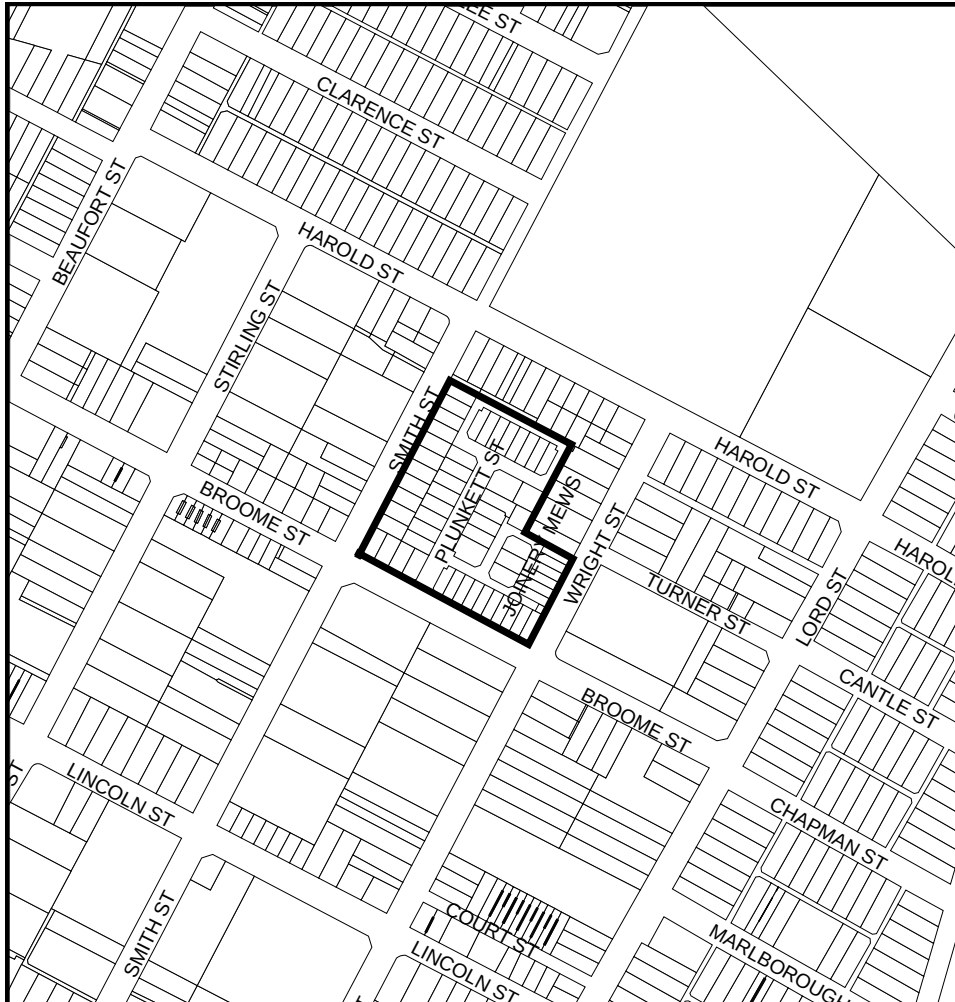


APPENDIX NO. 8

HIGHGATE DESIGN GUIDELINES



1. CONTEXT

The subdivision is bounded by Smith Street, Broome Street and Wright Street and is located in the Forrest Precinct. Opposite the site to the south is Brigatti Gardens and to the east is Franchina Reserve.

The surrounding land use is a mixture of residential types, with inner urban precincts. Local shopping and commercial developments are situated nearby in Beaufort Street and Lord Street. The immediate area is predominantly single residential with a number of townhouse developments and multi residential apartments in Smith Street. A local delicatessen is situated on the corner of Broome Street and Smith Street.

2. SCOPE OF GUIDELINES

These Guidelines relate to Lots 201 – 258 of the 'Highgate Village' subdivision.

