Town Planning Scheme No. 3

Town Planning Scheme Policy No. 20.

# PORONGURUP RURAL VILLAGE DESIGN GUIDELINES

## Purpose

The guidelines are designed to provide requirements and guidance on the form of housing to be developed within the Porongurup Rural Village.

## Objective

To maintain the rural character of the locality, whilst enabling diversity in building design and sustainability in community development in a manner that respects the natural environment.

## Background

1. This policy is to be read in conjunction with the 'Porongurup Rural Village Structure Plan' endorsed by the Shire of Plantagenet on 27 September 2011 and the Western Australian Planning Commission on 31 October 2011.

2. The guidelines within this policy have been prepared to assist landowners in designing homes that meet the sustainability objectives for the Porongurup Rural Village. The guidelines will also assist the Shire of Plantagenet to assess planning and building applications.

3. The guidelines have been developed to:
   - Improve the liveability of houses in the development;
   - Set a benchmark for good design in terms of aesthetics and the characterisation or 'spirit' of the place;
   - Demonstrate environmental leadership to reduce natural resource consumption, improve bio-diversity and minimise lifecycle costs; and
   - Ensure best practice design for access, amenity and safety

4. The development control provisions of these guidelines will be given full regard by Council and any application that departs from these provisions will require justification and approval by the Council.

5. In the case of conflict between these guidelines and other relevant controls, these guidelines shall prevail and to the satisfaction of the Council.

6. The Porongurup Rural Village Structure Plan follows:

Houses within 100m of large bush areas will be required to comply with AS 3959 'Construction of Buildings in Bush Fire Prone Areas', depending on the distance from the edge of vegetation.

Hotmix Roads will meander within 20m - 25m wide reserves to assist in slowing stormwater run off and to provide visual interest. Exact road alignment will be identified at the detailed design stage.

Drainage Detention Basin to use Bio-Detention techniques to ensure nutrients and sediment are trapped before entering Bolganup Creek.

Alignment of footpaths will be subject to further investigation.

Road verges to incorporate vegetated roadside bioswales.

Approx 1ha site for future community facilities such as a new Porongurup Hall (subject to further investigation by the local community and the Shire).

Porongurup Shop & Tearooms to remain as the Village Centre.

Village car parking

10m wide gravel Pedestrian & Fire Emergency access way Bollarded or Gated to prevent regular vehicle access.

Bush areas will remain uncleared and protected against future development by conservation covenants

Each lot to utilise an ATU-type on-site effluent disposal system to minimise the potential for nutrients entering groundwater or the *Bolganup Creek*.

Fire Escape Route to be constructed of gravel to FESA and Shire requirements and made available to all landowners in the locality for emergency access.

Fire Escape Route to connect through Lot 7045 to Gaalgegup Close

Boxhill Road to remain vegetated and undeveloped.

Gravel Fire/Emergency access to Boxhill Road.

500m radius from Porongurup Shop and Tearooms.

Buffer required for separation from semi rural lots in Boxhill Road

Development on Bush Lots will be limited to a single building envelope of a maximum of 2,000m².

The driveway and Fire Escape Route will avoid granite outcrops and major trees and to be constructed of gravel to FESA and Shire requirements and made available to all landowners in the locality for emergency access.

MAYFIELD ENCLAVE (see separate plan)

KARRIBANK ENCLAVE (see separate plan)

1818 1803 12 13 22.9ha 2.8ha 2ha 2.1ha 2.1ha 6.9ha 7.3ha 8ha 6.8ha 278 322° 254 258 4 2 1 10 23 7 4847 10 7045 30069 500 ROAD MOUNT BARKER ROAD PORONGURUP ROAD BOXHILL ROAD SURREY DOWNS ROAD

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# PORONGURUP RURAL VILLAGE

## Porongurup Rural Village Structure Plan

KEY

- Residential Lots (2,000m² - 5,000m²)
- Large Residential Lots (5,000m² - 10,000m²)
- Rural Residential Lots (1ha - 2ha)
- Bush Lots (2ha +)
- Building Envelopes for Bush Lots
- Village Parklands and Future Community Facilities
- Waterway Protection / Public Open Space
- Karribank and Mayfield Enclaves
- Protected Bushland
- Roadside vegetated bio-swales
- Creeklines
- Fire Escape Route
- Outer edge of 100m Fire Hazard Zone - AS 3959 to apply.
- Existing Lot boundaries
- Proposed Lot boundaries
- Contours
- 500m radius from Porongurup Shop & Tearooms
- Indicative public footpaths

Images are for illustrative purposes only.



