

PEACEFUL BAY CONSERVATION PLAN DEVELOPMENT GUIDELINES

Town Planning Scheme Policy No. 35



Adopted on 27th April, 2004 in accordance with Clause 8.2 of Town Planning Scheme No. 3

SHIRE OF DENMARK

JANUARY, 2004

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AIMS

- *To protect and enhance the unique special character of the Peaceful Bay original leasehold settlement as a relaxed, informal, low key holiday location.*
- *To provide guidance to both Council and leaseholders as to appropriate forms of development to ensure the character is maintained.*

OBJECTIVES

To ensure that any future development is in keeping with the heritage value of the precinct. Development includes any alteration or addition to any of the existing buildings.

Peaceful Bay Heritage Precinct is classified in the Shire of Denmark Town Planning Scheme as a “Place of Heritage Value”. These guidelines are intended as a planning tool to control inappropriate development or alteration of the elements within the precinct. The Shire of Denmark is responsible for managing alteration and development within the precinct, and is committed to adopting a commonsense approach to meeting the requirements of individual owners who wish to maintain and upgrade their houses.

This document is not intended to control any internal works unless they impact on the external fabric.

APPLICATION

- *All leasehold lots in the original Peaceful Bay leasehold settlement consisting of First Avenue to Fourth Avenue and from East Avenue to West Avenue.*
- *First, Second, Third, Fourth, East, Central and West Avenues roadways.*

1.0 INTRODUCTION

- 1.1 The small settlement of Peaceful Bay is located behind the primary sand dunes of Peaceful Bay on the south coast of Western Australia. The Peaceful Bay Heritage Precinct is the original leasehold subdivision of the settlement of Peaceful Bay.
- 1.2 The precinct consists of 163 houses constructed on small lots along four parallel roads- First, Second, Third and Fourth Avenues. These avenues are connected by East, Central and West Avenues.
- 1.3 Most of the houses were erected between 1959 and 1965. Some were relocated from the mill towns around the Shannon, and are small, simple gable cottages clad in jarrah weatherboards. Others were constructed on site and are reflective of the architectural styles of the 1950s and 1960s in Western Australia, having shallow pitched skillion roofs and clad in flat fibre cement sheeting.
- 1.4 The precinct has its own special character, which is that of a relaxed, informal, low-key holiday location. The elements are simple and minimal. Roads are single lane and paved with gravel (with the exception of First Avenue which has been bitumenised and partially kerbed). They often weave around pre-existing peppermints. The houses are simple rectangular structures, lacking in ornamentation. The materials and method of construction is homogenous. Most of the houses are timber framed and clad in either cement sheeting or jarrah weatherboards, or a mix of both. Roofs are either low pitched skillions or medium pitched gables and the roof sheeting is usually galvanised corrugated sheeting.
- 1.5 The houses are located informally on the blocks, with a wide variety of setbacks to all boundaries. There are very few fences. The predominant landscape elements are lawned areas which run between the houses and a large number of mature peppermints. There are a few areas where landscaped areas of exotic species have been planted.
- 1.6 A large proportion of the leases remain with the original leaseholders of their families, and this has created a strong sense of community within the Peaceful Bay Heritage Precinct. This community has a strong desire to retain the existing character and the heritage value of the Peaceful Bay Heritage Precinct.
- 1.7 For full details of this area the “Peaceful Bay Heritage Precinct Conservation Plan” (December, 2003) should be referred to.

2.0 THE HERITAGE VALUE OF THE PEACEFUL BAY HERITAGE PRECINCT

- 2.1 The heritage values of the Peaceful Bay Heritage Precinct are recognised by the community of the precinct and by the wider community.

- 2.2 The precinct is listed as a “Place of Heritage Value” on the Shire of Denmark Town Planning Scheme, and is also listed on the Shire of Denmark Municipal Heritage Inventory, category C.

