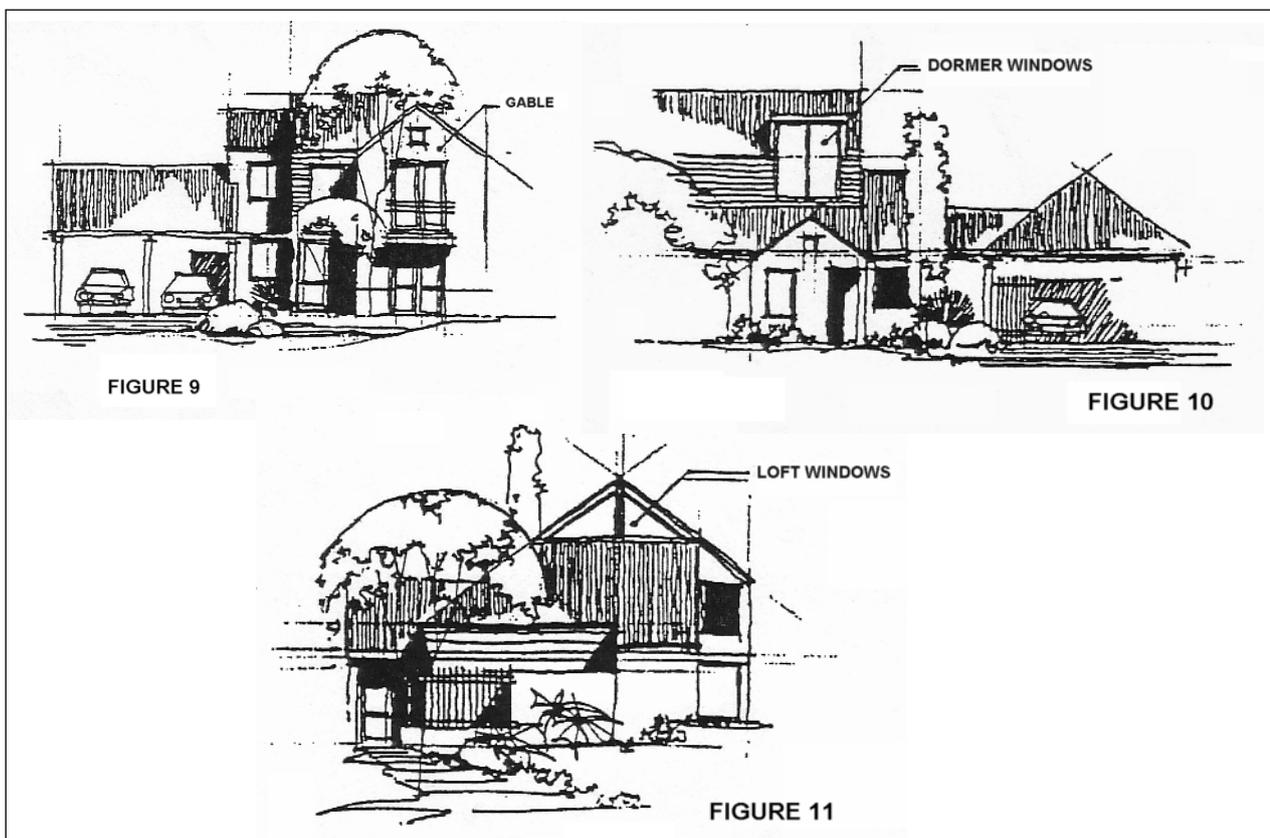
4.1 General

Houses should generally address the primary street, however every effort should be made to orientate the main living spaces around private open spaces which face north or north east. The most successful designs will position the house around a major open space or courtyard with the major door and window openings of the house positioned to look into the garden, courtyard or into public open space (*figure 8*).



4.2 Roof Form

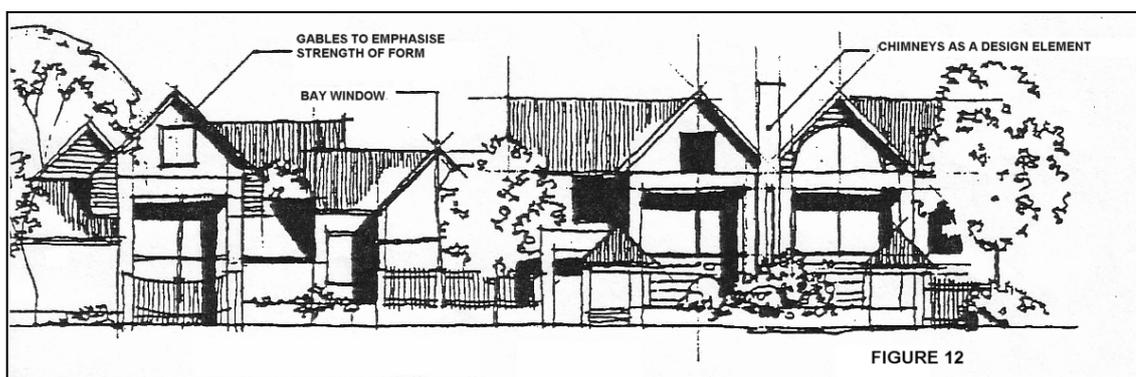
- The minimum roof pitch shall be 25° wherever visible from public open space, streets or mews. A shallower pitch is acceptable for verandahs and canopies and small areas of flat roofs where screened from public view.
- Gable roofs are preferred wherever possible to maintain a consistency and continuity of roof and wall shapes within the sub-division (*figure 9*).
- The use of dormer and attic windows is encouraged to reduce the apparent scale of the development, add visual interest and assist with climate control (*figures 10 & 11*).



4.3 Building Detail

The use of architecturally detailed elements such as verandahs, balconies and window projections (i.e. bay and dormer windows) is encouraged to provide visual interest to the development. Similarly, variations in the front setbacks should be employed wherever possible to provide variety in the front garden spaces (*figure 12*).

- Corner buildings shall address both streets with special treatment encouraged to identify corners, eg. Distinct corner roof form, articulation of corner wall elements, distinctive window design, variation in materials and colours, special balcony treatments.
- Garages (particularly doors) carports and parking areas shall be detailed to reduce their visual impact and add interest at pedestrian level.
- Carports and garages are to be integrated with materials to be consistent with those used in the house.



4.4 Openings

All openings are to be of a vertical proportion, being longer in the vertical dimension than the horizontal. No window openings apart from door and window combinations are permitted to be wider than they are high unless they fit into an overall composition which complies with the spirit of this clause.

4.5 Privacy

The small lot sizes and use of zero lot line construction makes acoustical and visual privacy particularly important. A high standard of privacy can be achieved by the use of:

- construction materials and techniques to reduce noise transmission between dwellings;
- site and dwelling layout to separate potentially conflicting uses; and
- balcony and window location and design to avoid overlooking neighbouring windows and private open space.

Privacy will be assessed in accordance with the Residential Design Codes Clause 6.8 – Privacy.

4.6 Storage

Each grouped or multiple dwelling shall be provided with a permanent enclosed storage area of 4m², with a minimum dimension of 1.5m, accessible from the outside and where applicable, constructed of materials and roof shape consistent with the dwelling. Provision of storage shall be in accordance with the Residential Design Codes Clause 6.10 – Incidental Development Requirements.