NOTE:
This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.

Scale @ A2 1:4000

0 50 100 200 300

DWG No 12419-15B

**Policy Criteria:**

1. General Design Guidelines

The following section provides general guidelines for all dwellings within the Porongurup Rural Village. Additional guidelines for specific areas, such as the Karribank and Mayfield Enclaves are outlined in Section 3.

At the end of each element, there is a list of Mandatory Requirements and Recommended Actions. The Mandatory Requirements must be incorporated into each home. The Recommended Actions provide additional actions that the landowner can take to further improve the performance of the home, but are not mandatory to allow a degree of flexibility in home design.

The general design guidelines at Section 1 apply to all development within the Porongurup Rural Village except where otherwise stated or varied by the site-specific guidelines outlined in Section 3.

1.1. Sustainable House Design

The Porongurup Rural Village has the aim of incorporating sustainable design to create a sustainable rural village. This is primarily reflected in the design criteria for housing within the village through the guidelines. Sustainable design not only seeks to minimise the energy inputs into operating a house, but also the impacts of the house over its lifecycle and the energy costs of the products that are utilised within the house.

1.1.1. Orientation

Orientation of housing not only affects the streetscape and local environment, but the ability of the house to utilise natural processes to ensure it is more efficient in its operation.

Solar passive design utilises northern sunlight to passively heat a house and moderate temperature. As shown in Figure 1, the sun path is located at a lower angle during the winter months. Therefore, the design of buildings can incorporate awnings or shading to ensure that a house has access to winter sun to assist in heating, but is shaded during summer months to assist in cooling.

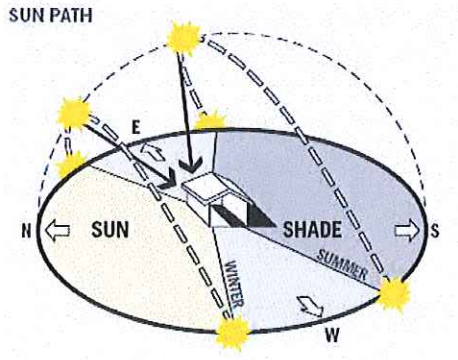


Figure 1: Annual Solar Path (Image Courtesy of: Landcorp)

Figure 2 shows the development of features on a house that can lead to more efficient use of solar energy in a household, particularly within winter months. This includes design features such as:

- Awnings;
- Deciduous vegetation to shade the house during summer and allow access to light in winter;
- Appropriate verandah size and placement, to ensure winter sun can penetrate to warm the house; and
- Permanent shading measures on windows.

Homes within the Porongurup Rural Village will be encouraged to utilise solar passive design to develop a more sustainable house.

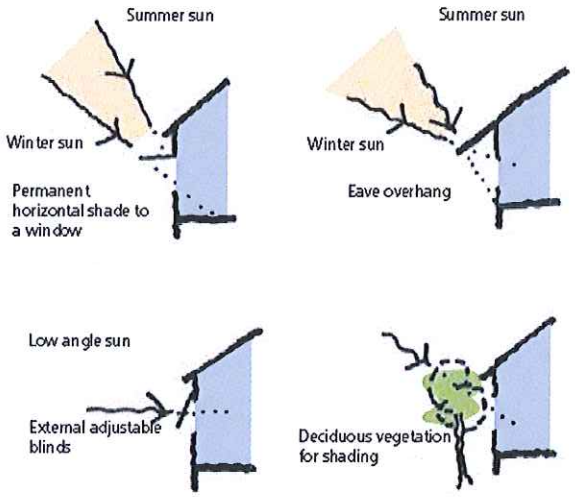


Figure 2: House Orientation (Image Courtesy of: City of Yarra)

Mandatory Requirements:

a) Houses are to be orientated to the north, such that living areas have solar access.
b) A living space is to be provided on the northern side of each house.
c) Openings on the western wall of the house are to be minimised. Where openings are utilised, they are to be treated to reduce impact on the sustainable operation of the dwelling.

Recommended Actions:

i) Day use areas such as kitchens and living spaces are provided to the north of the dwelling to take advantage of solar heating in winter.
ii) Utility areas such as laundries and bathrooms are located in the south and west of the house.
iii) Bedrooms and morning use areas are located on the east of the house to take advantage of the morning sun.
iv) Shading is utilised to protect openings from the

summer sun.

v) Ceilings higher than 2.7m should be avoided to minimise heating and cooling requirements.

