

TOWN OF COTTESLOE – TOWN PLANNING SCHEME NO. 2

POLICY No. 14 – LOCAL DEVELOPMENT PLAN FOR FORMER DEPOT SITE

A policy made pursuant to Town Planning Scheme No. 2 Part VII Clause 7.7.

Objective

To prescribe design guidelines to manage development of the residential estate created out of the former municipal depot site.

Background

The Town has vacated its former depot site located off Nailsworth Street and obtained subdivision approval for the land to be developed as single residential lots, with a central access road and public open space (POS).

The Town intends to sell the site to a land developer to undertake the approved subdivision. To guide the subdivision development of the residential estate and the subsequent house developments on individual lots, the Town has prepared a Local Development Plan (LDP), which is the subject of this Town Planning Scheme Policy.

Local Development Plan – design guidelines

The purpose of the LDP is to provide design guidelines for the residential subdivision and development of the land. The LDP and associated Public Realm Design Brief provide the framework for how the residential estate is to be designed and constructed.

The land subdivider is to develop the estate by undertaking engineering works to fill the site, provide all utility services, construct the access road and upgrade the surrounding lanes, install the POS treatments, and create the finished housing lots.

The LDP design guidelines augment the basic subdivision layout by addressing development parameters for the residential lots and the public realm (roads, lanes and POS). They set the style and standard of development and ensure consistency of urban design and streetscape.

The policy documentation comprises:

1. this policy statement;
2. a plan (the LDP) of the estate showing key development requirements; and
3. a supporting Public Realm Design Brief (descriptive text and indicative images) outlining details for the access road, lanes, infrastructure and POS.

Application of Policy

The LDP design guidelines and Public Realm Design Brief are to be included in the contract of sale to the subdivider/developer, as well as be disseminated to the purchasers of the lots, so that the design requirements contained therein are applied and adhered to.

Council, having adopted the LDP and Public Realm Design Brief as a policy under its Town Planning Scheme, will have regard to the Policy and apply the design guidelines to the development of the estate and lots.

In relation to development applications for the lots, the Policy operates as another layer of planning control in conjunction with the provisions of the Scheme and the Residential Design Codes. Development applications will be required to comply with the Policy accordingly.

ADOPTION: 23 September 2013

REVIEW:

THE DESIGN ESSENTIALS

SITE LEVELS

- +25.0** • Australian Height Datum (AHD) point denotes the maximum natural ground level (ngl) within the specified height zone.

BUILDING SETBACKS

- Dwelling Setbacks:
- Minimum 3.0 metres and maximum 5.0 metres.
 - Minimum 1.5 metre setback to second storey.
- Garage Setbacks:
- Minimum 1.0 metre.

BUILDING HEIGHT

- Dwelling Height Zone:
- Refer to Town of Cottesloe Local Planning Scheme.

GARAGE HEIGHT ZONE:

- Maximum roof height (to the crown) of 4.0 metres.

Note: All building heights shall be measured from the relevant AHD point.

GARAGE LOCATION AND ACCESS

- All garages shall be located within the rear garage zone, except for lot 13 which has no rear access, as indicated on the plan.
- Potential garage location.