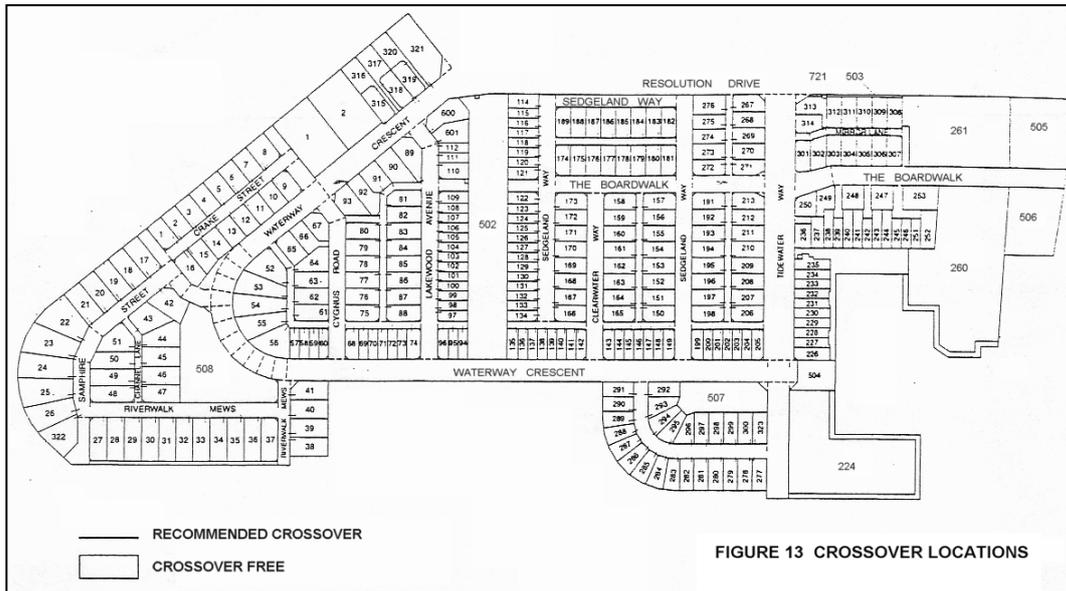
5. Access and Parking

5.1 Pedestrian Access

- Pedestrian access to front doors of houses facing primary streets shall be provided.
- Where pedestrian access is gained to lots from adjoining public open space any changes in level are to occur wholly within the property and a gate is to be provided at the point of access on the fence line.

5.2 Vehicular Access

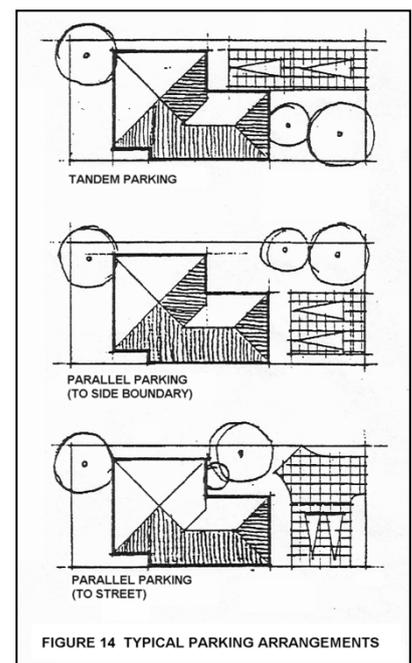
Where a lot has access to a mews or secondary street the vehicle crossover shall be located only to that mews or street. *Figure 13* shows the designated crossover locations on the designated mews and vehicular access streets. See *Figures 13 & 14*.



5.3 Parking

- No less than 2 car parking spaces shall be provided within each lot with a minimum of 1 space to be covered. Parking may be in either parallel or tandem form.
- Parking requirements for grouped dwelling lots shall be in accordance with the Residential Design Codes.

For setback requirements for carports and garages see Section 3 Building Setbacks of this Policy.



6. Open Space

It is especially important in small lot sub-divisions that open space is well designed and located to provide the maximum amenity for residents. The following should be addressed:

- All lots other than the Pitman Park Properties are to have 40% open space.
- All lots other than the Pitman Park Properties and grouped dwelling lots are generally to have a private courtyard area of 40m² with a minimum dimension of 5m. The courtyard is to be directly accessible from a living room.
- Wherever possible an open space or courtyard area shall be provided facing north or north-east to maximise solar gain in winter.
- Private open space may be at ground level or provided as a balcony, terrace or deck.
- Due to the compact lot sizes two storey homes are encouraged to maximise outdoor living areas.
- For lots abutting public open space the private open space of the residence shall relate to the public space wherever possible.
- Shade structures are permitted to be built in open space in accordance with the Residential Design Codes Clause 6.4 – Open Space requirements.

7. Materials and Colours

7.1 General

The selection of building materials should aim to complement neighbouring residences. Alternatives to standard brick and tiles as the primary construction materials are also encouraged in order to avoid a dull conformity found in some residential developments. Special consideration should be given to the selection of appropriate materials to suit the preferred contemporary forms of building. The following construction materials are acceptable:

- The inclusion of some component of traditional red brickwork is recommended to maintain a thread of material consistency throughout the sub-division.
- Natural stone, including limestone, Mt Barker stone or combinations of these with other selected materials.
- Rammed earth; rammed limestone.
- Rendered finishes or combination of rendered finishes and natural brick feature panels.
- Face brickwork or blockwork preferably of a rustic/flush joint nature.
- Combinations of painted or stained weatherboards with any of the selected materials. Particularly on the upper levels of two storey residences.

7.2 Roof

- Roof materials and colours shall be selected from the following colour range:

Corrugated metal roofing in Colorbond Surfmist, Ironstone, Paperbark, Harvest, Riversand, Dune, Manor Red, Headland, Windspray, Woodland Grey, Shale Grey, Deep Ocean and Night Sky.

Or equivalent approved by Council in matching colours.

- Zincalume finish is acceptable only where it can be demonstrated that glare and reflectivity will not cause a problem to neighbours and surrounding activities.
- Slate or shingles.
- Clay & Cement roof tiles in slate or shingle profile.
- Shadecloth and profiled clear acrylic roof sheeting is not permitted in locations visible from the street or public open space.

7.3 Crossovers

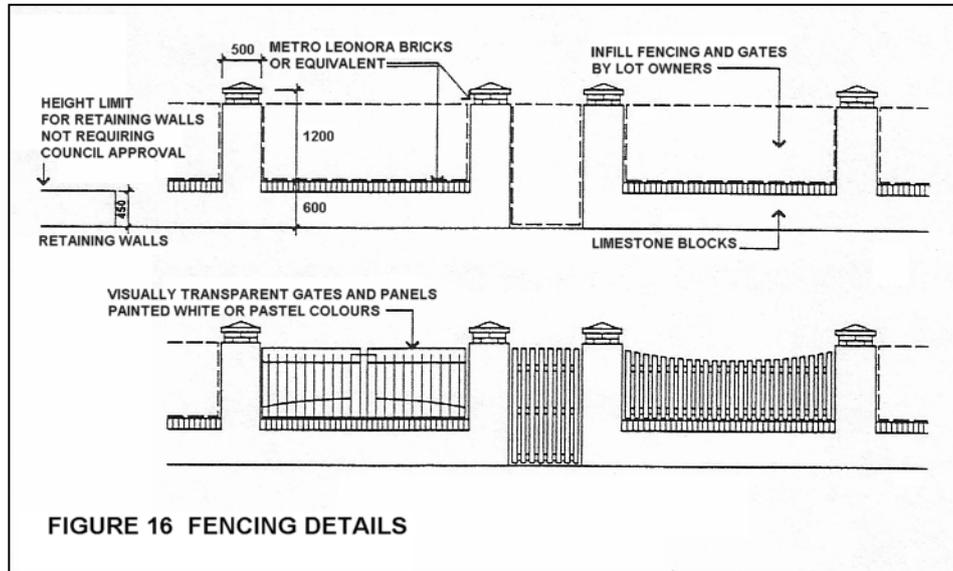
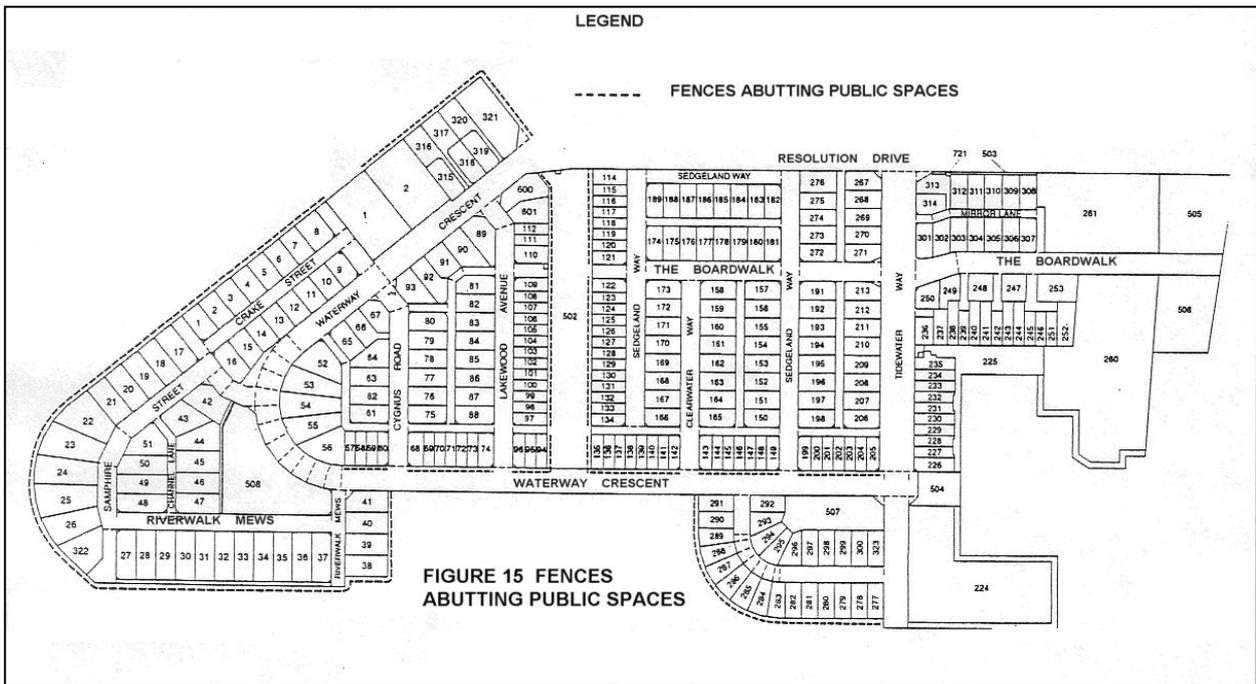
All crossovers are to be constructed of concrete brick paving in accordance with Council's schedule of engineering requirements. The main body of brick paving for all crossovers shall be laid in Autumn Blend Cobble with a perimeter border of headers in Charcoal (or equivalent approved by Council in matching colours). The main body of paving is to be in herringbone or 45° stretcher bond pattern.

