

Local Planning Policy

Design Guidelines for Residential Development – Marginata Crescent Precinct, Dwellingup

Note: A revised Local Planning Policy for Marginata Crescent was adopted by Council on 26 April 2012 and will become effective upon gazettal of District Scheme Amendment No 273 to Town Planning Scheme No 4, which relates to Heritage Places and Heritage Areas.

Prepared by Planning and Sustainability Services
May 2018

1. Introduction

- 1.1 These guidelines apply to all new structures, additions and alterations to properties within the designated area for the Marginata Crescent Precinct, outlined on the plan in Fig 1 below.

2. Objectives

- 2.1 The objective of these guidelines is to encourage sympathetic, compatible and sensitive design of structures within the Precinct, having regard for its special character associated with the architecture of existing timber workers' cottages and the country village ambience of the subdivision - see Fig. 2 below.
- 2.2 These guidelines allow for individualistic design of buildings, but discourage development of standard project homes that do not reflect the important elements of the existing development, such as roof pitches, window design, orientation of entrances and buildings, setbacks and the like.
- 2.3 In administering these guidelines, Council will encourage the use of timber and corrugated iron and will consider the use of recycled materials and buildings, providing such materials comply with standard requirements in terms of structural adequacy, workmanship, compliance with the Building Code of Australia and health requirements.

3. Setbacks

- 3.1 All dwellings should be setback at the front boundary, in line with adjoining dwellings or, where there are none, then the front setback shall be no less than five metres and no more than seven metres from the street alignment - see Fig. 3 below.
- 3.2 Secondary street setbacks to a dwelling shall be no less than three metres from the street alignment.

4. Additions and Alterations

- 4.1 Additions and alterations should be carried out in sympathy with the character, scale, form and material of timber workers' cottages.
- 4.2 Attention should be given to retaining the integrity of existing dwellings, particularly the front facade, by siting additions to the side or rear and taking into account the shape and height of windows, roof pitches and verandah details - see Fig 4 below.

5. Roofs

- 5.1 Roofing of existing dwellings comprises metal deck sheeting at pitches of 22^o to 35^o and follow simple rectangular shapes with gable ends.
- 5.2 New structures should conform with these characteristics; however a combination of gable and hipped roofs may also be considered providing the slopes fall within the 22^o to 35^o range.
- 5.3 Second storey roof lines should not dominate the street frontage of buildings. - see Figs 5 and 6 below.

6. Verandahs/Window Canopies

- 6.1 Most existing buildings feature verandahs and window canopies using the same materials and the same pitch as the main roof - see Figs. 6, 7, 8 and 9 below.
- 6.2 New buildings, where possible, should incorporate these features.
- 6.3 Existing front verandahs should not be enclosed, except with temporary sunshade, windbreak or woven materials.

7. Windows and Doors

- 7.1 Windows and doors should maintain a simple rectangular and vertical configuration in accordance with the traditional style of the timber workers' cottages - see Figs 10 and 11 below.
- 7.2 Where timber is not used, the surrounds should be appropriately coloured.
- 7.3 Front doors and windows should address the main street, or facades should be designed so that there are no large expanses of blank walls facing the main street.

8. Front Fences

- 8.1 Fencing in front on the building line should be both low and open (0.8 metres to 1.1 metres) and be constructed of open timber picket or post and rail fencing - see Fig 12 below.
- 8.2 Secondary street fencing shall conform with the above requirements where it is forward of the building line.

9. Sheds/Outbuildings

- 9.1 Outbuildings should be setback behind the main building and, in all instances, be behind the building line and, as far as possible, screened from the main street frontage - see Fig 13 below.
- 9.2 The use of materials, colours and design for compatibility with the main building will be encouraged - see Fig 14 below.
- 9.3 Attached garages and carports should be sympathetic to the design of the main building, particularly in terms of roof pitch, height and use of materials - see Fig 15 below.

10. Materials

- 10.1 Preference will be given to the use of timber-framed and timber-clad construction. Where masonry is used, the predominant colours should be of a brown or red hue.

11. Colour

- 11.1 Where timber is to be painted, the predominant colours should be in a range between a tan or brown, through to green. White may also be used.
- 11.2 Accent colours may be white, or close analogous colours, or complimentary colours to the predominant colour.