These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1 and the Residential Planning Codes. It is the intention of the City of Vincent that the Forrest Precinct will be consolidated and enhanced as a residential precinct providing a range of housing opportunities.

Where requirements differ in regard to lot density and setbacks, these Design Guidelines take precedence over other documents and Policies.

These Guidelines set out the desired approach to those factors which will influence the built form and, subsequently, the character of the subdivision, in order to promote efficient use of the land, energy conscious design and achieve an attractive and harmonious living environment for residents and the community at large.

3. BUILDING FORM

i) General

The residences built in the subdivision should be respectful of the local context and existing building stock.

Buildings should address the primary street in some way. This, however, should not preclude orienting living spaces around northern facing open spaces. The most successful designs will arrange the house around a major open space or courtyard. The home's major apertures, therefore, should be positioned to allow for direct viewing of, and/or access to the garden, courtyard, or public space.

4. BUILDING ENVELOPE

A building envelope approach is used for three reasons:

- i) to give some certainty as to the maximum possible size of neighbouring buildings;
- ii) to ensure that new buildings will be of an appropriate residential scale for the given density; and
- iii) to ensure that the visual bulk will be appropriate for the desired character of the area.

The bulk of the building shall be contained within a building envelope. Minor projections, such as chimneys, finials, awnings, pergolas, balconies, and small portions of dormer and bay windows, will be permitted.

There are building envelopes and each lot will pertain to one of these three situations.

FIGURE #2 - ENVELOPE 1.

Typical section through lots #224 - 231 to show building envelope limits (house type indicative only).

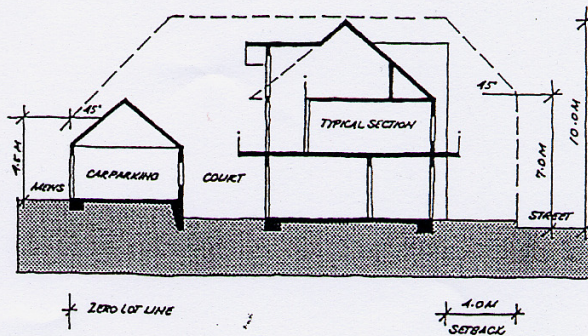


FIGURE #3 - ENVELOPE 2.

Typical section through lots #201 - 204 & 232 - 258 to show building envelope limits (house type indicative only).

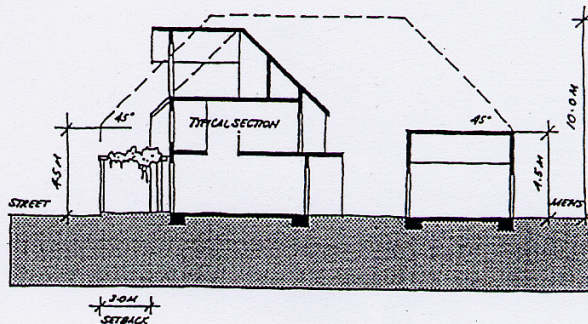
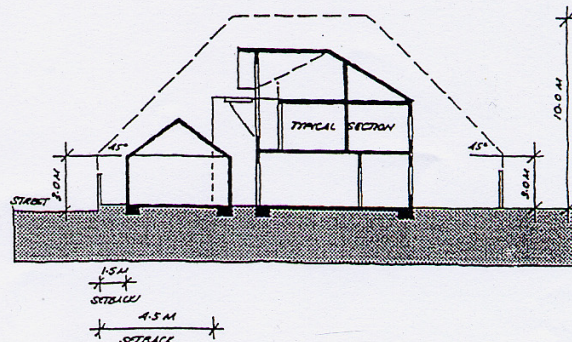


FIGURE #4 - ENVELOPE 3.

Typical section through lots #205 - 223 to show building envelope limits (house type indicative only).



Note: Lots # 223, 232-234 & 255 may have their carports situated on the lot boundary.