8. Fencing and Retaining Walls

8.1 Fencing

8.1.1 Fences Abutting Public Spaces

- Fencing is required to be provided to all boundaries abutting recreation reserves within the subdivision and shall be constructed of limestone block piers and dado walls with redbrick capping and visually permeable infill panels.
- For the extent of fences abutting public spaces required to have front boundary fences see *figure 15*.
- These fences shall be constructed only in accordance with the limestone blocks with red brick capping and infill panels details as illustrated in *figure 16* to match the existing fencing abutting public open space.
- Fences to these areas shall generally contain visually permeable infill panels for at least 75% of the boundary length. The design of these panels may be varied at the homeowner's discretion. For examples of typical infill panels see *figure 16*.
- The painting of infill panels in white or pastel tones is encouraged, although infill may be of a non-pastel shade where it can be demonstrated that the colour will blend with the residence.
- Brickwork capping to fences abutting public spaces shall be red brick with grey rolled joints.



8.1.2 Fences Abutting Streets and Mews

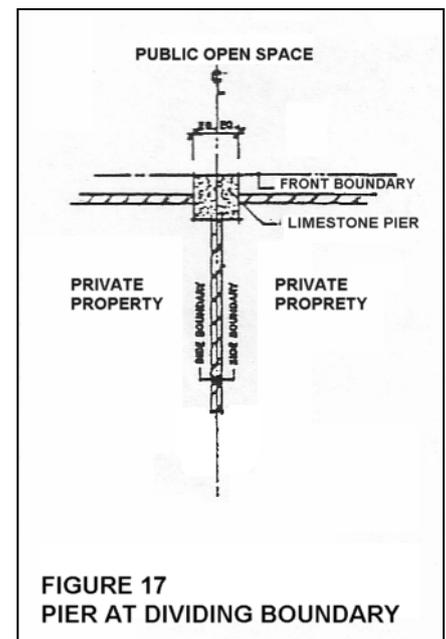
- In order to maintain consistency of fencing throughout the subdivision all other fences which are visible to public view (i.e. streets and mews) shall incorporate the same dwarf walls, piers and infill panels, details as illustrated in *figure 16*.
- The construction of fencing in limestone blocks with red brick capping is encouraged. Masonry finishes other than limestone, such as face brick or render, may be permitted with the approval of Council where it can be demonstrated that the proposed materials will blend with the residence.
- A detailed fencing proposal plan is to be submitted with each Planning and Building licence application.
- Fencing exceeding 0.9 metres in height shall be in accordance with the following:

- Boundary fences incorporating retaining walls may be solid to a point 0.6 metres above the higher ground level.
 - No fencing shall exceed 1.8 metres in height, with piers being permitted to 2.1 metres in height.
 - Fences to street frontages shall contain visually permeable infill panels.
- On secondary street frontages with no crossovers, fencing is permitted to be solid where the area being fenced is the only outdoor living area.
 - Where there are other areas of useable outdoor space the fence to the street shall be visually permeable for at least 75% of the length of the boundary.
 - Where a lot fronts 2 or more streets fencing to crossover street is permitted to be 50% solid, provided that the fencing to the primary street is visually permeable.
 - Fencing to mews is to be visually permeable for at least 25% of the fence length.
 - Corrugated fibrous cement, colorbond and timber pinelap fencing is not permitted for use in any fences visible from the street or public places.
 - A new fence meeting an existing fence/wall, should attempt to match the scale and height of the existing fence/wall.

8.1.3 Fences at Abutment of Adjoining Properties

In order to avoid the duplication of limestone piers at boundaries between adjoining properties, piers shall straddle the dividing boundary. See figure 17.

Side boundary fencing should be constructed from a material which complements the materials of the house. Side boundary fencing forward of the building line shall be of masonry construction.



8.2 Earth Fill and Retaining Walls

- Ground floor levels will not be permitted more than 0.3 metres above the existing ground level at the centre point of the proposed building location.
- Planning approval for retaining walls is required in accordance with Residential Design Codes Clause 6.6 – Site Works Requirements.
- Retaining walls are to be constructed of the same materials used in the fence construction.

9. Services

9.1 Stormwater

All lots are required to collect stormwater within the lot and connect to the stormwater system provided. Details of the stormwater drainage system are to be provided with all building licence applications.

9.2 Other Services

- All piped and wired services (in particular plumbing pipes and vents), evaporative coolers, clothes drying areas and hot water storage tanks are to be concealed from public view.
- Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- Air conditioning units may be located on the roof where they are located below the ridgeline, contoured against the roof slope and coloured to match the roof.

9.3 Satellite Dishes

Except where exempted by the provisions of the Telecommunications Act 1997, planning approval is required for the installation of satellite dishes within the Ascot Waters Precinct. Council may refer applications to surrounding landowners for comment.

Satellite dishes with a diameter of 70cm or less may be permitted where they are located below the roof ridgeline and are visible only from the rear access laneway.

All satellite dishes with a diameter greater than 70cm are to be wholly concealed from public view. In order for this to be achieved, Council may require one or more of the following:

- The excavation and sinking of dishes below the boundary fence line;
- The height of the boundary fence increased to a maximum height of 1.8 metres, with piers to a maximum height of 2.1 metres;
- The installation of semi-mature screening landscaping.

9.4 Service Easements

Because of the small nature of the majority of lots combined with a lack of verges at mews, small easements have been provided to some lots for the connection of services. Purchasers should be aware that it is not permissible to build over service easements.

10. Landscaping

- In order to increase on-site water absorption and reduce run-off, permeable segmental paving should be used for all hard paved surfaces with the property.
- Suitable trees should be selected such that the mature tree size, form and scale will relate to, but not overwhelm the building mass.

- A detailed landscape proposal plan shall be submitted with each Building licence application.
- Owners should note that trees within public spaces such as Pitman Park may overhang property boundaries once they are mature. The cleaning of leaves etc which may fall within private properties is the responsibility of owners.

