

### **Local Planning Policy No. 8**

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

#### **Policy Basis**

The land surrounding Invercloy (nee Nulsen Haven) was approved for residential subdivision in September 1999.

The Invercloy Estate Design Guidelines were prepared to ensure a high standard of development in recognition of the presence and cultural significance of 'Invercloy' (the principal building).

The Policy was originally adopted under Town Planning Scheme No. 14 (September 2001).

#### **Policy Area**

All land generally bound by Tibbradden Circle, Hay Road, Fauntleroy Avenue and Great Eastern Highway, Ascot.

#### **Application of Policy**

The guidelines will apply to all development located within the 'Nulsen Haven Special Development Precinct'.

#### **Policy Objective**

- To facilitate residential development that recognises and respects the historical significance of the site and the principal "Invercloy" building.
- To ensure the subdivision attracts high quality development.
- To encourage new development to be sympathetic and complementary to Nulsen Haven, without copying the historic architectural style.
- To maximise the built-in safety of the City.
- To achieve a unified and attractive streetscape within the Policy Area.

#### **Policy Statement**

All residential development shall be as indicated on the Policy Plan.

## 1. Heritage Significance

The site has significant cultural and historical value. The original residence, public open space and date palms are the distinguishing features of the original property and are listed by the Heritage Council of Western Australia.

The house is a distinctive and rare former country home in the Queen Anne style, originally located in a formal landscape setting.

*New development should complement Nulsen Haven without slavishly copying the design elements.*

## 2. Elements of Invercloy

The following design features of Invercloy will be actively encouraged for new housing:

- The use of red brick;
- Cream or white rendering under window sills;
- Tuck pointed face brickwork;
- Stucco bands;
- Timbered gables;
- Eaves
- Verandahs; and
- Balconies.



## 3. Dwelling Design

All residential development must incorporate design measures to maximise the built-in safety of the City through informal surveillance of the street and public spaces by windows and other such features is encouraged.

All residential development must comply with the following provisions:

### (a) Windows

- All windows visible from the street shall be of a vertical nature (ie; longer in the vertical dimension than in the horizontal).
- Corner windows that can be viewed from the street are not permitted in order to maintain a balanced built form.
- Windows are to have timber or coloured aluminium frames.

### (b) Materials and Colours

- All external walls are to be constructed as facework (with a quality finish).
- Rendering shall not exceed two thirds of the wall height.
- Verandahs, carports and garages shall incorporate square brick, timber or coloured steel posts.



- Colorbond roofs will be permitted, however colours must be from the following range:
  - Heritage Red;
  - Tuscan Red;
  - Pale Terracotta;
  - Caulfield Green;
  - Rivergum; and
  - Mist Green.
- Roof tiles shall be of similar heritage shades to the principal building, with colours replicating the shades listed in the 'Colorbond' selection.
- Dark grey/black or bright orange roof tiles will not be permitted.
- Window frames, eaves, gutters, downpipes and square steel posts should be selected from the same colours allowable for the roof, however white, cream and any pastels are permitted.
- Contemporary styles and colour schemes are not appropriate in the Estate (such as bright blue, yellow, orange) and shall not be permitted.
- A limited selection of colours and materials shall be used in the construction of new residences to complement built form of Nulsen Haven.
- Roof plumbing – gutters to be ogee, ovolo or rounded – downpipes shall be square.
- Internal driveways and crossovers shall be brick paved or patterned to compliment the colour of the main dwelling.

**(c) Housing style**

- New development should enhance the profile of Invercloy.
- Housing should not slavishly replicate old styles. Rather, development should be obviously new and should incorporate design elements of the older style Invercloy building.
- Contemporary architectural designs will not be permitted (eg Tuscan style, large expanses of glass on the front facade, flat roof portico's).

**(d) Roofscape**

- The minimum roof pitch shall be 30 degrees wherever visible from the street or public open space. A shallower pitch is acceptable where screened from view.
- Eaves are to be a minimum of 400mm excluding gutters.
- Eaves visible from the street should have exposed under eaves, with rafters, bird boards, or closed with adequate ventilation.
- Eaves shall be provided to all front and side facades visible from the street and/or public open space.

- The use of Spanish, Roman and Cordova Roof tile profiles is not permitted.
- 'Colorbond' roofs shall have traditional corrugated roofing profiles.
- All TV antennas, satellite dishes, solar collectors and air conditioners should be mounted in locations that are not visible from the street.
- Council has the discretion to allow air conditioners to be placed on top of the roof, if they are in a colour that blends with the roofscape and will not negatively impact on the streetscape (in the opinion of Council).

**(e) Garages / Carports**

- Single and double carports/garages should be level with, or behind the front building line.
- Garages shall be located under the main roof of the dwelling so they are integrated with the residence.
- Garages shall be constructed of the same architectural style as the residence.
- Garages shall incorporate materials, colours, roof pitches and design treatments that match the residence.

**4. Site coverage**

There shall be a maximum site coverage of 60% for single and two storey development.

**5. Setbacks (single storey)**

Consistent setbacks will be applied throughout the development to ensure cohesive streetscapes with adequate separation of built form.

In assessing front setbacks, Council will have regard for how the design relates to the siting of abutting residences.

- Front and rear setbacks are to be a minimum of 3 metres and an average of 4 metres.
- A minimum setback of 1.5 metres will apply to secondary street frontages.
- Nominated zero lot lines on side boundaries are permitted where the maximum wall height does not exceed 2.7 metres, and the zero lot line cannot exceed 33% of the length of any boundary.
- Where feasible, new parapet walls will be required to be in line with existing parapet walls on the neighbouring site.