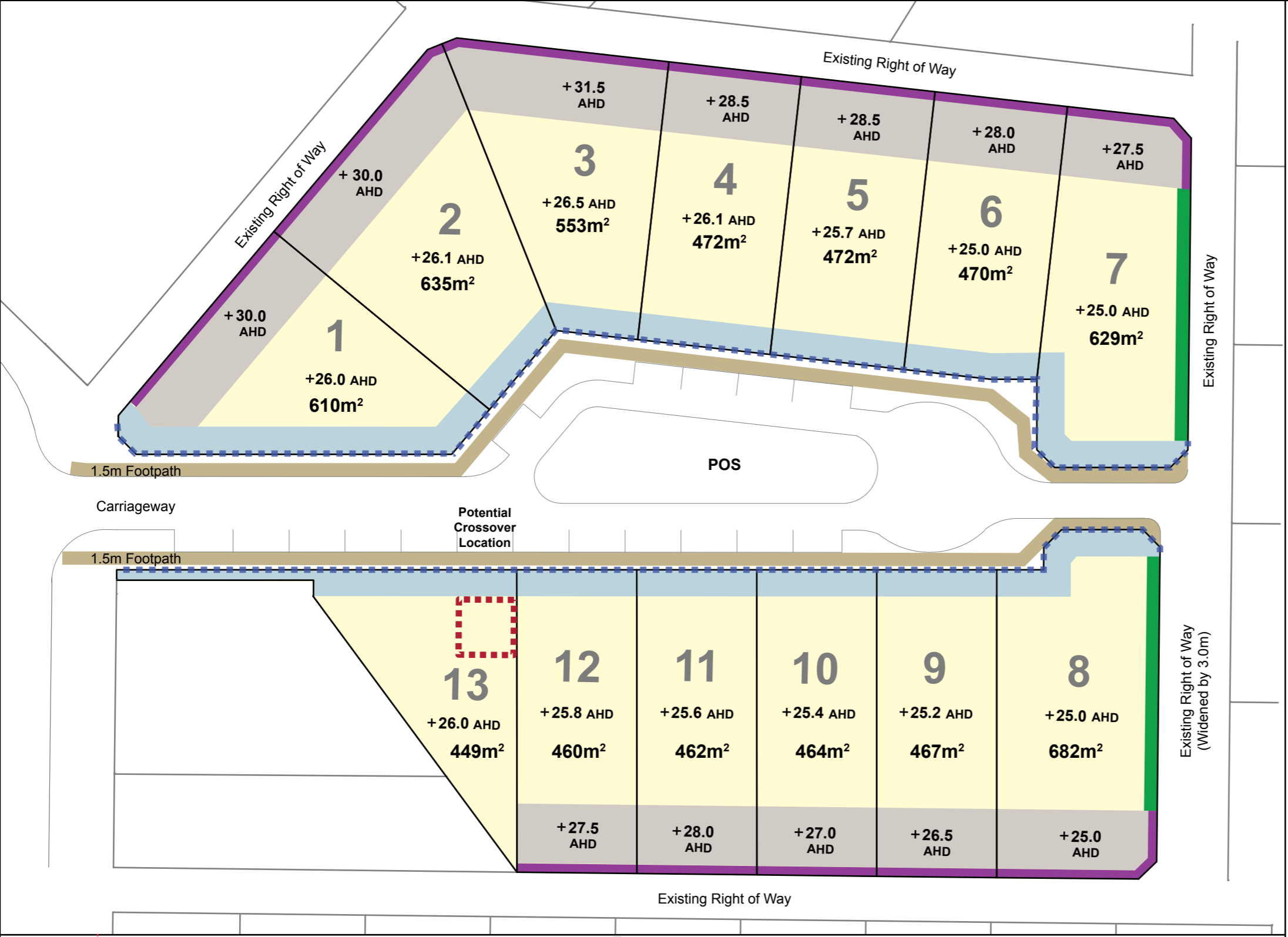
SITE COVERAGE

- Maximum 60%.

FRONT FENCING

- Any front fencing shall not be higher than 1.2 metres above the specified datum point, and must be a minimum of 50% visually and physically permeable, to the satisfaction of the Town.
- Where privacy to a courtyard or screening of a clothes drying area is required, solid fencing to a maximum of 1.8 metres in height above the specified AHD point is permitted, provided it is behind the front setback of the dwelling.

Note: Provisions of the Town of Cottesloe Local Planning Scheme and the Residential Design Codes apply except for the variations shown on this Local Development Plan. This Local Development Plan has been adopted by Council as a Local Planning Policy at its Ordinary Council Meeting on 23 September 2014



Public Realm Design Brief

Former Cottesloe Works Depot 2B (Lot 34) Nailsworth Street, Cottesloe

Note: This Public Realm Design Brief should be read in conjunction with the Former Cottesloe Works Depot Local Development Plan.