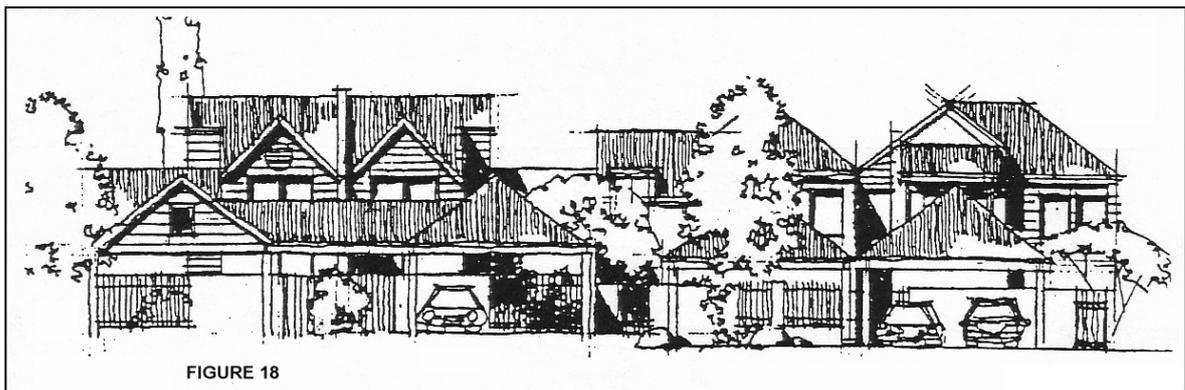
11. Pitman Park Properties

11.1 General

Lots 57-60, 68-74, 94-112, 114-149, 199-205 have been grouped together under the special Pitman Park Precinct. Because of their small size (193m² - 323m² with the majority being 200m²), high residential density (R50) and immediate proximity to Pitman Park and the wetlands opposite Waterway Crescent, these lots have special requirements which must be addressed.

11.2 Form of Development

The narrow frontages of the lots in the Pitman Park Precinct lend themselves to traditional forms of terrace housing. See *figure 18*.



11.3 Overlooking

Due to the narrow nature of the lots in the Pitman Park Precinct special attention must be given to the location of second floor major openings to ensure that they only address the street, Pitman Park or private open space. Overlooking will be assessed in accordance with the Residential Design Codes Clause 6.8 – Privacy Requirements.

11.4 Balconies

A balcony may project into a required minimum setback by a maximum of 1m and shall in no case be less than 3m from the front boundary.

11.5 Setbacks

Minimum setbacks to houses within the Pitman Park Precinct are as follows:

Setback to Street

- To mews, Lakewood Avenue and Sedgeland Way garage/ carport and/or residence Zero.
- Ground floor door/windows to be minimum 1.5m.

Setback to all side boundaries

- Generally Zero.
- Except; lots 68, 74, 109 & 110, 114, 121, 122, 143, 149, 199, 205 to side street boundary 1.5m provided adequate site lines for traffic are maintained.

Setback to Pitman Park and Waterway Crescent: 4.0m

Note: No wall constructed to a zero setback on a side boundary may contain any opening unless that boundary is with a public street or mews.

11.6 Open Space

Each dwelling within the Precinct shall have direct access from a habitable room other than a bedroom to at least one portion of private open space which shall have a minimum area of 24m², a minimum dimension of 4m and not be built on apart from approved shade structures.

11.7 Car Parking

A minimum of two car parking spaces shall be provided for each lot within the Pitman Park Precinct.

11.8 Dwelling Design

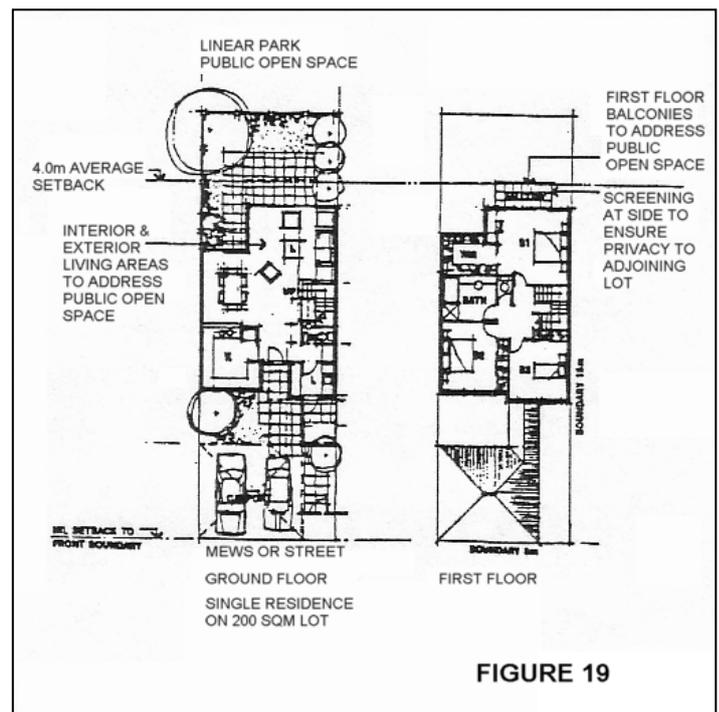
Special attention should be paid to the form of building in order to create a consistent well-ordered streetscape. The front elevation of the dwellings shall emphasise a vertical proportion and rhythm. Window and door openings visible from the street should generally have a vertical proportion.

11.9 Orientation of Living Areas

Wherever possible residences within the Pitman Park Precinct should have living spaces orientated towards the park. See figure 19.

11.10 Fencing

Fencing to boundaries abutting Pitman Park and Waterway Crescent shall be of a uniform design as described under Section 8 Fencing and Retaining Walls of this Policy. To Waterway Crescent and the Pitman Park frontages, fencing shall contain visually permeable infill panels for at least 75% of the boundary length.



11.11 Storage

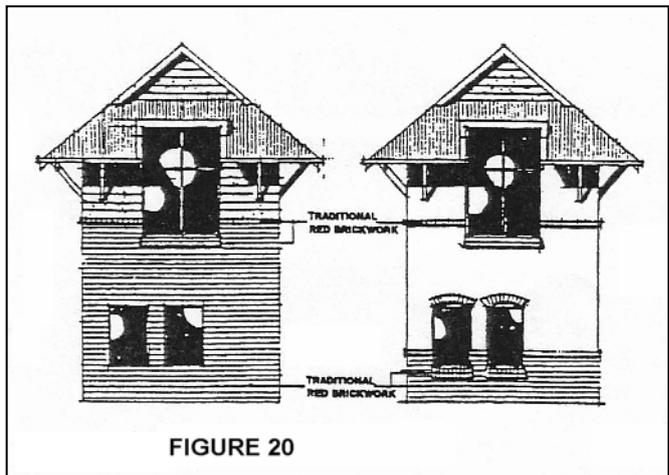
Each dwelling within the Pitman Park Precinct shall be provided with a permanent enclosed storage area of at least 4m² accessible from outside and constructed of materials and roof shape consistent with the dwelling.

11.12 Materials

Red brick as a Unifying Element

In order to further enhance the consistency of the Pitman Park Precinct the incorporation of some traditional red brick work is preferred. This may be as simple as some feature courses or more extensive to the extent of predominantly solid red brick with a painted weatherboard above as illustrated in *figure 20*.

The incorporation of some elements of red brickwork is not intended as a dominant design theme, rather to provide a unified thread of consistency through this precinct. External materials used in conjunction with the above guidelines may be as described in Section 7 Materials and Colours of this Policy.



11.13 Crossovers

All crossovers shall be constructed of herringbone pattern brick paving to match those used within the roads system. See Section 7 Materials & Colours of this Policy.

11.14 Heights of Roof Ridges, Pitching Points, Gutters, Eaves, Parapets and Floor Levels

The heights of these elements must either match the adjoining property or vary by a minimum of 600mm.

11.15 Roofs in Same Plane to Match

Roofs sharing the same pitching point as the adjoining property and in the same plane should match the roof pitch of the adjoining property.

11.16 Balustrades

Aluminium lace or cast iron lace is not permitted.

11.17 Pergola or Similar Structures

Pergolas or similar structures are not permitted within 2.0m of Pitman Park. Shade structures are permitted for up to 75% of a rear boundary length where the design of the structure is compatible with that of the residence and does not impact negatively on the amenity of public open space.