5. PRIVACY

A high standard of acoustic and visual privacy is expected with particular attention to:

- i) construction materials and techniques to enhance acoustic privacy between dwellings;
- ii) site and dwelling layout to separate potentially conflicting uses; and
- iii) the building design should ensure that the possibility of both indoor and outdoor spaces overlooking and/or being overlooked is avoided.

6. ROOF

Roof pitches, where the roof is visible from public areas, streets and mews, should be between 30 degrees and 45 degrees. Shallower roof pitches will be permitted in the case of verandahs, canopies and where roof areas are concealed from street view by parapets.

The use of dormer and attic windows is encouraged to create greater visual interest, assist with climate control and to reduce the sense of scale of the developments.

7. NARROW LOTS

The lots have what is considered to be narrow frontages in respect to the Perth suburban context.

Lots of this type are well suited to reinforcing a vertical rhythm within the streetscape. As such, the front elevation composition should emphasise, proportionally, a vertical rhythm. Vertical window proportions and gables are helpful to this end.

Designs of houses on small lots are most successful when they are kept to bold, simple forms with minimal decoration.

8. ARTICULATION AND DESIGN

Articulate and detail buildings, through the use of elements such as verandahs, balconies and window projections, to provide a modulated street frontage, to create greater visual interest and establish a fine grained scale to the development.

Detail in order to increase variety, enhance the richness and individuality of developments. Detail so as to reduce the building's visual bulk and accentuate the vertical nature of the subdivision.

Corner buildings are to address both streets with special attention to acknowledging the corner and linking the streets concerned - with, for example, additional floor height, distinct roof form, articulation of corner wall elements, distinctive window design, variation in materials and colours, special balcony treatments.

Detail garages, carports and parking areas to reduce their visual impact, create interest at pedestrian level and complement the overall development.

9. SETBACKS

On all corner lots the nominated secondary street shall be allowed a 1 metre setback for a length of 25 per cent of that nominated boundary. The remaining setback shall be as for the primary street, as defined in Table 1.

The setback, for enclosed garages to a primary or secondary street, is 6.0 metres. For enclosed garages to mews, the setback is zero.

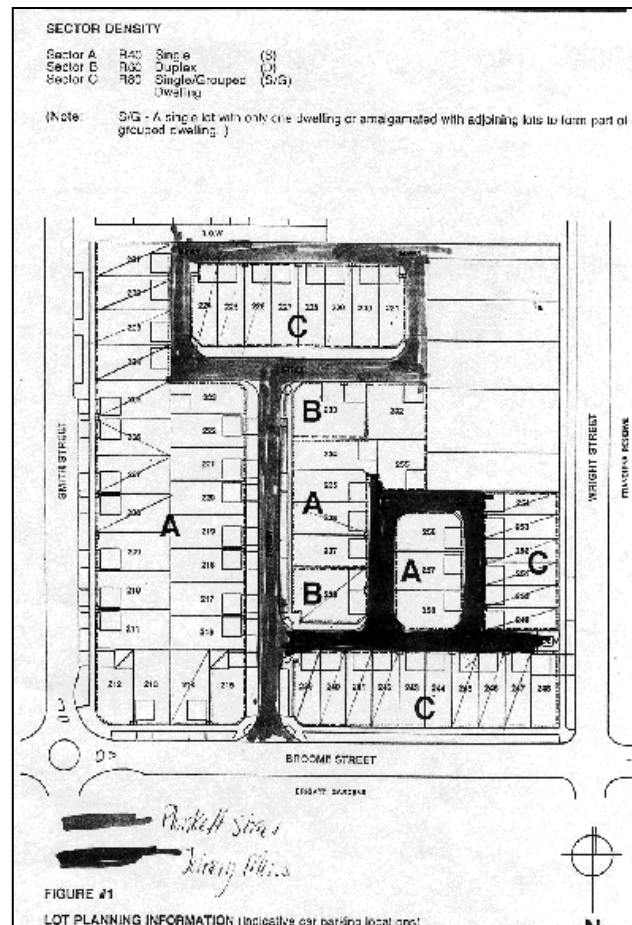


Figure #1 LOT PLANNING INFORMATION (Indicative car parking locations)

SECTOR DENSITY

Sector A	R40	Single	(S)
Sector B	R60	Duplex	(D)
Sector C	R80	Single/Grouped Dwelling	(S/G)

Note S/G: A single lot with only one dwelling or amalgamated with adjoining lots to form part of a grouped dwelling.