12. Variation in Standards

- 12.1 Consideration may be granted to variation of standards where buildings meet the criteria relating to roof pitch, use of timber and corrugated metal, orientation of front facade, and overall presentation.

- 12.2 Buildings are not required to be a replica of the existing timber workers' cottages, but should reflect the architectural elements that are associated with these cottages. To this end, the use of brick walls for dwellings using material of appropriate colours and the use of concrete foundations are acceptable.

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM04/155 -29/7/2004	OCM04/201 – 30/9/2004	Adopted in draft form pending gazettal of DSA 273

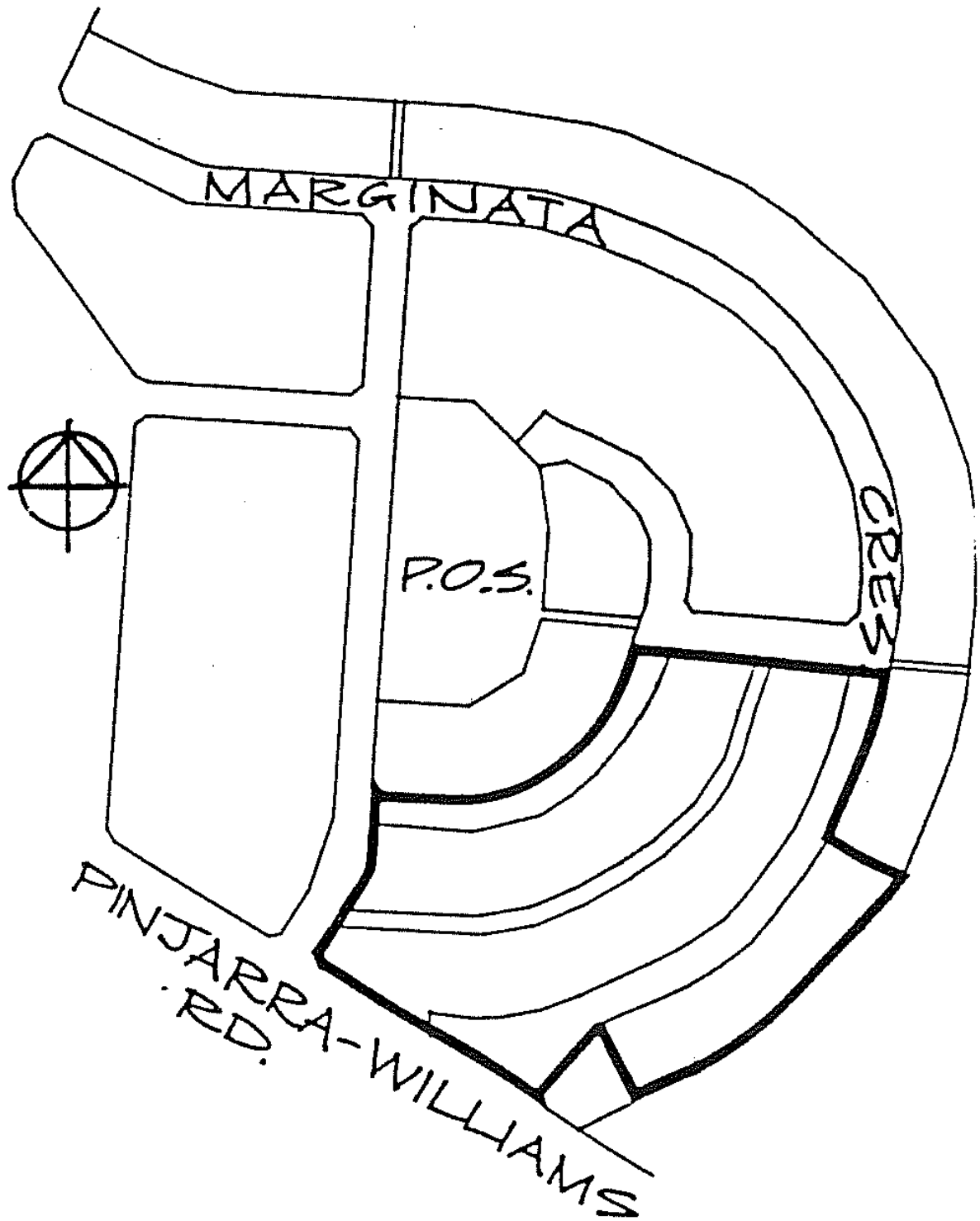


Figure 1

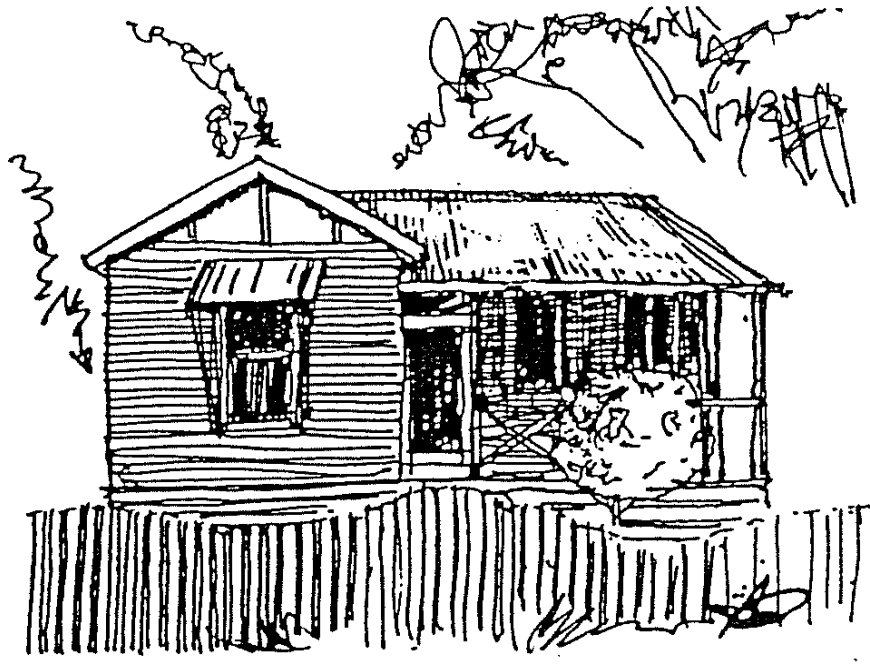


Figure 2

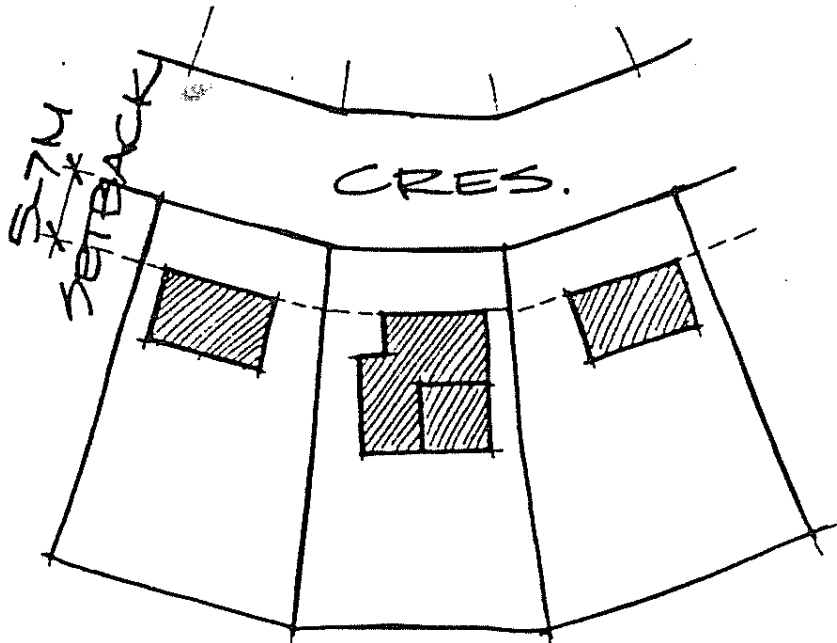


Figure 3



Figure 4

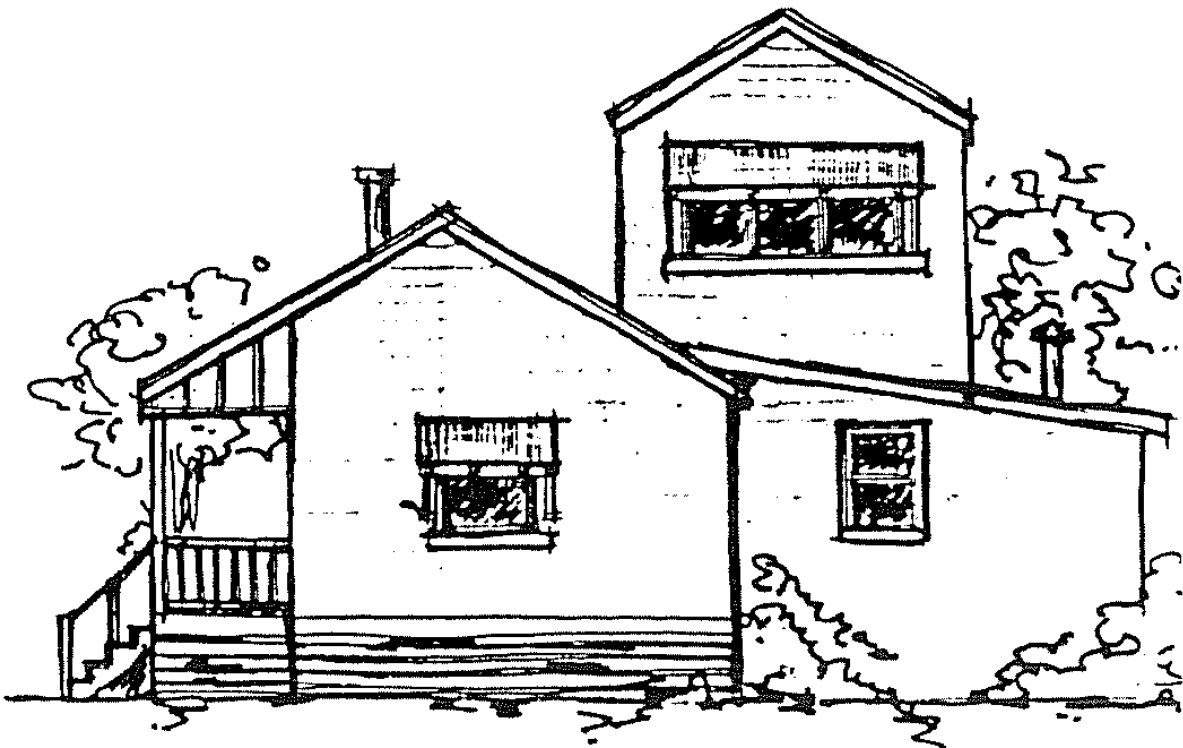


Figure 5

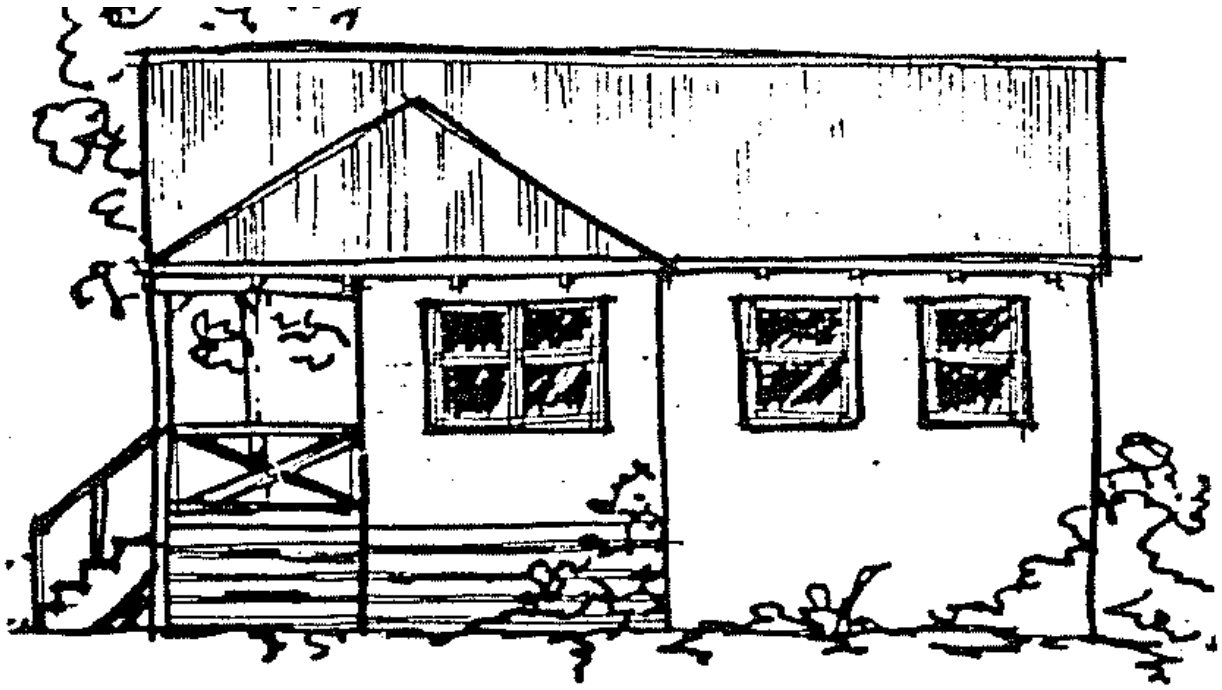