12. Riverina Mews

These additional provisions, which take precedence where the requirements differ from the rest of the Policy, have been designed for Lots 277-300 and 323 Riverina Mews, Ascot Waters Due to their location adjacent to the Marina and Promontory properties.

12.1 *Materials and Colours*

Walls-Red brick/composite construction

In order to foster a richness of materials and colours and maintain a thread of material consistency through this component of the sub-division, it is preferable that the finishes of external walls include traditional forms of red brickwork in combination with finishes selected from the materials listed below:

- Rendered finishes which can be construed as:
 - Painted or coloured cement renders
 - Bagged brickwork – coloured or painted utilising cement slurry bagging
 - Flush jointed brickwork - painted
- Natural stone including limestone, Mount Barker stone or other sandstones to be submitted for approval.
- Stabilised rammed earth or limestone
- Cladding finishes:
 - Boarding – painted or stained
 - Ply and timber panel cladding – painted or stained
 - Fibre-cement panels – painted
 - Corrugated metal sheeting in colorbond or zinc-alume finish where it can be demonstrated that glare and reflectivity will not cause a problem to neighbours and surrounding activities.
- The red brickwork previously described and 162mm (2 standard courses high) minimum height limestone coloured bricks (290 x 90 x 162 bricks) are permitted to be used as face brickwork. Face brickwork of any other colour is not permitted to be used for developments on these properties.

To complement and accentuate the anticipated strongly defined building forms, the application of bold colours to rendered walls is encouraged. Property owners should use the buildings already constructed around the Marina as a guide to the potential for incorporating imaginatively conceived composite construction.

12.2 **Roofs**

Materials and Colours

- The preferred roof finish is corrugated metal sheeting to be selected from the following colour range:

Surfmist, Ironstone, Paperbark, Harvest, Riversand, Dune, Windspray, Woodland Grey, Shale Grey or Deep Ocean.
- Zincalume finish may be approved where it can be demonstrated that glare and reflectivity will not cause a problem to neighbours and surrounding activities.

- Slate or Shingles in lighter shades of grey.
- Slate or Shingle style clay or concrete tiles in light colours.
- Dark grey/black or red terracotta roofs will not be permitted.

Roof Form

The minimum roof pitch shall be 35 degrees whenever visible from public open space, streets or mews. A shallower pitch is acceptable for verandahs, canopies and small areas of roof where screened from public view.

Ceiling and Roof Pitching Heights

- Internal ceiling heights shall be a minimum of 2.55m for habitable rooms including ceilings to the underside of first floor structures. Minor ceiling projections are permitted below this height.
- The general roof pitching height shall be a minimum of 30 standard brick courses (2.57m) above floor level (This does not apply to lofts within the roof space).

12.3 Air Conditioning Plants

Air conditioning and evaporative cooling plants may be mounted on the roof where they are located below the ridgeline, contoured against the roof slope and coloured to match the roof.

13. The Promontory – Lot 335 Tidewater Way

13.1 Vehicle Access

Vehicle access for on-site parking is to be via the common property roadway except for strata lot 1 which is to be via Tidewater Way.

13.2 Parking

A minimum of two undercover carparking spaces shall be provided for each strata lot.

13.3 Access to Boardwalk

13.3.1 The developer is required to construct stairs consistent in design with those already constructed around the marina, linking the common property roadway with the public boardwalk at the north east and south west lot boundaries.

13.3.2 Where access is proposed directly from residences to the boardwalk these may be provided in the form of 1 set of stairs serving 2 dwellings and shall be consistent in design with those already constructed to residences around the marina.

13.4 Fencing

Fencing to street and the boardwalk boundaries is to comply with details prescribed in the guidelines with visually permeable infill panels for at least 75% of the extent of the fence. Typical examples are illustrated in Section 8 Fencing and Retaining Walls of this policy.

13.5 Open Space

Each dwelling shall have direct access from a habitable room other than a bedroom to at least one portion of private open space which shall have a minimum area of 24m², a minimum dimension of 4m and not be built on apart from structures of a pergola type.

13.6 Storage

Each dwelling shall be provided with a permanent enclosed storage area of at least 4m² accessible from outside or the garage area and constructed of materials and with a roof form which area consistent with those of the dwelling.

13.7 Air Conditioning Plant

Air conditioning and evaporative cooling plant is prohibited from all roof areas. All plant is to be located at ground level and is to be visually and acoustically screened from neighbouring properties.

13.8 Ancillary Services

All piped and wired services (in particular plumbing pipes and vents), clothes drying areas and hot water storage tanks are to be concealed from public view. Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternative locations that can provide a similar level of solar efficiency.

Provision is to be made for the storage of rubbish bins in such a way as they are screened from public view and can be easily accessed by service vehicles.

13.9 Glazing

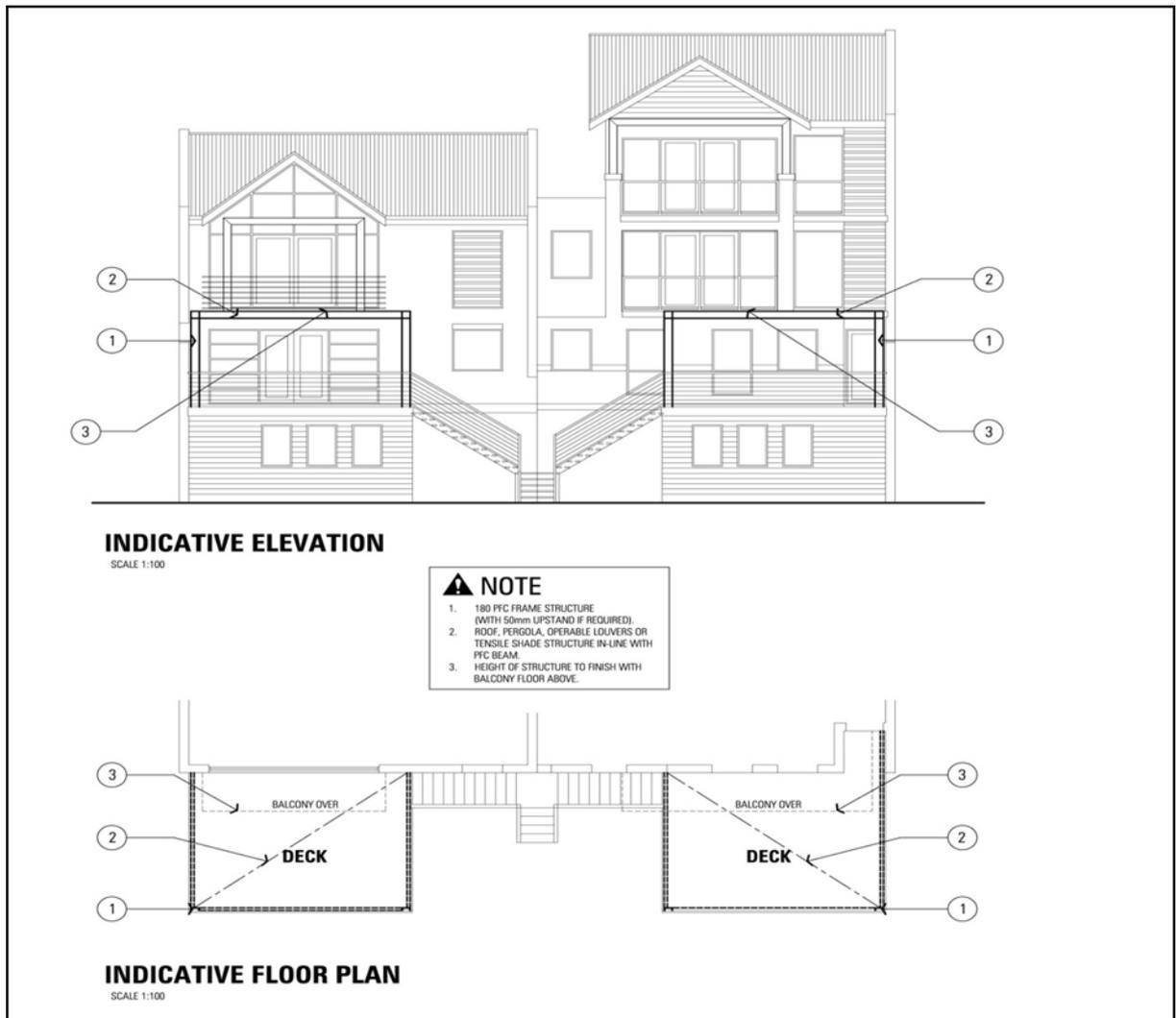
The use of reflective or dark tinted glazing is not permitted.