1.1.2. Ventilation

Ventilation promotes the use of airflow to remove hot air from a house during summer months. This is advantageous to cool the house during the night as well as allowing cooling cross-breezes during daylight hours, as shown in Figure 3. This makes for a more comfortable living environment without the need for air conditioning at most times.

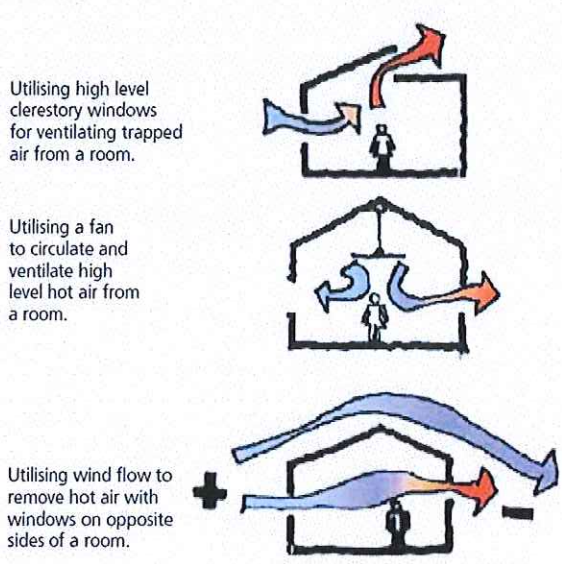


Figure 3: Sustainable House Ventilation (Image Courtesy of: City of Yarra)

Mandatory Requirements:

a) Windows are located so that they promote crosswinds to penetrate and cool the house.

Recommended Actions:

i) Utilise landscaping to pre-cool airflow before entering the house.

1.1.3. Insulation and Thermal Mass

Insulation and Thermal Mass can effectively control the heat flows of a house throughout the year, by cooling the house in summer and warming it in winter. Insulation decreases heating and cooling requirements by stabilising temperature change throughout the day and night, whilst thermal mass stores heat and then re-radiates it to make a more comfortable living environment, with particular benefits in the winter months. If placed properly, thermal mass can store warmth from winter sunlight to moderate the house temperature during the night.

Figure 4: Roof Insulation

Mandatory Requirements:

a) Ceiling insulation minimum of R2.5, wall insulation minimum of R1.5 and suspended floor insulation minimum of R1.0.

Recommended Actions:

i) Draught proofing to prevent air leakage.

ii) A central mass wall earthed to the ground is encouraged, as are suspended concrete floors.

1.1.4. Water Use

Efficient water use is essential in sustainable design. Within the Porongurup Rural Village, all drinking water is to be sourced on-site from roof catchments and rainwater storage. This supply can be supplemented by non-drinking supplies, particularly the re-use of grey water. Water should be used efficiently throughout the home through the use of water efficient fittings and appliances. Landscaping should also be designed to be water efficient. The Australian government has implemented a nation-wide set of standards for plumbing and appliances that use water, known as the Water Efficiency Labelling and Standards Scheme (WELS). This scheme will assist home owners in choosing products that meet the requirements of these Design Guidelines.


Figure 5: Example of a water rating sticker used under the Water Efficiency Labelling and Standards Scheme (WELS).

Mandatory Requirements:

a) Toilets to have a minimum of a Four-Star Rating under WELS.

b) Showers to have a minimum of a Three-Star Rating under WELS and use less than 7.5L of water per

minute.

c) Taps to have a minimum of a Four-Star Rating under WELS.

d) Clothes Washing Machines and Dishwashers to have a minimum of a Four-Star Rating under WELS.

e) Reticulated Grass and lawn areas to be a maximum of 100m².

f) Rain water tanks are to be located in a position that is screened from view from the street and painted in a colour that is complementary to the exterior of the house.

Recommended Actions:

i) Grey water reuse systems for recycling water used within appliances and the shower are recommended for use on gardens.

ii) Select landscaping and plants that are drought tolerant and have reduced water requirements.

iii) Adopt 'Rain Garden' techniques.

iv) Install a drip irrigation system for gardens, as opposed to surface spray irrigation.

1.1.5. Energy Efficiency

Energy efficiency is the ability of the house to produce its own energy supplies, as well as reducing the energy use of the house in general. The most practical applications in house design are the incorporation of photovoltaic cells or the use of electricity generated from renewable resources (which can be requested through the electricity supplier). Energy efficiency is also increased through the decreasing use of appliances to modify the environment of the house (air-conditioning, heating, etc), as well as using energy efficient appliances, which are rated through the Australian Government Energy Rating System.