Figure 6

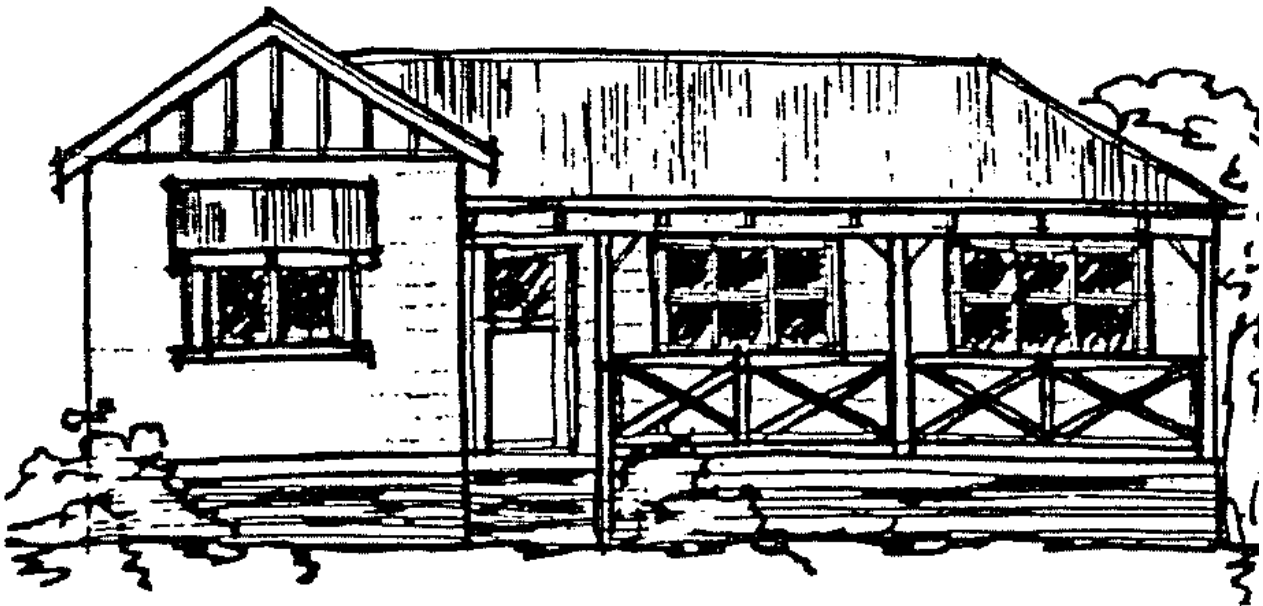


Figure 7

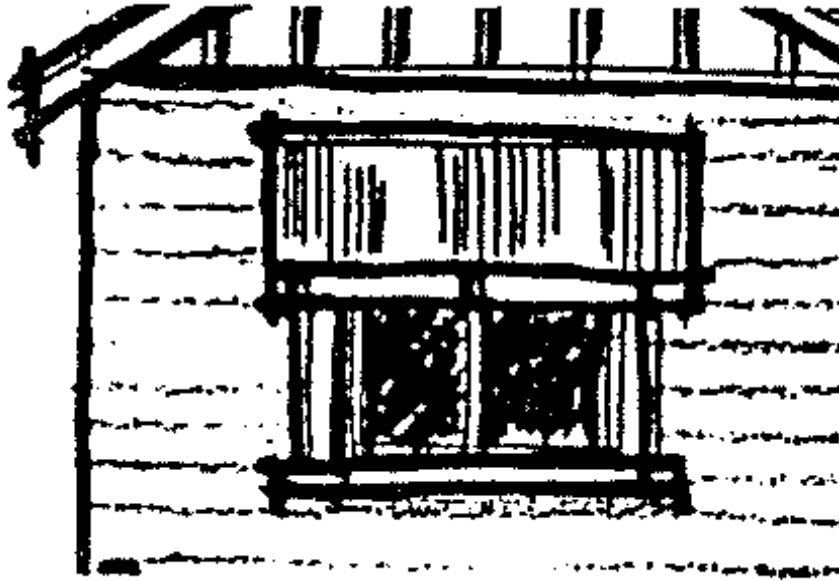


Figure 8



Figure 9



Figure 10

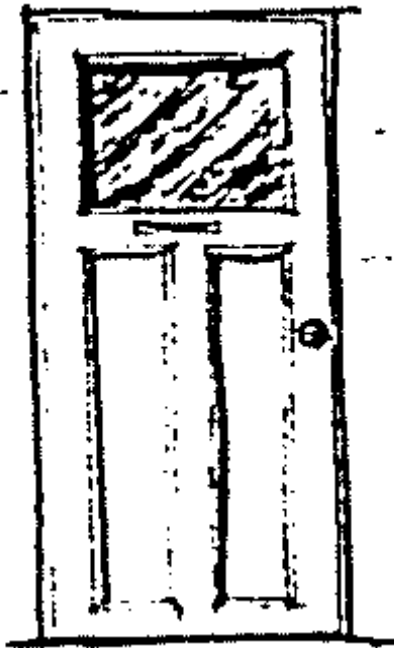


Figure 11

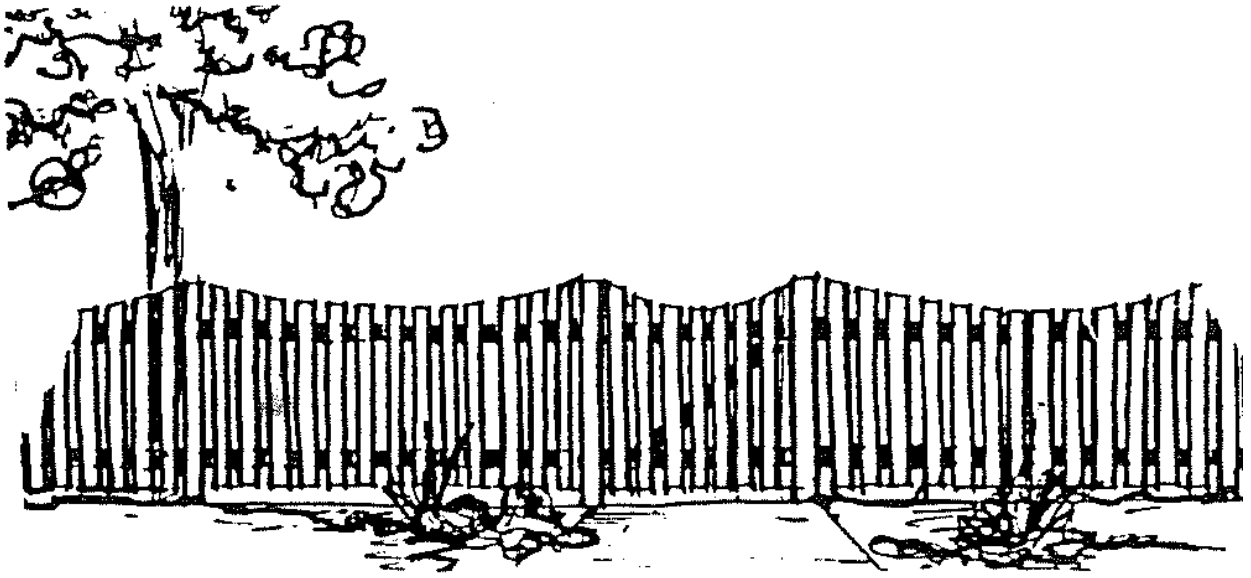