13.10 Shade Structures

Shade structures in the form of roofs, pergolas and tensile shade materials are permitted to the store roof terraces at Lot 355 provided that the following design criteria is adhered to:

13.10.1 Support Framing

- Shall be in the form of 180 parallel flange channel (PFC) columns and beam as illustrated in the following Indicative Elevation and Floor Plan.



- May incorporate a “flat” roof of profiled Colorbond sheet metal to a maximum pitch of 4° set predominately within the line of the PFC beam, with colours to be from the following colour range: Off White, Stone, Marino, Wheat, Beige, Birch, Amour Grey, Slate Grey, Gull Grey or Mountain Blue.
- May incorporate a timber or steel pergola set within the line of the PFC beam.
- May incorporate an operable louvred roof system (such as “Vergola”) set within the line of the PFC beam.
- May incorporate tensile shade material or sail set within the line of the PFC beam.

13.10.2 Height

- The beam shall be set at the line of the balcony edge on the next floor over or immediately under it.
- Where terraces to two separate dwellings abut one another, the height of the second shade structure to be constructed shall match that of the first.

13.10.3 Pitched Roofs

Pitched roofs as described in Section 4 of this policy for primary roofs shall not be permitted over the terraces.

13.10.4 Wind Protection

Screening for wind protection is allowed on one side of the terrace only, excluding the side abutting the POS, and shall be in the form of transparent (clear) frameless glass above the balustrade to a maximum height of 2.0m above the terrace floor level.

13.10.5 Stormwater

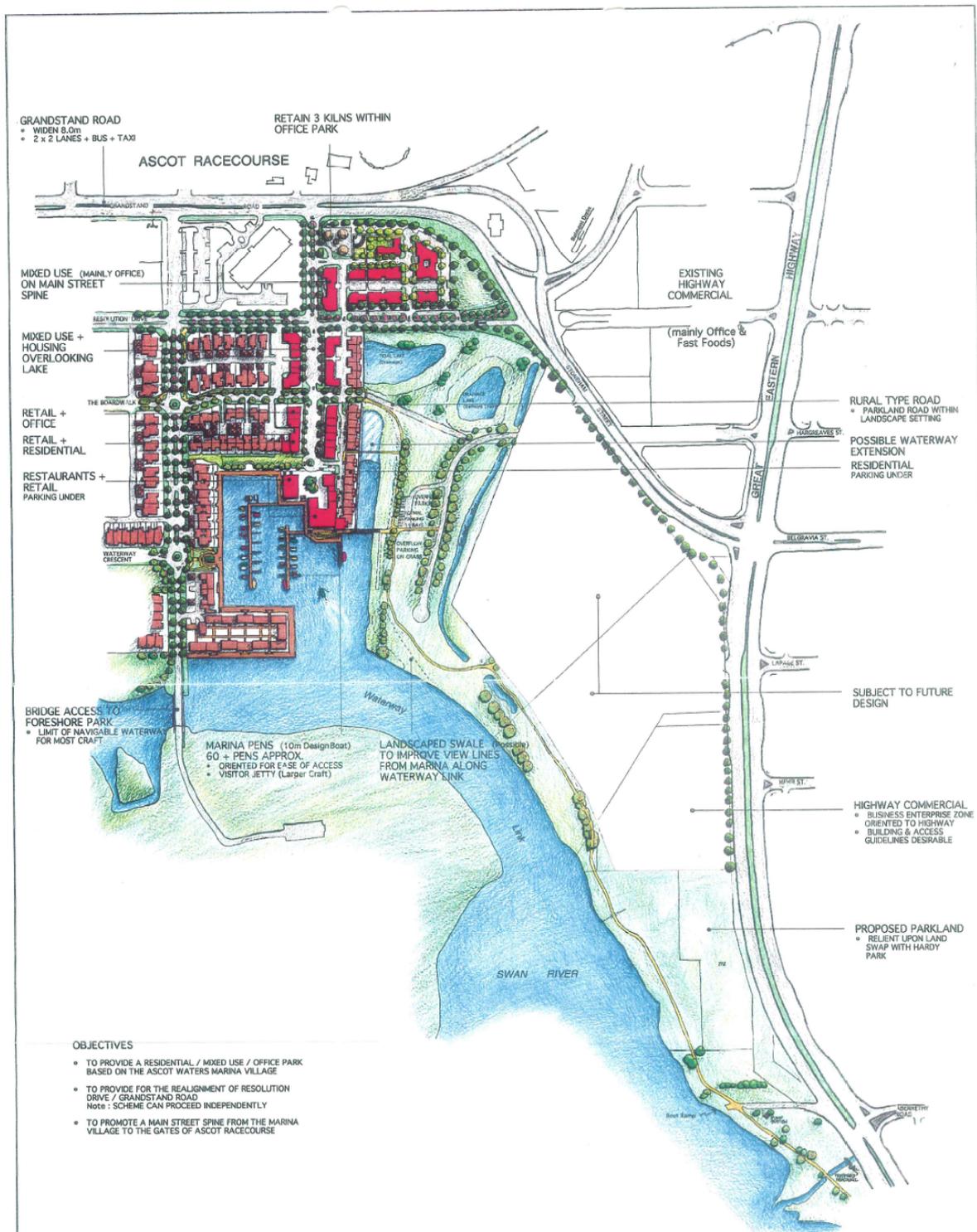
All stormwater from roofed and paved areas shall be collected and disposed of via connection to the existing system in accordance with the City of Belmont's Requirements for Drainage and any associated drains, drainage pits and soakwells shall be maintained in a clean and clear condition free of obstruction.

13.10.6 Waste

No development, fill, building materials, rubbish or any other deleterious matter shall be deposited on the Parks and Recreation Reserve or allowed to enter the river as a result of the development.

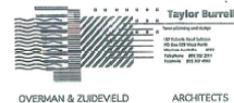
14. Marina Properties

All development proposals on the Marina properties, lots 226 to 253, must conform with the Ascot Waters Marina Village Outline Development Plan (refer Figure 21) accepted by Council on 13 July 1998. Development applications for these properties will be jointly assessed by Council's Planning Section and Overman and Zuideveld Architects.



OUTLINE DEVELOPMENT PLAN MARINA VILLAGE & GREAT EASTERN HIGHWAY ASCOT WATERS

DATE April 1998
PLAN NO. 94/44/71



OVERMAN & ZUIDVELD ARCHITECTS

Figure 21

15. Grandstand Road Subdivision Properties (Lots 401 – 450)

These provisions relate to new Lots 401 – 450 within the Grandstand Road subdivision area. Where these requirements differ from those of the overall Ascot Waters policy they are to take precedence. Additionally, the provisions of the overall policy shall apply to any relevant development standards which are not specifically included within this section.

Development on Lots 401 - 450 is guided by the following Detailed Area Plan (Figure 22) and supporting design and siting requirements.