The setback for open carports to primary or secondary streets is 1.5 metres. For carports to mews the setback is zero.

The opportunity to build to the boundary is permitted due to the inclusion of zero lot lines on certain boundaries.

Side setbacks, other than nominated zero lot lines, shall be in accordance with the Residential Planning Codes of Western Australia.

LOT No.	AREA	USE	FRONTAGE	ZONING	PRIMARY ST SETBACK	ZERO LOT LINE	SECTOR
201	235	S/G	10.2	R40	3.0m	N/S	A
202	235	S/G	10.2	R40	3.0m	N/S	A
203	235	S/G	10.2	R40	3.0m	N/S	A
204	239	S/G	10.4	R40	3.0m	N/S	A
205	259	S	11.3	R40	4.5m	S	A
206	262	S	11.4	R40	4.5m	S	A
207	262	S	11.4	R40	4.5m	S	A
208	264	S	11.5	R40	4.5m	S	A
209	265	S	11.5	R40	4.5m	S	A
210	264	S	11.5	R40	4.5m	S	A
211	265	S	11.5	R40	4.5m	S	A
212	259	S/G	5.0/6.5	R40	4.5m	E	A
213	265	S/G	11.5	R40	4.5m	W	A
214	265	S	11.5	R40	4.5m	W	A
215	265	S	8.5/3.0	R40	4.5m	W	A
216	230	S	10	R40	4.5m	S	A
217	230	S	10	R40	4.5m	S	A
218	230	S	10	R40	4.5m	S	A
219	230	S	10	R40	4.5m	S	A
220	230	S	10	R40	4.5m	S	A
221	230	S	10	R40	4.5m	S	A
222	230	S	10	R40	4.5m	S	A
223	227	S	7.0/3.0	R40	4.5m	S	A
224-31	1622	S/G	8.2 Approx.	R80	4.0m	E, E/W, W	C
232	308	D	18.1	R40	3.0m	W/S	A
233	378	D	14.0/3.0	R60	3.0m	S/E	B
234	262	S	9.3	R40	3.0m	S	A
235	221	S	9.7	R40	3.0m	S	A
236	223	S	9.7	R40	3.0m	S	A
237	223	S	9.7	R40	3.0m	S	A
238	379	D	13.7/3.0	R60	3.0m	N	B
239	193	S/G	5.4/3.0	R80	3.0m	E	C
240	184	S/G	8	R80	3.0m	E/W	C
241	184	S/G	8	R80	3.0m	E/W	C
242	184	S/G	8	R80	3.0m	E/W	C
243	184	S/G	8	R80	3.0m	E/W	C
244	184	S/G	8	R80	3.0m	E/W	C
245	184	S/G	8	R80	3.0m	E/W	C
246	184	S/G	8	R80	3.0m	E/W	C
247	184	S/G	8	R80	3.0m	E/W	C
248	194	S/G	8.4	R80	3.0m	W	C
249	159	S/G	6.9	R80	3.0m	N/S	C
250	159	S/G	6.9	R80	3.0m	N/S	C
251	159	S/G	6.9	R80	3.0m	N/S	C
252	159	S/G	6.9	R80	3.0m	N/S	C
253	159	S/G	6.9	R80	3.0m	N/S	C
254	164	S/G	7.2	R80	3.0m	N/S	C
255	226	S	14.6	R40	3.0m	N/W	A
256	241	S	9.0/3.0	R40	3.0m	S	A
257	243	S	11.6	R40	3.0m	S	A
258	241	S	9.0/3.0	R40	3.0m	N	A

Table 1

10. SECTOR DENSITY AND LOT YIELD

The residential subdivision contains a variety of lot sizes and it is envisaged that the subdivision will house a range of dwelling types and densities – from single storey individual houses, to low rise townhouse and apartment developments.