Figure 6: Example of energy efficient housing design utilising photovoltaic panels, passive solar design and on-site water supplies.

Heating and cooling

Heating and cooling refers to the artificial heating and cooling of a house to moderate its temperature. Whilst this should generally be avoided if possible, the use of air-conditioning and heating systems can sometimes be necessary in temperature extremes.


Figure 7: Energy efficiency rating stickers used on appliances.

Lighting

Lighting refers to the two types of lighting used in house, being natural and artificial. Where possible, the use of natural light through windows and skylights should be maximised, but in a manner that reduces glare and temperature loss/gain. Where artificial lighting is to be used, it should be energy efficient, using low wattage fluorescent and triphosphor globes and tubes. It is important to note that 'low voltage' lighting is not necessarily energy efficient and attention should be given to the wattage of the globe or accessory.

Mandatory Requirements:

a) Electrical heating and cooling appliances are to have a minimum Energy Rating of Four Stars.
b) Gas heating appliances are to have a minimum Gas Energy Rating of Four Stars.
c) Hot water systems to be either solar or gas instantaneous (Gas Energy Rating of 4 Stars or above).

Recommended Actions:

i) The generation of an on-site energy supply is recommended. This is encouraged through the use of roof-top photovoltaic solar systems on north facing roof slopes. Use of wind generation will only be considered on rural residential and bush lots or otherwise where the Council is satisfied that a wind turbine does not pose a noise or other nuisance to neighbouring properties.
ii) Utilise fluorescent light fittings and triphosphor tubes to provide required artificial lighting throughout the home.
iii) Use timing switches or motion sensors for lighting in living areas and wet areas to ensure lights are not left on inadvertently.
iv) Utilise natural light during the daytime. Locate windows to promote natural light and use skylights in rooms with little or no natural light.

1.1.6. Construction and Materials

The development of sustainable housing is not only based upon the use of the house following construction, but the inputs into the construction of the house. These inputs should be carefully considered based upon their respective carbon footprint, lifecycle and ability to be recycled once the house has come to the end of its sustainable life cycle.

Reuse of second hand material, such as timber and masonry is one method of reducing demand on finite resources and reducing the carbon footprint of a home.

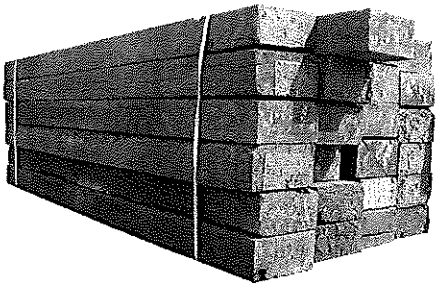

Figure 8: Jarrah sleepers are one form of reusable building product.

Mandatory Requirements

a) No building shall be constructed of Zincalume or other similarly reflective material, unless by the special consideration of the Council.

Recommended Actions:

i) The choice of materials should complement the suite of materials that are currently used in the Porongurup locality;
ii) Recycled materials are encouraged to be utilised;
iii) The use of locally produced materials is preferred to those made internationally; and
iv) Materials produced from renewable resources are preferred.

1.2. Building Form

1.2.1. Building Area and Height

The development of land within the Porongurup Rural Village will be sensitive to the existing character of development predominating in the locality. Addressing the bulk of development, particularly for hill-side development, is an important aspect of reducing the visual impact of future development within the village. As such, the following requirements will apply.

Mandatory Requirements:

a) The following maximum gross floor areas for dwellings, including any covered outdoor areas apply:

- Karribank Enclave (except Lot C) – 180m² ;
- Mayfield Enclave – 200m²;
- Residential and Large Residential Lots – 400m²; and
- Rural Residential and Bush Lots – 500m².

b) The following maximum floor areas for outbuildings (sheds and workshops) apply:
   - Karribank Enclave (except Lot C) – 30m² ;
   - Mayfield Enclave – 30m²;
   - Residential Lots – 80m²; and
   - Large Residential, Rural Residential and Bush Lots – 150m².

c) Dwelling height is not to exceed 7.5m above natural ground level to pitch of roof. This is to be measured from the centre of the building footprint.

d) Outbuilding height to be a maximum of 3.0m for walls and 4.0m for roof ridges (except in Mayfield and Karribank Enclaves).

e) Changes in natural ground level and retaining walls are to be less than 1.0m in height and limited to the immediately around the building footprint.

f) The Council, at its discretion; may consider houses and outbuildings not compliant with the above requirements, subject to the following measures being undertaken:
   - Careful consideration being given to the perceived bulk and scale of development in the Porongurup landscape;
   - Measures being implemented to minimise the visual and character impacts of the proposed development; and
   - Advertising to surrounding landowners in accordance with the requirements of Shire of Plantagenet Town Planning Scheme No.3.