Figure 12

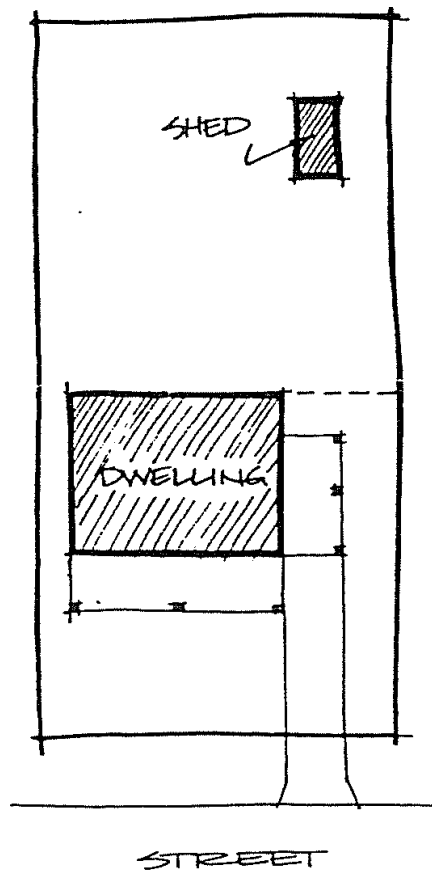


Figure 13

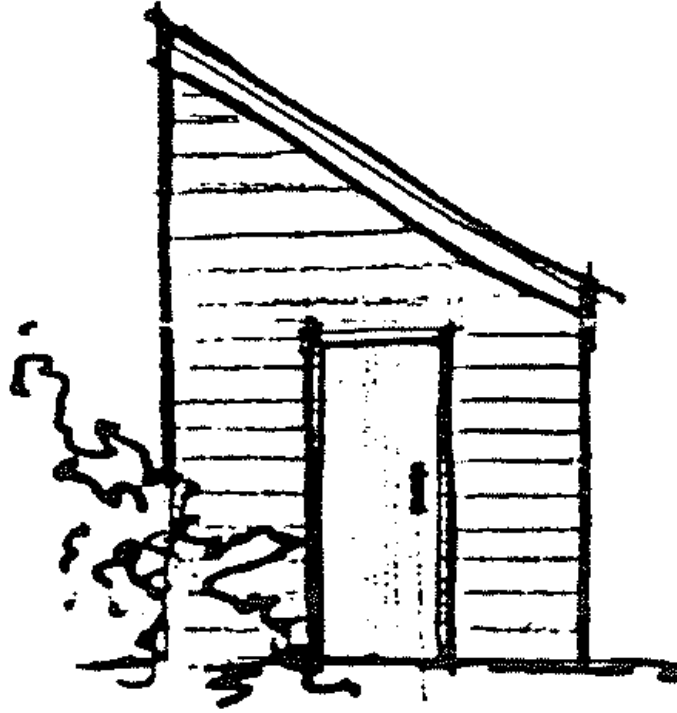


Figure 14

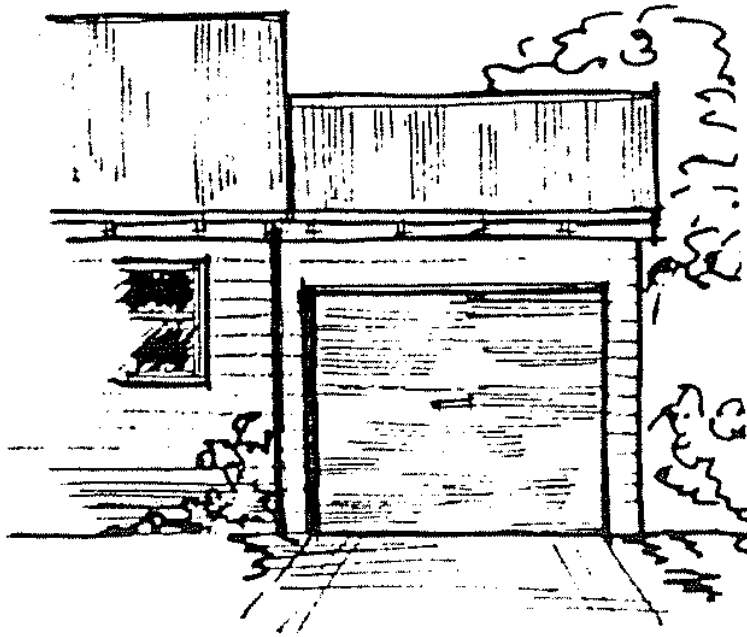




Figure 15

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