Lots are divided into sectors with respect to their proposed density. The City of Vincent subdivision, once fully developed, will house a total average site density of R35.

This is being applied on the basis of a comprehensively planned development, with density averaged across the whole site. Therefore, the notional density of an individual lot basis will vary from this average to allow for a diversity of housing types in the subdivision.

11. ZERO LOT LINE

The majority of lots have been allocated a zero lot line to one, or more of their boundaries. This enables the owner to build to the nominated boundary, thereby maximising the potential of each lot.

Notwithstanding, all such designs must be in accordance with the Building Code of Australia.

Each zero lot line has been specifically selected to allow for solar design opportunities and to enable each development to contribute towards a consistent and coherent streetscape.

For Lots # 205 – 211, 216 – 223, 235 – 238 and 256 – 258, the second storey on a side boundary with a zero lot line is permitted to have a zero setback for a maximum distance equivalent to 50 per cent of the boundary length.

Side setbacks, other than the nominated zero lot lines, shall be in accordance with the Residential Planning Codes of Western Australia. Refer to the Residential Planning Codes.

12. ACCESS AND PARKING

Provide pedestrian access via front doors, facing primary streets. A minimum of one and a maximum of two on-site car parking bays are permitted per dwelling (visitor parking on street). Enclosing parking bays is not required; however, if this is desired, the structure must complement the overall development. Where a lot has access to a mews or a secondary street, the vehicle crossover should be located on that armature. Lots # 223, 232 – 234 and 255 are permitted to build either their carport or garage to the boundary.

13. OPEN SPACE

Provide an area of north facing open space for each dwelling, directly accessible from a living area, where possible.

Open space requirements, as outlined in the Residential Planning Codes of Western Australia, are to have a minimum area of 40 square metres and a minimum dimension of 4.0 metres.

Private open space may be at ground level or provided as a balcony, terrace or deck.

Site coverage shall be a maximum of 60 per cent of the lot area.

14. SERVICES

Meter boxes are to be located within the service easement of each lot. All attempts should be made to integrate the meter box visually with its surrounding.

The opportunity exists for owners to link the reticulated verge area adjacent to their lots to their own reticulation system.

The verge may then be considered a visual extension of the lot.

15. COLOURS AND MATERIALS

i) General

The exploration of alternatives to standard brick and tiles as the primary material for residences is encouraged. In looking at alternatives consider the materials used in adjoining houses, with a view to either complement or contrast with them so as to create visual interest within the streetscape.

Combined with vegetation and a variety of colours and textures, design distinction can be achieved by using traditional red brickwork, painted or rendered brickwork, concrete blockwork, weather cladding or combinations thereof. Reflective glass is not permitted.

ii) Roof

Roof materials should be selected from the following colour range: tiles in autumn, terracotta or grey tones; flat profile shingles in slate grey; corrugated metal decking in Colourbond Off White, Merino, Wheat, Birch Grey, Saltbush, Beige, Homestead, or Mist Green.

A Zincalume finish is acceptable where it can be demonstrated that glare and reflectivity will not be a problem to neighbours and surrounding activities.