3.0 THE USE OF THE PEACEFUL BAY HERITAGE PRECINCT

- 3.1 At the present time the precinct is zoned for “Parks and Recreation” in the Shire of Denmark Town Planning Scheme No. 3 and is used for holiday accommodation. There appear to be a number of permanent residents. This is a compatible use although care has to be taken that it does not introduce elements to the precinct that are inappropriate or alter elements that are significant. There also appear to be a number of home occupations operating in the precinct. Home occupations could be allowed in the precinct but need to be assessed by the Shire of Denmark according to their Town Planning Scheme. Home occupations which are noisy, disruptive, or which generate visitor traffic would not be allowed.

4.0 THE BUILDINGS

- 4.1 The buildings consist of 163 houses; one per lot, and three community buildings: the Progress Association Hall and the Sea Rescue Building on First Avenue and the Fire Brigade Building on West Avenue.
- 4.2 The houses are small, simple, structures. The form and materials are homogenous. The buildings are rectangular in shape and single storey.
- 4.3 The houses are all timber framed and walls are clad in either flat cement sheeting or jarrah weatherboards, or a mix of both. In some instances original jarrah board cladding has been replaced with flat cement sheeting. In other instances cladding has been replaced with an inappropriate cement board profile, e.g. hardiplank. In a few instances houses have recently been reclad in colorbonded corrugated steel. One house, no. 79, has been constructed in brick, although the scale and form of this house match the scale and form of the other houses in the precinct.
- 4.4 Roofs are usually either medium pitched gables or shallow pitched skillions and are clad in galvanised corrugated iron. There are a few roofs which are hipped or are shallow pitched front facing gables, and a few roofs have been clad in decromastic or concrete tiles or colorbonded corrugated steel.
- 4.5 A number of houses retain their original form and materials. Many have had skillion additions constructed to the rear. A number have had skillion additions constructed to the front. Recently a number of simple skillion verandahs have been constructed to the front of the houses.

4.5.1 Retention

Most of the houses have been classified in the Peaceful Bay Conservation Plan as having some cultural heritage significance, apart from no. 79, which is constructed of brick.

There should be no demolition or removal of any of the original sections of buildings that are classified as having some cultural heritage significance.

4.5.2 **Conservation and Maintenance**

The buildings which are classified as having considerable or some heritage value should be conserved and maintained.

4.5.3 **Reinstatement of Original Materials**

Wherever possible original finishes should be reinstated i.e. timber windows, galvanised iron roof sheeting, jarrah weatherboards, where these were known to exist.

4.5.4 **Intrusive Elements**

Elements that are considered intrusive should be removed or replaced when the opportunity arises. These include:

- decromastic and concrete roof tiles
- brickwork
- cement board cladding e.g. hardiplank
- colorbonded corrugated steel wall cladding
- colorbonded roof sheeting
- non corrugated profile water tanks
- over height antennae

4.5.5 **Front Additions and Setbacks**

There should be no addition to the front of the buildings, apart from small verandah additions, and houses which are set at the rear of the lots. This will conserve the variety of setbacks that contribute to the informal atmosphere of the precinct.

4.5.6 **Scale, Form and Materials for New Work**

Alteration and addition to the existing buildings will be permitted providing it is in a scale form and material which is similar to the authentic form, scale and materials; i.e.

- small,
- single storey,
- lightweight construction,
- simple rectangular form,
- medium pitched gable and/or low pitched skillion roof,
- corrugated profile roof sheeting,
- wall sheeting to be flat cement sheet and/or jarrah weatherboards,
- no brick, concrete, stone, or other ‘solid’ wall construction,
- no two storey construction,
- no decorative elements.

It is recognised that a small number of authentic buildings vary from the above, and in these instances the elements should reflect the authentic elements of the building in question, e.g. hipped roofs.