Recommended Actions:

i) Split level housing is recommended for sloping areas.

ii) Minimal modification of the natural topography of a site to encourage natural processes (i.e. drainage and groundwater flows) to continue.

1.2.2. Building Setbacks

Building setbacks ensure a consistent streetscape, as well as providing for an improved visual landscape and coordination of solar access. The aim of the Porongurup Rural Village is to ensure that a high quality visual landscape is fostered by development in the village.

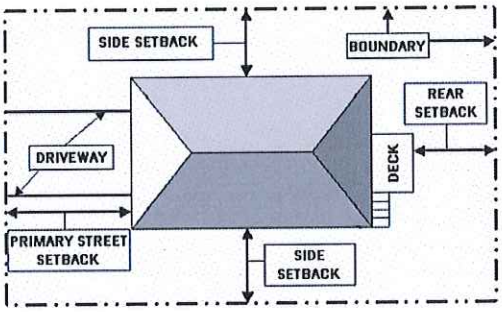


Figure 9: House Setback Diagram

Mandatory Requirements:

a) Residential Lots will be subject to the development setbacks for the R5 density as contained in the *Residential Design Codes*, namely:
   - 12m primary street setback;
   - 6m rear boundary and secondary street setbacks; and
   - Side setbacks as per Tables 2a and 2b of the *Residential Design Codes*.

b) Large Residential and Rural Residential Lots will be subject to the development setbacks for the R2 density as contained in the *Residential Design Codes*, namely:
   - 20m primary street frontage setback; and
   - 10m side and rear boundary and secondary street setbacks.

c) All development on Bush Lots will be required to be contained within the building envelope designated on the Structure Plan.

d) Karribank and Mayfield Enclaves: All buildings to be contained within the particular home site.

e) The Council, at its discretion; may consider houses and outbuildings not compliant with the above requirements, subject to the following measures being undertaken:
   - Careful consideration being given to the perceived bulk and scale of development in the Porongurup landscape;
   - Measures being implemented to minimise the visual and character impacts of the proposed development;
   - Consideration of fire safety issues; and
   - Advertising to surrounding landowners in accordance with the requirements of Shire of Plantagenet Town Planning Scheme No.3.

1.2.3. Outdoor Areas

Outdoor areas enable the enjoyment of the garden surrounds and open space surrounding each of the Porongurup Rural Village lots. For maximum enjoyment

and utilisation, these areas should be located on the north side of a house to capture winter sunlight.

Mandatory Requirements:

a) All houses are to be provided with an outdoor living directly accessible from a Habitable Room and screened from direct view from the street.

b) Outdoor structures shall be constructed of similar materials and colours to the house.

Recommended Actions:

i) The main outdoor living area should be located on the northern side of the house where this is practicable when considering the internal layout, orientation and topography of the land.

ii) Covered areas should be designed to allow winter sun access, such as through the use of louvers which can be closed during summer.

1.2.4. Roofs

The roof of a house is not only the crowning feature of the property, but also defines the bulk of the building and overall perception within the development. Within the Porongurup Rural Village, 'traditional' pitched roof designs are generally encouraged to complement the character of the existing development and to maximise energy efficiency, as shown in Figures 10 and 11.

Figure 10: Traditional 'Colorbond' custom orb roof (Image Courtesy of riseaboveroofing.com.au)

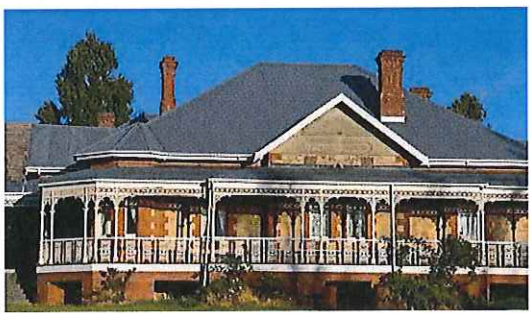

Figure 11: Historic House with Iron Roof (Image Courtesy of davidsanger.com)

Roof design also needs to consider environmental qualities, given the roof space can be one of the key factors in how efficiently the temperature in a house is moderated. Roof insulation through a variety of methods, including

green roof design (vegetation) can be considered to ensure the performance of the roof space in a sustainable manner.