**6. Two Storey Development & Setbacks**

- The front and rear setback to be a minimum of 3 metres and an average of 4 metres.
- Zero lot lines are permitted for the first storey only, as nominated on the attached subdivision plan. The maximum wall height cannot exceed 2.7 metres, and the zero lot line cannot exceed 33% of the length of any boundary.

- Two storey parapet walls will not be permitted.
- A 1.5 metre side setback is required to upper storey walls which have blank walls or windows to non-habitable rooms.
- A minimum setback of 1.5 metres will apply to secondary street frontages.
- A 3 metre minimum side setback will be applied to upper storey windows to habitable rooms.
- A 4.5 metre setback will be applied to rear balconies or upper storey windows of habitable rooms (*with the exception of windows with a sill height exceeding 1600 mm or a fixed window with opaque glass*).
- Balconies shall have a minimum side setback of 3 metres unless adequate screening is provided.
- Front elevations of residential development should provide visual separation between storeys. For example, this can be achieved by use of verandahs or setting back the second storey.
- Variations from these setbacks will only be considered where there is substantial justification and exceptional circumstances.

## **7. Front Fencing**

The use of front fencing is optional, and Council would encourage open front gardens.

The policy places restrictions on the height of front fencing which allows a high level of casual surveillance between dwellings and the street. A high level of visual surveillance increases safety and security within the subdivision area.

The restrictions on fencing will enhance the streetscape, by not permitting high walls to be constructed.

Fencing in the front setback area must comply with the following:

- Fences to the front and side boundaries forward of and equal with the building line shall not exceed 1.0 metre in height.
- The style, materials and colours of fencing should complement or match the proposed residence.
- Fencing such as low brick walls, brick piers with open infill, and picket fences will be actively encouraged.
- The use of pool or mesh fencing is not permitted.

As an alternative to front fencing, owners may wish to establish formal hedges on the front boundary. Hedges need to be well maintained.

## **8. Landscaping**

The Nulsen Haven Precinct will have its own individual character and identity. It is important that a common landscaping theme be encouraged throughout the estate.

In keeping with the era of the existing Nulsen Haven building, landscaping should revolve primary around a Cottage Garden theme.

The planting's for front gardens should be selected from the species listed in Attachment 1.

A condition of planning approval will require owners to lodge a landscaping plan for approval, prior to the issue of a building licence.

## 9. Approval Processes

All residences within the Invercloy Estate will require development approval from the City of Belmont.

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

### GOVERNANCE REFERENCES

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

### LOCAL PLANNING POLICY ADMINISTRATION

Directorate	Officer Title		Contact
Development & Communities	Manager Planning Services		9477 7222
<b>Version Date</b>	13/10/2020	<b>Review Cycle</b>	Triennial
		<b>Next Due</b>	13/10/2023
Version	Decision to Advertise	Decision to Adopt	Synopsis
1	14/02/2000 OCM (08/02/2000 PDC Item 8.7.11)	17/04/2000 OCM (04/04/2000 PDC Item 8.7.5)	To guide redevelopment of the area and to ensure compatible development with the former Nulsen Haven building (4 Wedderburn Place).
2	25/11/2008 Special Council Meeting (Item 6.1)	14/02/2011 Special Council Meeting (Item 10.1)	To adopt the policy under LPS15.
3	22/03/2016 Ordinary Council Meeting (Item 12.1)	24/05/2016 Ordinary Council Meeting (Item 12.3)	To include a precinct policy plan showing the majority of residential development at R20 density with one lot being R40 density and including the public open space 'Invercloy Park' within the policy area.

## Landscaping Species for Invercloy Estate

### Cottage Garden Species List

	<u>Botanic Name</u>	<u>Common Name</u>
Trees:	<ul style="list-style-type: none"> <li>● <i>Betula pendula</i></li> <li>● <i>Cupressus sempervirens</i></li> <li>● <i>Fraxinus raywoodii</i></li> <li>● <i>Morus species</i></li> <li>● <i>Platanus acerifolia</i></li> <li>● <i>Robinia inermis</i></li> <li>● <i>Robinia pseudocacia decaisneana</i></li> </ul>	<ul style="list-style-type: none"> <li>– Silver Birch</li> <li>– Pencil Pine</li> <li>– Claret Ash</li> <li>– Mulberry Tree</li> <li>– Plane Tree</li> <li>– Mop Top Tree</li> <li>– Pink Wisteria Tree</li> </ul>
Shrubs:	<ul style="list-style-type: none"> <li>● <i>Agapanthus orientalis</i></li> <li>● <i>Chrysanthemum species</i></li> <li>● <i>Citrus species</i></li> <li>● <i>Dietes species</i></li> <li>● <i>Lavendula species</i></li> <li>● <i>Plumbago species</i></li> <li>● <i>Rose species</i></li> <li>● <i>Rosemarinus species</i></li> </ul>	<ul style="list-style-type: none"> <li>– African Lily</li> <li>– Daisies</li> <li>– Orange / Lemon Trees etc</li> <li>– Iris</li> <li>– Lavender</li> <li>– Plumbago</li> <li>– Roses</li> <li>– Rosemary</li> </ul>
Hedges:	<ul style="list-style-type: none"> <li>● <i>Buxus sempervirens</i></li> <li>● <i>Royena lucida</i></li> </ul>	<ul style="list-style-type: none"> <li>– English Box</li> <li>– African Snowdrop Tree</li> </ul>
Groundcovers:	<ul style="list-style-type: none"> <li>● <i>Ophiopogon japonica</i></li> <li>● <i>Voila hederacea</i></li> </ul>	<ul style="list-style-type: none"> <li>– Mondo Grass</li> <li>– Native Voilet</li> </ul>



Policy Plan