4.5.7 **New Verandahs and Balustrading**

The addition of small simple verandahs is permitted, but care should be taken not to introduce balustrading unless required by the BCA or for other reasons of safety, in which case it should be simple and unobtrusive.

4.5.8 **Services to the Building**

Services should be provided to the building with as little damage to significant fabric of the building as possible. Introduced elements should have minimal visual intrusion. Service elements that may be required to the buildings include plumbing and vent pipes, electricity supply lines, air conditioning, water heaters including solar water heaters and satellite dishes. These elements should be installed with minimal visual intrusion, at the rear of the houses. Antennae and other service elements should ideally not be visible from the street or other important viewing corridors.

4.5.9 **Colours**

It is recognised that colours are an individual choice and contribute to the charm of the precinct. However, the leaseholders are also encouraged to investigate original paint colours by means of wet and dry paint scrapes, and reinstate them.

4.5.10 **Size of Buildings**

Most of the houses are small, and this is an important characteristic which enables the informal character of the place to be retained by allowing the space between the houses for the large areas of lawn and mature peppermints which also contribute to the character of the place.

It is recommended that the size of the houses be limited to a plot ratio of .3 of the lots. The lots are 456 m²; a plot ratio of .3 limits the house size to 137 m².

Limit the sizes of the outbuildings to .2 of the lots. This enables outbuildings of 91.2 m² to be constructed.

4.5.11 **Maintenance**

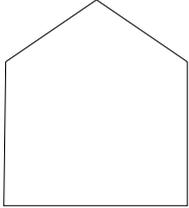
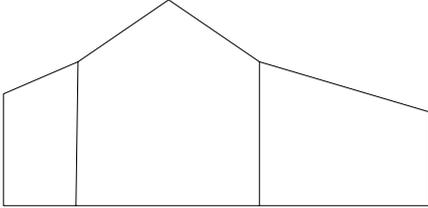
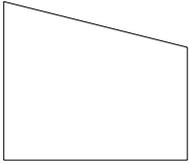
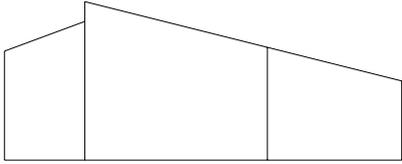
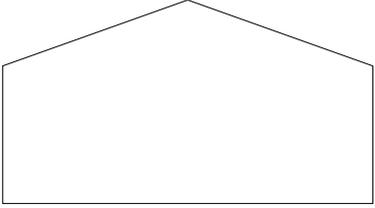
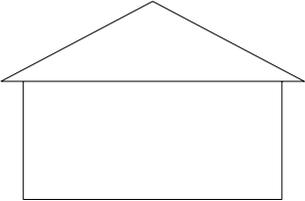
The houses should be maintained and repaired regularly in order that significant fabric is not lost. Unpainted jarrah weatherboards and other timber should be oiled. The buildings should be inspected regularly for termite infestation. Some buildings are in a poor state of repair and the lease condition of maintenance should be complied with to maintain the houses in a good state of repair.

4.5.12 **Other Buildings**

Should the opportunity arise, consideration should be give to refurbishing the Progress Association Hall and the Sea Rescue Building in a style that is more appropriate to the cultural heritage significance of the precinct, without mimicking any historicist style.

The Fire Brigade Building is also an industrial style building not in character with the rest of the precinct. It is proposed to relocate the fire equipment to another building outside the precinct. When this occurs, it would be preferable to remove the present building. If the community wishes to retain the building, the present cleared areas of gravel could be replanted with indigenous planting to lessen the impact of the scale of the building.

THE FORM OF THE HOUSES

 <p>Gable(Side View)</p>	 <p>Gable with Skillion Verandah And Rear Extension</p>
 <p>Skillion (Side View)</p>	 <p>Skillion with Front Verandah And Rear Extension</p>
 <p>Front Facing Gable</p>	
 <p>Hip</p>	

5.0 THE LOTS

5.1 Garages and Sheds

There should be no large garages and sheds at the front of the lots. Any existing garages and sheds at the front of the lots should be relocated when the opportunity arises.