Mandatory Requirements:

a) All houses must be provided with a north facing roof slope to allow for the installation of solar hot water or photovoltaic cells.
b) Tiled roofs are not permitted within the Porongurup Rural Village.

Recommended Actions:

i) Traditional roof pitches and designs will be encouraged to be utilised for development in the Porongurup Rural Village to complement the character of existing development.
ii) The use of green (planted) roof designs or other form of sustainable roof design will be favourably considered by the Council.

1.2.5. Carports/Garages/Sheds

Intensified development can often result in the dominance of the garage structure in the streetscape. This reduces the lot frontage available for passive surveillance of the street, but also the perception that the car dominates the lifestyle and habits of residents in the development.

Whilst the use of the car within the Porongurup Rural Village for local transport is discouraged, it will be essential that residents can utilise private vehicle transport. The guidelines seek to minimise the impact this has on the design of houses and the streetscape for the village.

Figure 12: Freestanding Carport using lightweight materials to reduce the bulk (Image Courtesy of shedexperts.com.au)

Mandatory Requirements:

a) Garages/carports are to be set behind the front line of the house.
b) Garage doors are not to take up more than 40% of the elevation of a dwelling on its primary road frontage.
c) Garage doors are to match/complement the colour palette proposed for the house.
d) Sheds are to match/complement the colour of the

main dwelling.

Recommended Actions:

i) Where possible, the carport or garage should be located on the portion of the property closest to the street frontage, to minimise the need for driveway construction.

ii) Where possible, the use of a single-width garage door or carport will be supported.

iii) It is encouraged that the carport/garage is contained under the same roof as the house.

1.3. Building Colours and Materials

The choice of colours and materials is of critical importance in setting the character of an area. The rural nature of the Porongurup Rural Village dictates that materials and colours reflect rural buildings rather than contemporary urban trends. Therefore, the use of alterative materials to brick will be encouraged in the Porongurup Rural Village. Where brick is used, the colours and texture of the brick will be required to complement the rural nature of the locality. The use of roofing tiles is also not encouraged as metal roofing materials are more widely found in Porongurup.

The object of the materials and colour guidelines is to ensure that buildings are complementary to the rural landscape whilst maintaining a wide choice to the individual landowner.

The predominant landscape colours are earth tones (dark reds, browns and greys) and the bushland (dull greens and dark green-greys). It is this palette that forms the basis for buildings within the Porongurup Rural Village.

Due to the Porongurup Rural Village being easily seen from lookouts in the National Park, it is vital that reflective and colours and materials are avoided on the sides of the hill in the Residential, Large Residential and Rural Residential Precincts.

Examples of the types and colours of material encouraged to be used in the Porongurup Rural Village are demonstrated in Figures 13, 14 and 15.

Figure 13: Examples of Wall Materials and Colours (natural tones are encouraged). Clockwise from top left: wood panelling, rammed earth, natural coloured bricks and granite.

Figure 14: Examples of Roof Colours (natural tones are encouraged, incorporating deep reds, bush greens and dark greys).

Figure 15: Examples of outdoor surfaces that reduce visual impact and allow water permeability to reduce run off, clockwise from top left: River stones, timber decking, permeable brick and concrete pavers and stabilised gravel.

Mandatory Requirements:

a) Use of reflective materials or colours is not permitted.

b) Colours and materials are to be selected on the grounds of the ability to blend into the surrounding landscape, with a preference for earth and bush tones (dark reds, browns, greys and greens).

c) The use of roofing tiles (clay or cement) is not permitted unless approved by the Council and only after the comments of surrounding landowners has been sought and taken into account by the Council.

d) The Council is to approve of the materials and colours to be used on any building or groups of buildings prior to construction to ensure these are appropriate.
e) Outbuildings (sheds and workshops) and rainwater tanks are to match/complement the colour of the main dwelling.
f) Hard surfaces, such as paving and driveways to utilise permeable surfaces with natural colours, such as stabilised gravel, permeable pavers or timber decking.

Recommended Actions:
i) The use of local materials, such as stone, timber and gravel, is encouraged.
ii) Alternative cladding materials to face brick are encouraged.