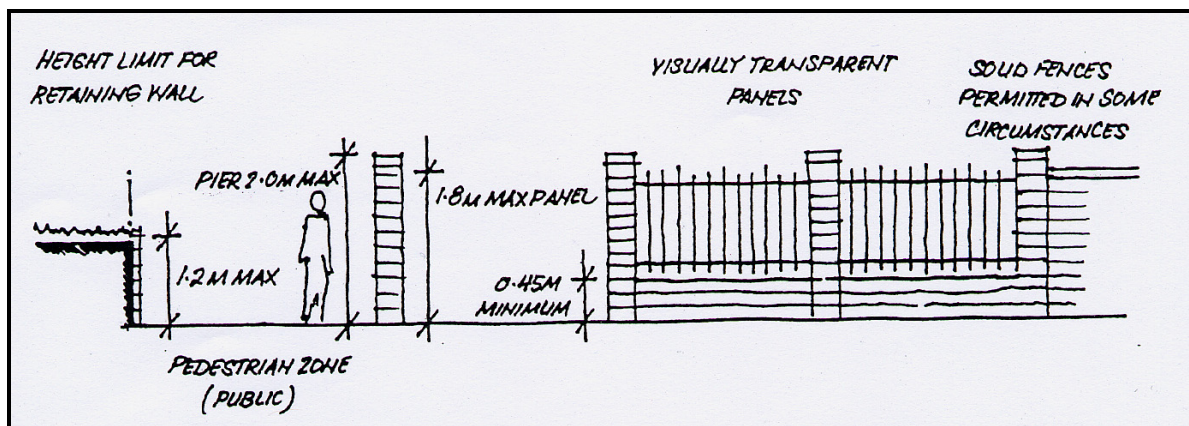
iii) Accents

Accent colours may be in any shade to trim fascias, gutters, doors and windows, balustrades, pergolas and fence infill panels.

16. FENCING & RETAINING WALLS

- i) Solid fencing is permitted on any boundary provided it does not exceed 1.2 metres in height. Fencing exceeding 1.2 metres in height should follow the guidelines below.
- ii) No fencing shall exceed 1.8 metres in height, with piers being permitted to 2 metres in height.
- iii) On primary streets, fencing should be visually permeable, with 50 per cent transparency minimum. Provide painted timber or metal in fill panels.
- iv) Fencing to secondary streets is permitted to be solid, provided that the fencing to the primary street is visually permeable.

- v) Solid fencing to the mews is permitted.
- vi) Gates across carports are permitted, provided that they are visually permeable.
- vii) Solid gates/garage doors have a minimum setback from any street (with the exception of mews), of 6.0 metres.
- viii) Preferable materials include timber and masonry.
- ix) Corrugated fibrous cement sheeting, eg Super 6, is not permitted.
- x) Side and rear boundary fencing should be constructed from a material which complements the materials of the house.
- xi) Where a new fence meets an existing fence/wall, an attempt should be made to match the scale and height of the existing fence/wall.



17. LANDSCAPING

Permeable segmented paving should be used for hard surfaces, driveways, patios, etc, to increase on-site absorption and to minimise stormwater run off.

Where paving abuts sealed surfaces in streets or mews, and is visible from public areas, an attempt should be made to integrate new paving with the existing paving by means of colour, scale, texture and patterns.

Scale and form of mature trees selected should relate to building mass.

Thought should be given to the types of trees selected to provide shade in order to maximise the effect of passive solar control.

Deciduous trees which shield windows in summer yet allow sunlight penetration in winter are beneficial in helping to minimise energy costs.

Plant species should complement the species evident in the area and within the subdivision.

NOTE:

The following pertains to Lots # 201 – 204, 224 – 231, 239 – 248 and 249 – 254 of the Highgate subdivision:

- i) Heights of Roof Ridges, Pitching Points, Gutters, Eaves, Parapets and Floors Levels

The height and levels of these items must match either the adjoining property or are to be interpreted as a maximum of 600 millimetres.

- ii) Floor to Floor Height

- a) A minimum ground floor to first floor height is 300 millimetres.

- b) A minimum of two storeys is required.

- iii) Roofs in Same Plane to Match

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

- iv) Balconies and Decks

Balconies and decks may protrude into the front setback by 1000 millimetres but, if protruded, must be 1800 millimetres deep.

- v) Window Opening Proportion

Overall window opening proportion must be vertical or square.

Horizontally proportioned window openings are acceptable only if integral to the elevation and a minor element of the overall elevation composition.