5.2 Fencing

Fencing should be discouraged and the retention of the continuous large areas of lawn should be encouraged.

Super six fences and other solid fences including solid pickets should not be allowed. Any super six or solid fencing that exists should be removed or replaced when the opportunity arises.

Any new fencing should have low visual intrusion to a maximum of 900mm high and should reflect the predominant fencing which is small section post and rail with galvanised cyclone mesh or chicken mesh infill.

5.3 Amalgamation of Lots

The amalgamation of lots will not be permitted.

5.4 Density

One house per lot will be permitted.

5.5 Setbacks

Setbacks vary widely, some houses are built within two metres of the boundary, others are well set back on the lots. Side setbacks also vary widely. This adds to the informal character of the place, and in where the setbacks are more uniform, such as Fourth Avenue, the character is more formal and less intimate.

The variety of setbacks will be maintained by limiting additions to the front of the houses to small simple verandah additions.

There are a few houses which are set back close to the rear boundary, and this policy will need to be relaxed in these cases.

5.6 Service Elements

If required, service elements such as water meters and electrical mini pillars should be introduced to the lots with minimal visual intrusion, being mindful of the areas of lawn which are an important element of the precinct.

5.7 Driveways and Paths

There are very few driveways and paths in the precinct. These elements should be discouraged. Any driveways that are introduced to the lots should have minimal visual intrusion and should be appropriate to the precinct, e.g. red gravel with no hard edges would reflect the surface of the adjacent roadways.

6.0 LANDSCAPE

- 6.1 The landscaping elements that are predominant in the precinct and should be preserved are the large number of mature peppermint trees that provide a canopy of shade within the precinct, and the large areas of lawn with very few areas of other exotic planting. The lawned verges merge into the yards surrounding the properties to create an open flowing space around the houses.
- 6.2 There are some small pockets of indigenous plants other than peppermint trees and these should be conserved.
- 6.3 The precinct is surrounded by areas of native vegetation, in the adjacent caravan park to the east, the sand dunes to the south, the buffer zone between Fifth Avenue to the north and between the oval to the west. These areas should be preserved, maintained and reinstated where necessary.
- 6.4 All landscaping should be mindful of the Bush Fires Act and FESA requirements and
- a) Encourage the retention and replacement of peppermint trees. Appropriate methods of pruning the peppermints should be established according to specialist advice to maintain the canopy of shade that is an important characteristic of the place. The lopping of peppermint back to stumps should be prohibited.
 - b) Encourage the retention and maintenance of lawned verges and yards.
 - c) The planting of species that are exotic to the precinct in the front yards and visible side setbacks should be discouraged.
 - d) Retain the small pockets of indigenous plants that remain on the verges.
 - e) The areas of native vegetation that surround the precinct should be conserved and reinstated where possible.

7.0 STREETSCAPE

- 7.1 Important elements in the streetscape are:
- the single lane unsealed roadways that often curve around the peppermints,
 - the variety of set backs, to front, sides and rear, creating an informality to the streetscape,
 - the small plot ratio of most of the buildings which leave plenty of space between buildings,
 - the absence of driveways and paths,
 - the absence of kerbs and stormwater drains,
 - the absence of visually intrusive service elements such as sewer manholes, pits and meters,

- the minimal presence of other elements such as letter boxes,
- the absence of street lights,

- the absence of signs other than street signs although house names are often mounted on houses,
- the minimal use of fencing; any fences that do exist are usually of low visual impact. Often rear and side boundaries are not fenced.

7.2 **Roads**

Retain the form of the single lane road width and create a curved form of road plan in the streets where the roadway is not curved. Retain the gravel surface of the roads and if through traffic is discouraged from First Avenue, consider reinstating First avenue roadway to match the other roads in the precinct.