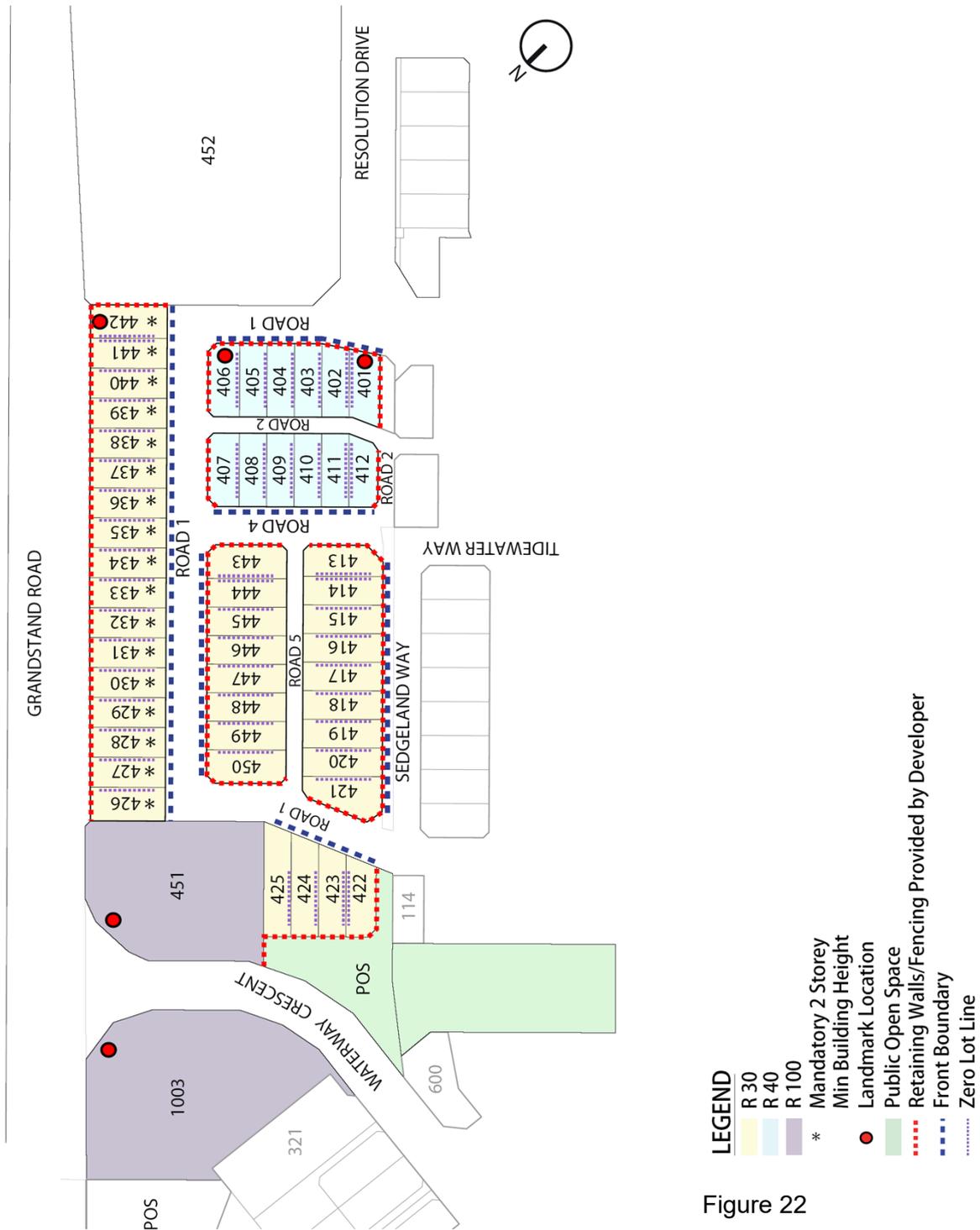


Figure 22

15.1 Site Planning

The Detailed Area Plan (DAP) for the subdivision area outlines various site planning considerations and requirements to ensure development is consistent and complements the existing Ascot Waters Estate. The specific elements of the DAP includes:

15.2 Density

Development on lots shall generally accord with the associated density coding as shown on the DAP.

15.3 Boundary Walls

In order to preserve the amenity of residents the use of boundary walls shall be restricted to particular boundaries as shown on the DAP. Boundary walls must also adhere to the general provisions as outlined in Section 3 of this policy.

15.4 Landmark Locations

Key locations with a high visibility such as corner lots, lots at the end of a street vista, or adjacent to a public open space are identified on the DAP as "Landmark Sites". In order to facilitate visual recognition of specific locations within a neighbourhood it is recommended that landmark locations be treated with additional architectural emphasis such as an element of increased building height, distinctive roof or building forms or the use of bold building materials, colour, detailing, etc.

Development on a landmark site should draw attention to a location whilst reinforcing the sense of architectural identity.

A single dwelling landmark element which provides visual emphasis may exceed the maximum allowable roof height as follows:

- Maximum roof height: 13.5m
- Maximum plan dimension: 3.5m x 3.5m

15.6 Building Height

A minimum of two storey development has been designated within the DAP for properties located along Grandstand Road. Dwellings within these lots are required to be a minimum of two storeys in order to achieve a consistent scale on the periphery of the estate and provide increased surveillance and noise attenuation opportunities.

15.7 Building Appearance and Streetscape

Buildings should be compatible with existing development in Ascot Waters and reflect a contemporary Australian urbanism featuring a composite of external finishes rather than historical or vernacular styles such as "Federation", "Tuscan", etc. Elevations are to be articulated to provide visual interest. Blank facades are to be avoided through the provision of projections and indentations in the floor plan with resultant shadow effects and corresponding roof elements. The street façade should be detailed to provide visual richness, variety and enhance individual identity. This can be achieved through:

- The application of colour, texture and changes in materials;

- The use of elements such as awnings, balconies and extensive glazing. Dwellings should enable “eyes on the street” for passive surveillance from living rooms and balconies;
- Front entries which are clearly identifiable from the street through expressed elements such as entry porticos or design features such as side and highlight glazing panels, the use of accent colours, feature lighting etc.
- Elevations which reflect the desired character through the application of a mix of materials and colours

15.8 Secondary Street Elevations

To promote security through street outlook and provide visual interest, development on corner lots is required to address both the primary and secondary streets. The secondary street elevation is to be articulated and feature a suitable level of detail including windows which are consistent with that of the primary street elevation.

15.9 Roofscape

Roof Form

- To promote consistency conventional pitched roofs shall have a minimum pitch of 25° and a maximum pitch of 42°. To facilitate habitable roof spaces, roof pitches should ideally exceed 27½°.
- For habitable spaces within the roof, the pitch may be broken by dormer windows.
- Pitches lower than 25° shall be limited to secondary roofs such as verandahs and awnings or to “skillion” type roofs.
- Flat roofs shall be hidden behind parapets or otherwise be limited to secondary roofs such as awnings.
- Gable roofs are preferred as a dominant roof form in order to maintain an identifiable consistency of roof shape within the subdivision.
- The use of dormer and attic windows is encouraged to reduce the apparent scale of the development, add visual interest and assist with climate control.

Roof Overhang

In order to moderate the impact of direct solar load on external walls and openings, minimum roof overhangs shall be as follows:

- Eaves: 450mm except at nil side setbacks; or where limited by side setback requirements; or at areas of extended roof cover such as verandahs, entry porticos and awnings; or at non-habitable areas such as garages, stores, robes and fireplaces.
- Gables: 250mm

15.10 Wall and Roof Materials/Colours

Shall be in accordance with Section 7 of this policy in order to maintain consistency throughout the precinct.

15.11 Building Height

To ensure an appropriate urban scale the maximum allowable height for single dwellings is 3 storeys with a fourth habitable level permitted within the roof space. The maximum building height shall be as per the R Codes for Category C development except that all maximum permissible heights shall be increased by 0.5m in order to attain a suitable height capable of facilitating habitable roof spaces and attached verandah and awning structures. The potential to incorporate 3 storey development will be influenced by the overshadowing controls set out in the R Codes.

15.12 Public Safety and Amenity

The design of homes should incorporate the principles of Crime Prevention Through Environmental Design (CPTED) by:

- Maintaining visibility over streets, laneways and public open spaces from surrounding buildings by providing ample windows from habitable rooms facing or overlooking the public domain. A minimum of one major opening to a habitable room shall overlook any primary or secondary street (or a laneway where it is adjacent to a habitable room);
- The use of appropriately scaled landscaping to minimise visual obstruction. i.e. utilising planting such as low hedges and tree species with a high canopy;
- The use of the minimum front setbacks to provide windows facing onto the street and thus maintain an easily surveilled front garden;
- Distinctive and clearly visible entrances to dwellings from laneways;
- The Integration of upper floor balconies and terraces above garages to provide passive surveillance within laneways.