## 1.4. Streetscape and Landscaping

### 1.4.1. Streetscape

Streetscape and the enjoyment of the public realm are largely dependent upon the development that surrounds the public realm. With the exception of street lighting, road pavement, infrastructure and landscaping, the street environment is a void space which is framed by the development on overlooking lots. The quality of this development and the achievement of certain objectives on adjacent housing can vastly improve the streetscape experience.

One of the key issues with streetscape is the perception of safety. This can encourage or discourage residents to utilise the street space. Passive surveillance of the public realm adds to the perception and feeling of safety in the community, encouraging residents to use the street proactively, gaining social and health benefits and adding to the sense of community and security. Development that encourages the passive surveillance of the public realm will be encouraged in the Porongurup Rural Village.

Figure 16: Streetscape example where houses are consistently setback and all dwellings overlook streetscape (Image Courtesy of WAPC)

Mandatory Requirements:
a) Houses are to be orientated to provide visual surveillance of the public realm.
b) At least one habitable room window is to be located overlooking the street.

1.4.2. Landscaping and House Surrounds

Landscaping and house surrounds refers to the garden and landscaping elements of the property that characterise the development. The development of the Porongurup Rural Village aims to ensure that some revegetation, particularly of pastured areas, result from future development.

As shown in Figure 17, landscaping can also have benefits in the moderation of the house climate. The use of deciduous plants and trees, to absorb summer heat, as well as the placement of trees to cool breeze, can reduce the need for artificial cooling or remove the need altogether. In winter, the placement of deciduous trees can allow sunlight penetration to warm thermal mass in the house.

The development of large irrigated lawn areas will be generally discouraged due to the associated use of water and requirement for additional soil enhancement.

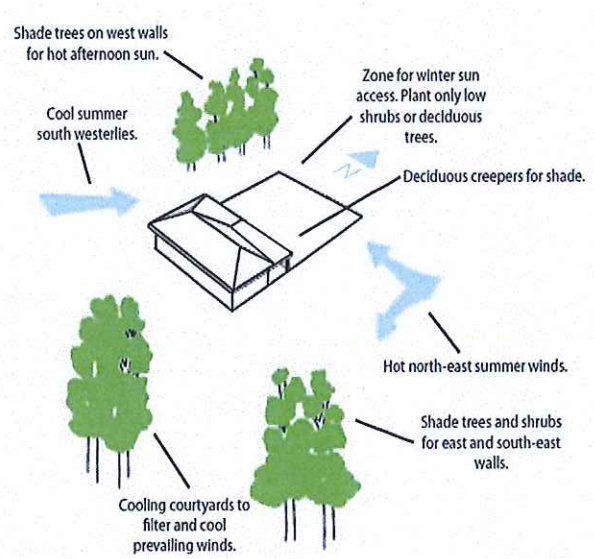


Figure 17: Landscaping benefits to house climate moderation (Image Courtesy of City of Cockburn)

Mandatory Requirements:

a) Maximum of 100m² of reticulated lawn or grass area per house.
b) Only local species to be planted on Bush Lots outside the building envelope area.
c) Revegetation of former pasture areas with local tree species at a minimum rate of 1 tree for every 500m² of lot area, or part thereof. Trees to be located so as not to increase the bush fire risk of the house or neighbouring houses.
d) No driveway shall be wider than 5m, unless where entering a carport or garage (not inclusive of any truncations used onto roadways).

e) Boundary fencing (except for Bush Lots) to be open fencing types, such as:
- Post and wire;
- Open timber picket; and
- Post and rail.

Recommended Actions:

i) Drip irrigation and sub-surface reticulation is recommended. The use of surface sprinklers is not encouraged.

ii) Use of deciduous trees surrounding the northern side of the house is recommended to provide additional shade during summer months.

iii) Gardens using non-local plants should be limited to the immediate surrounds of the house.

2. Site-specific Design Guidelines

In addition to the General Design Guidelines in Section 1, there are a number of site specific guidelines that affect certain parts of the Porongurup Rural Village. This has been done so that particular areas can reflect the nature of the immediate surrounds.

The site-specific guidelines are intended to supplement the general guidelines outlined in Section 1. Where a site-specific guideline conflicts with a standard guideline, the site-specific guideline will prevail.

2.1. Karribank Enclave Design Guidelines

The development of the Karribank Enclave is focused on the principles of protecting the heritage integrity of the site. Development will be required to be consistent with the style of development that has already occurred within the enclave, particularly Karribank Lodge and its surrounding buildings.