7.3 **Intrusive Elements**

Elements that have been identified as intrusive should be removed or replaced if the opportunity arises. These include the power poles, super six fences, large garages and sheds to the front of the lots, decromastic and concrete roof tiles, brickwork and over height antennae.

7.4 **Service Elements**

The installation of visually intrusive service elements such as sewer manholes and drains should be discouraged.

7.5 **Other Elements**

Other elements such as kerbs, and letter boxes should be discouraged.

7.6 **Signs**

The erection of signs other than street names should not be allowed. (House names mounted on the front walls of the houses are a feature of the precinct and it is recommended that these be permitted.)

7.7 **Fencing**

There are very few fences, particularly front fences, and this allows the verges and front lawns to sweep between the houses, giving a feeling of space and a relaxed atmosphere. Discourage the erection of fences. There should be no solid fences. Do not allow fences to be constructed in front of the dwellings. Any fencing should be set back from the front facades by one metre. Any fencing that is constructed should be “open” mesh type fences similar to the predominant style of fences existing in the precinct.

7.8 **Paving**

(See 5.7)

7.9 **Stormwater Drainage.**

Ensure that stormwater is directed away from the precinct with minimal visual intrusion to the precinct.

7.10 **Vehicular Access and Car Parking**

Most of the roads in the precinct are single lane gravel roads. These appear to be adequate and should be retained. There are very few driveways. Cars park in carports where these have been constructed, on the grassed lawns on the lots, and on the front verge. This works reasonably well. If the houses are to be occupied permanently, the provision of driveways may become a requirement, and if so, a surface that is appropriate should be used. Suggestions of appropriate surfaces include red gravel to match the existing roads, limestone gravel or other appropriate surface. Brick paving or grey/black bitumen is not considered appropriate.

7.11 **Power Supply**

The current electricity supply comes from overhead power lines that are supported on timber poles, and concrete poles. This is considered intrusive to the precinct, and should be replaced with underground power. Replace the present overhead power lines and poles and introduce underground power.

7.12 **Other Services**

It is likely that reticulated water and sewage will be introduced to the precinct. Services should be provided to the precinct with as little damage to significant fabric as possible. Care should be taken that introduced elements such as service pits and manholes etc are installed with minimal visual intrusion. The placement of the sewer should be given consideration whether to have the intrusive elements of the manholes in the road reserve where they will have maximum visual impact, or to set the sewer at the rear of the lots where significant fabric may be lost to enable the sewer line to be set in place.

7.13 **Electronic Equipment**

There are a number of over height antennae to the houses which are visually intrusive elements. A recently erected TV receiver means these over height TV antennae are no longer be required. The smaller antennae will still be required, however in the long term if technology allows for a system where TV antennae are no longer required, it would be preferable to remove the smaller antennae.

Radio antennae will still be required in the short term until technology is introduced that makes radio antennae obsolete.

If the community perceive the need for a mobile phone transmitting tower, this should also be located outside the precinct.

If satellite dishes are to be introduced to the precinct, this should also be done in a way that minimises visual intrusion.

7.14 **Street Lighting to the Precinct**

There is no street lighting in the precinct, and the community is keen that it not be introduced to the precinct. If street lighting becomes a requirement, it should be introduced to the precinct in a way that is appropriate to the cultural heritage significance of the precinct.

7.16 Carpark and Shop

The carpark to the north of the shop is part of the “entrance” to the precinct. Enhance the carpark and area around the shop to be more appropriate to the heritage value of the precinct.

8.0 DEVELOPMENT APPLICATIONS

- 8.1 All proposals to alter or renovate buildings/structures or erect new structures within the area covered by this Policy will require the submission of an application for planning consent as is the normal practice.
- 8.2 Applications in this area will need to show these development guidelines are being adhered to.

Adopted on 27th April, 2004 in accordance with clause 8.2 of Town Planning Scheme No. 3.