Purpose

This brief has been prepared to express the Town of Cottesloe's (the Town's) public realm design expectations for the Former Cottesloe Works Depot. Specifically, this brief relates the following:

- Centrally located area of public open space;
- The new local street; and
- The surrounding network of laneways.





Public Open Space

Design Intent

To provide an intimate, shaded communal retreat for residents of all ages that is aesthetically pleasing, functional and safe.

Design Guidance

- A suitably sized shade/shelter structure shall be provided, with sufficient table and seating opportunities beneath.
- Native water-wise plantings shall be used to landscape the space in groupings.
- Water-wise lawn species shall be used to adequately cover selected areas, providing cool and comfortable surfaces to sit and play on.
- Where possible, the retention of existing trees is encouraged. Reference shall be made to the Cottesloe Works Depot Vegetation Survey and Report.
- The lawn and garden beds shall be appropriately reticulated.
- A mixture of deciduous and non-deciduous trees shall be planted and appropriately spaced to provide adequate shade and shelter.
- Landscaping, structures and furniture shall be designed and located to avoid a sense of clutter and facilitate movement within and across the space.
- The edge of the space shall be defined whilst being designed to transition into the adjacent carriageway.
- Hardscape elements should be of natural/earthy materials and colours.
- Suitable lighting shall be provided to encourage evening use of the space, especially lighting that spills onto the space beneath the shade/shelter structure.





New Street

Design Intent

To provide a safe, calm and attractive street environment, where priority is given to pedestrians.

Design Guidance

Paving and drainage:

- The carriageways shall be appropriately sealed, drained and paved for their full width to ensure they are trafficable.
- The use of textured road treatments to create a shared space and encourages reduced vehicular speeds, avoiding undue noise.
- If designed to the satisfaction of the Town, the Town may provide this treatment solely at the throat of the street for a sufficient depth.
- The use of a cohesive colours and materials palette, which is to be considered in conjunction with the Town.
- Raised surfaces shall be designed to be both safe and easy to maintain.

Verges and footpaths:

- The verge shall be designed to read as a continuous linear element of the street.
- Footpaths shall be provided on one or both sides of the street, abutting the frontages of each of the residential lots.
- Verges shall be lawned with water-wise lawn species and reticulated, or planted with native ground covers and low plants.

Street trees and landscaping:

- Street trees shall be spaced appropriately to achieve a sense of enclosure. Where possible, street trees shall be spaced so that their canopies meet when mature.
- Robust tree guards shall be used to protect immature street trees.
- Where possible, the retention of existing trees is encouraged. Reference shall be made to the Cottesloe Works Depot Vegetation Survey and Report.
- Native water wise plantings shall be used and placed in groupings.

Street parking:

- Where parking bays are inset into the verge, the bays shall be clearly discernible, with transitional curbing that differentiates the parking bay from the verge.
- Parking bays shall be level with the carriageway and set lower than the verge and footpath.

Street lighting:

- Street lighting shall be provided to ensure that the public domain is adequately lit.
- Street lighting and landscaping shall be appropriately located, such that tree canopies do not block light spill to the street.

Other:

- There shall not be any entry statement for the subdivision.
- The road and laneways shall not have any gates.



Laneways

Design Intent

To facilitate safe and convenient movement, providing the primary means of vehicular access to each of the residential lots.

Design Guidance

Surface:

- The laneways shall be sealed, drained and paved for their full width to ensure they are trafficable.

Lighting:

- Lighting shall be provided to ensure that the laneways are adequately lit to create a safe environment for residents.
- Light poles shall be carefully located along the perimeter of the site to not unduly restrict vehicular access and movements or impact upon the adjacent neighbours. This may include locations on the inside edge of residential lots or small excisions for that purpose.
- Lighting choice to have regard for the minimization of glare whilst ensure an appropriate level of light spill is achieved.

Truncations:

- Truncations of 2 metres by 2 metres shall be provided at the intersection of each laneway to ensure sightlines are maintained to facilitate a safe vehicular and pedestrian movement.