15.13 Noise Attenuation

Due to the subdivision area's vicinity to the Ascot Racecourse, the attenuation of frequently high noise levels emanating from the racecourse is required through the application of "Quiet House" design principles. These include:

- Locating bedrooms away from the noise source;
- Sealing of eaves;
- The provision of roof and ceiling insulation;
- External walls featuring double brick construction;
- For glazing facing the racecourse; the use of thicker than normal or laminated glass with opening windows recommended to feature casement sashes in timber or commercial steel and with compressible acoustic seals.

15.14 Fencing

Fencing which has not been installed by the developer as part of the subdivision shall comply with the provisions of Section 8 of this policy.

15.15 Services

All piped and wired services including waste and vent pipes, refrigerant lines and cable ducts are required to be built into walls and are not to be visible from the street or adjoining properties.

15.16 Air-conditioning Units

- Air-conditioning units are to be visually concealed from public view.
- It is recommended that they be located at ground level to minimise the impact on adjoining landowners.
- Roof mounted air conditioning or evaporative cooling plants are required to be located so as to not be visible from a street or public open space and be finished in a colour to match that of the roof.
- Any balcony mounted plant is to be visually and acoustically screened from adjacent dwelling units and visually screened from streets and other public areas.

15.17 TV Antennae and Satellite Dishes

TV antennae are to be located within the roof space or to the rear of the roof, wherever reception permits. Where a TV antenna must project above a roof line to access the direction of reception the maximum projection is 0.5m. Satellite dishes shall not be visible from any street or public open space.

15.18 Clothes Lines and Drying Areas

Clothes lines and drying areas should be located to access winter sunshine and prevailing breezes and shall not be visible from public areas.

R30/R40 Laneway Dwellings

R30 LOTS 413 - 421, 443 - 450

R40 LOTS 401 - 412

Setbacks	min	max
Front	3m (4m ave)	5m
Secondary Street	As per R Codes	n/a
Side (zero lot line)	Nil	
Side (non zero lot line)	As per R Codes	
Laneway		
- garage	0.5m	1.5m
- first floor over garage	nil	n/a
- residence	1.5m	n/a

Maximum Building Height.

The maximum building height shall be 3 storeys as per the R Codes height policy except that all maximum permissible heights shall be increased by 0.5m.

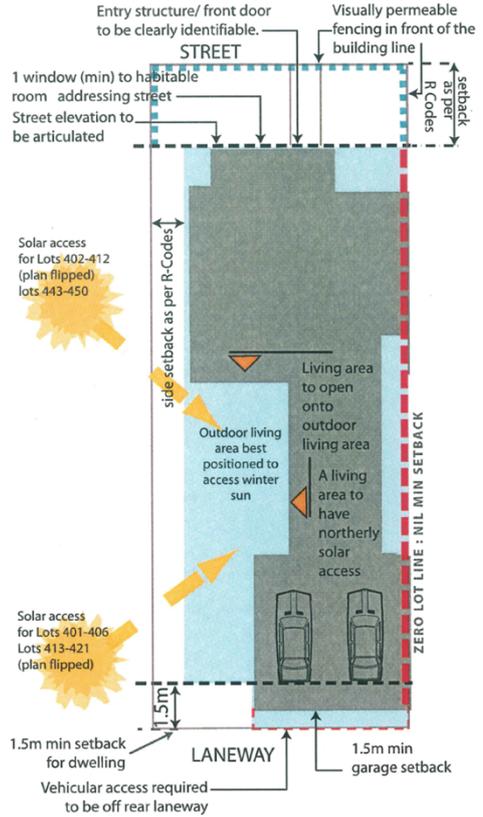
- To top of roof of landmark element. 13.5m

Minimum Open Space.

40% of the site area.

Minimum Outdoor Living Area.

As per the R Codes except at lots 407-412, 443-450 where an outdoor living area may be located within a front setback area.



Legend

- Building Envelope
- Indicative Building Footprint
- Visually Permeable Front Fencing
- Zero Lot Line Boundary

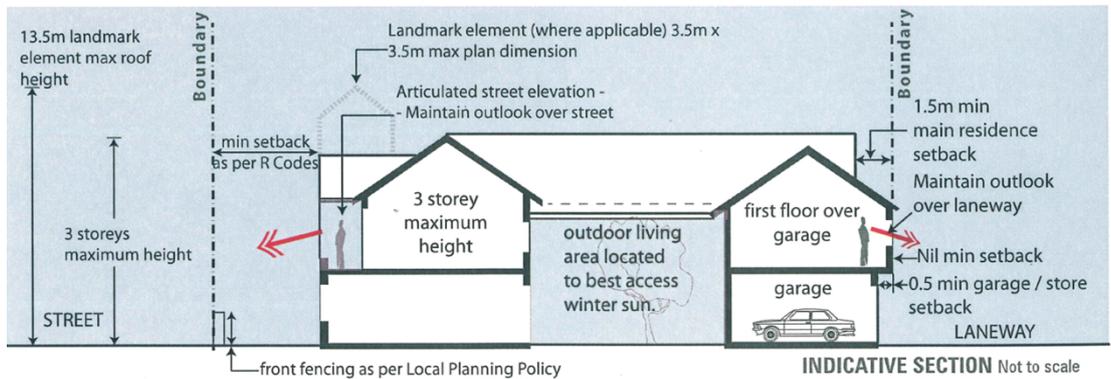


Figure 24

16. Approval Process

All development within the Ascot Waters Special Development Precinct will require Planning Approval from the City of Belmont.

An Application for Development Approval will need to be lodged with the City along with plans of the proposed development. The details of the proposed fencing, building materials, finishes and colours, which are in accordance with the provisions of this Policy, are to be shown on the plans.

Council Officers are available to assist potential purchasers, owners and developers with any queries regarding the design guidelines.

The guidelines will be stringently enforced for all new development to ensure that a high quality of development will be achieved. This provides a level of assurance for property owners that their investment will be protected, and that a quality living environment will be created for the community.

GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Local Planning Scheme No. 15
Industry Compliance	State Planning Policy 5.4 – Road and Rail Noise State Planning Policy 7.0 – Design of the Built Environment State Planning Policy 7.3 – Residential Design Codes
Organisational Compliance	Local Planning Policy 13 – Vehicle Access for Residential Development
Process Links	

LOCAL PLANNING POLICY ADMINISTRATION

Directorate	Officer Title	Contact			
Development & Communities	Manager Planning Services	9477 7222			
Version Date	20/05/2021	Review Cycle	Triennial	Next Due	13/10/2023
Version	Decision to Advertise	Decision to Adopt	Synopsis		
1	14/02/2000 OCM (08/02/2000 PDC Item 8.7.7)	17/04/2000 OCM (04/04/2000 PDC Item 8.7.4)	The Ascot Waters Design Guidelines have been re-worded into Council's standard policy format. The Policy also includes an extra provision to clarify the requirements for shade sails on properties fronting Bristle Park. Inclusion of: a) Section 8, Fencing and Retaining Walls. B) Section 14, Marina Properties.		
2	23/06/2003 OCM (16/06/2003 PDC Item 9.3.1)	25/08/2003 OCM (18/08/2003 PDC Item 10.3.1)	Include provisions relating to the erection of satellite dishes within the precinct.		
3	22/03/2005 OCM (Item 11.1.14)	15/08/2005 OCM (Item 11.1.2)	The Policy review included changes relating to: <ul style="list-style-type: none"> • Fencing Abutting Streets and Mews; • Air conditioning units; and 		

			<ul style="list-style-type: none"> • Lots 360 – 364 Waterway Crescent. • Clause 8 Fencing and Retaining Walls.
4	09/10/2007 OCM (Item 12.1.5)	19/02/2008 OCM (Item 12.1.8)	Inclusion of development criteria for Grandstand Road subdivision.
5	15/07/2008 OCM (Item 12.1)	21/10/2008 (Item 12.4)	Inclusion of design guidelines for shade structures to the grouped dwelling development at 51 Tidewater Way.
6	23/03/2020 (Item 12.7)	22/06/2020 (Item 12.10)	Changes to Part 8 Fences Abutting Streets and Mews to allow solid fencing to be permitted to mews provided it is of a high quality constructed in masonry or other material approved by Council to match the dwelling.
7	25/11/2008 Special Council Meeting (Item 6.1)	14/02/2011 Special Council Meeting (Item 10.1)	To guide development within the Estate.