Additional Requirements:

a) These additional requirements do not apply to the 2,000m² residential lots to be created over 'Lot C' as shown on the Karribank Enclave Plan.

b) All new buildings within the Karribank Enclave are to be located within the defined home sites.

c) Gross floor area of each dwelling is to be no greater than 180m², inclusive of any covered outdoor living area.

d) All roofs are to be red 'Colorbond' of the same or similar colour used on the Karribank Lodge buildings.

e) External walls are to use light colours to complement the Karribank Lodge buildings. Buildings can use a wide variety of wall materials as used in the existing buildings.

f) Verandahs and patios are to be of lightweight construction using a simple skillion roof design.

g) Use of face brick (i.e. bricks that have not been rendered and painted) is not permitted.

h) Carports are to be single width only with double carports only permitted in tandem form) and constructed in lightweight materials.
i) Garages are not permitted.
j) Sheds are to be a maximum of 30m² and have a wall height of no more than 2.1m.
k) Privacy fencing is to be limited to a private open space area of no more than 50m².
l) Demarcation of home site boundaries is to be by landscaping.
m) Driveways are to be of the same material as the common property driveways and no wider than 3m.
n) Rainwater tanks to be located behind the house and coloured to complement the house.
o) The use of vegetation to screen sheds, water tanks and utility areas is recommended.
p) Common property areas are to be maintained in an open grassed state to maintain the current visual cues of the site.

Figure 18: Historical view of Karribank showing the use of simple building designs and differing orientations.

Figure 19: Current day view of Karribank Lodge showing the use of red tin roofing and pale wall colours.

Figure 20: Example of a small Karribank cottage using painted masonry walls and red tin roof with a simple cantilevered verandah.

2.2. Mayfield Enclave Design Guidelines

The Mayfield Enclave is well screened from Porongurup Road by the existing plantation and is located low in the landscape. This allows for the development guidelines to be less rigorous than the Karribank Enclave. However, there is a need to address the particular characteristics of the Enclave with the following specific design guidelines:

Additional Requirements:

a) All new buildings within the Mayfield Enclave are to be located within the defined home sites.
b) Gross floor area of each dwelling is to be no greater than 200m², inclusive of covered outdoor areas.
c) Carports are to be single width only with double carports only permitted in tandem form) and constructed in lightweight materials.
d) Garages are not permitted.
e) Sheds are to be a maximum of 30m² and have a wall height of no more than 2.1m.
f) Privacy fencing is to be limited to a private open space area of no more than 50m².
g) Demarcation of home site boundaries is to be by landscaping.
h) Driveways are to be of the same material as the common property driveways and no wider than 3m.
i) Rainwater tanks to be located behind the house and coloured to complement the house.
j) The use of vegetation to screen sheds, water tanks and utility areas is recommended.

3. Fire Safety

Remnant vegetation will be retained within the Porongurup Rural Village within 'Remnant Vegetation Protection' areas. Within close proximity to this vegetation there will be an increased risk of a property being damaged or destroyed by bush fire. Measures to reduce this risk are implemented through the Structure Plan.

As shown on the Structure Plan, land within 100m of a fire risk has been identified. In accordance with the recommendations of the Environmental Management Strategy prepared for the village the following actions were implemented:

- The Fire Management Plan was revised, based on the requirements of *Planning for Bush Fire Protection – Edition 2* and *Australian Standard 3959 – Construction of Buildings in Bush Fire Prone Areas*;
- All buildings within the nominated 100m area will be required to be constructed to the standards outlined in the above mentioned Australian Standard 3959, as prescribed in *Planning for Bush Fire Protection – Edition 2*'

- A restrictive covenant will be placed on each title in the 100m fire risk area to inform landowners that a Fire Management Plan is operational and that they are bound to its requirements; and
- At the subdivision and sale of the lots, each prospective purchaser of the land can be provided with FESA booklet *Bushfire Preparedness – Prepare. Act. Survive* by the developer.

The Structure Plan ensures that appropriate measures are installed to minimise risk and damage in the event of a bush fire. Furthermore, the requirement for the approval of a Fire Management Plan prior to further subdivision and development ensures these outcomes are implemented.

4. Prospective Developers

A copy of this TPS Policy will be provided to all prospective developers and home builders in the Structure Plan area.

Adopted on 3 July 2012 in accordance with clause 7.6 of Town Planning Scheme No. 3.