

1. INTRODUCTION

The Araluen Country Club is a low-density residential development integrated with a golf course located within the Darling Ranges east of the Armadale City centre. The estate was developed initially with specific design guidelines and covenants and under the provisions of previous Town Planning Scheme No.2. The estate will continue to develop and requires similar, if less extensive, guiding principles to those originally prepared.

In view of the exposed nature of the development and potential to be viewed from Roleystone, it is necessary to ensure that site works and building design is undertaken with sensitivity. This policy has been prepared to assist developers and the City in guiding development.

This policy is based on the *Design Guidelines and Covenants* January 1994 prepared by Hames Sharley for the Araluen Country Club modified to take account of the provisions of the *Residential Design Codes*, the provisions of Town Planning Scheme No.4 and the extent to which special planning controls are now appropriate for the estate.

Town Planning Scheme No.4 requires that buildings within the Araluen Residential Estate, and other Special Residential zones, accord with the same setbacks, building height, bulk, open space and landscaping requirements as those for development to which the Residential Design Codes apply. Accordingly, this policy provides additional guidance on matters for areas not adequately addressed in the Residential Design Codes.

2. APPLICATION OF POLICY

The policy applies to the development of residential dwellings, outbuildings and associated site works within the Araluen Residential Estate (Development Area No.10 in Town Planning Scheme No.4). The policy provides clear guidance to the City in the exercise of its discretion to approve or refuse development.

3. POLICY OBJECTIVES

- a) To ensure that development maintains and enhances the residential amenity for existing and future Araluen residents; and
- b) To protect and enhance the natural environmental features of the locality.

4. POLICY STATEMENT

4.1 Streetscape

- 4.1.1 Garages should be integrated with the dwelling. Flat roof carports, patios and garages are not permitted.
- 4.1.2 Parking areas for boats, caravans and commercial vehicles are not permitted forward of the front building line.
- 4.1.3 Clothes drying areas, service areas, storage areas, air conditioning units and hot water storage tanks shall be located behind the front setback line and screened from public view.
- 4.1.4 Driveways shall be comprised of materials complementary in colour to the estate roads, or other earthy colours appropriate to the site.

4.2 Site Works and Vegetation Removal

- 4.2.1 Building sites shall, as far as practicable, be restored to their original state after development and after taking into account bush fire protection measures considered necessary by the City.
- 4.2.2 Removal of existing trees and bushes shall only occur to provide for the siting of a dwelling, to provide dwelling access and to accommodate bush fire protection measures considered necessary by the City.
- 4.2.3 When required by the City, development that is highly visible from public areas shall be screened by landscaping using local native species and taking into consideration bush fire protection measures considered necessary by the City.
- 4.2.4 Retaining walls shall be coloured to complement the earthy colours appropriate to the site.

4.3 Building Design

- 4.3.1 Dwelling designs shall incorporate elements of rural Australian vernacular character such as verandahs and porches:
 - Verandahs porches and eaves overhangs, of at least 600mm, providing shade;
 - Free standing vertical supports to verandahs and porches;
 - Predominantly ground level;
 - The pitched roof areas to be at least half the height of the building walls.
- 4.3.2 A roof form providing highly articulated slopes with hips, gables, or other forms shall be used. Roofs shall be constructed to a pitch of between 25 and 45 degrees where visible from public areas and streets. Lower roof pitches are acceptable for minor projections such as verandahs, porches and the like.
- 4.3.3 Transportable prefabricated/kit homes are not permitted.

4.3.4 Privacy screening shall be constructed with materials that complement the dwelling.

4.4 Building Materials

4.4.1 Roofs shall be comprised of tiles or colorbond custom orb.

4.4.2 Walls should be comprised of face or rendered and painted brick, rammed earth or timber cladding.

4.4.3 No building or structure shall use zincalume, galvanised or unpainted steel surfaces as an exterior finish.

4.4.4 Buildings shall have a subtle colour scheme which complements the surrounding natural environment.

4.5 Building Height

4.5.1 Buildings shall be single storey but lofts are permitted providing they are totally contained within the roof line (except for dormer windows) and the maximum building height is no greater than 7.5m from natural ground level. Generally, single storey houses shall have wall heights which are no greater than 3.5m from natural ground level.

4.5.2 On sloping sites split level designs are encouraged.

4.5.3 Pole homes are not encouraged where they result in heights that are consistent with two storey buildings. However, pole homes may be appropriate on steeply sloping sites providing the policy objectives are met to the City's satisfaction and the maximum building height is no greater than 7.5m from natural ground level.

4.6 Outbuildings

4.6.1 In addition to other relevant requirements, outbuildings shall be constructed of materials which complement the dwelling and shall be sited within close proximity to the dwelling. Requirements under Local Planning Policy PLN 3.4 – Outbuildings are also applicable.

D57/4/03 Development Services Committee 14 April 2003 - Adopted by Council 21 April 2003
D104/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D97/7/05 Development Services Committee 12 July 2005 - Adopted by Council 18 July 2005
D128/9/05 Development Services Committee 13 Sept 2005 - Adopted by Council 13 Sept 2005
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012