



TOWN PLANNING SCHEME POLICY NO. 46: KARRI MIA TOURIST ZONE DESIGN GUIDELINES

**Adopted on the 16 June 2015 in accordance with
Clause 8.2 of Town Planning Scheme No. 3.**

1. INTRODUCTION

As per the Shire of Denmark's Local Planning Strategy (2011), the Karri Mia Tourist Zone precinct (comprising Lots 83, 84 & 85 Mount Shadforth Road) has a designation of 'Tourist' in recognition of it being a locally recognised strategic tourist precinct.

The Karri Mia Tourist Zone has been partially developed with the Chimes Spa retreat, Restaurant and Function Centre, Caravan Park, Reception/Manager's Accommodation and fifteen holiday chalets. These facilities have been developed on a spectacular site predominantly orientated to the southeast and northwest with views to the Southern Ocean, Wilson Inlet and surrounding rural areas.

The topography of the site consists of a relatively flat ridgeline running north east to south west which falls increasingly steeply to the south and south east and more gently to the north and north west. Remnant Karri forest and a lake are located at the foot of the steeply sloping land.

The existing development is well located having regard to the contours of the site and maximising access to the available views. Extensive landscaping softens the impact of the development, provides privacy for each of the chalets whilst retaining access to views.

Scheme Amendment 131 to Town Planning Scheme No. 3, which was gazetted on 2 April 2015, provided for a new Tourist Development Plan to facilitate various forms of tourism development on-site, including some permanent residential development.

The requirement for design guidelines to be prepared pertaining to development proposals on No. 429 (Lot 2) Mount Shadforth Road comes from Condition xiv) of the "Tourist T1" zone provisions as per the following:

- xiv) *Design guidelines are to be prepared and adopted to ensure the integration of the Holiday Accommodation (chalet) and grouped dwelling shall address the following:*
- *Holiday Accommodation units shall be specifically designed for the needs of visitors and avoid large floor areas that resemble residential premises.*
 - *Holiday Accommodation units are to have a maximum of two bedrooms only.*
 - *The external form of development is to be of uniform and complimentary architectural theme, character, colours and materials.*
 - *The residential component is to be of a design and scale to ensure chalet and owner/manager accommodation blend together and visitors to the site should not be able to differentiate between the two.*
 - *All buildings constructed within the zone shall be sympathetic to the existing landscape in terms of location, scale, height, building materials and colour.*
 - *Demonstrate viewlines will be protected.*
 - *Provide 3D model/imagery of the development.*
 - *Setbacks from lot boundaries and separation distances between holiday accommodation and grouped dwellings.*

All development within Lot 84 (proposed Lot 2) shall be developed in accordance with design guidelines prepared to the satisfaction of Council.

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2. POLICY BASIS

Clause 8.2 of the Scheme provides for the preparation and subsequent adoption of Town Planning Scheme Policies. Town Planning Scheme Policy No. 46: Karri Mia Tourist Zone Design Guidelines (Policy No. 46) has been prepared in accordance with the Scheme.

As per Clause 8.2.4 of the Scheme, Policy No. 46 does not bind the Shire of Denmark in respect of any application for planning approval but the Shire of Denmark will have due regard to the provisions of Policy No. 46 and the objectives which the policy was designed to achieve before making its determination. *NB: Some development provisions are provided for within the "Tourist T1" zone provisions as per Town Planning Scheme No. 3 (i.e. holiday accommodation units to have a maximum of two bedrooms only). As a result, any such provisions contained with Town Planning Scheme No. 3 are binding on the Shire of Denmark in respect of any application for planning approval.*

3. OBJECTIVES

The objectives of the Policy are to:

- Ensure development proposals for No. 429 (Lot 2) Mount Shadforth Road are sympathetic to the existing natural and built environment landscape in terms of location, scale, height, building materials and colour;
- Ensure an appropriate form of holiday accommodation (chalets) and permanent residential development (grouped dwelling) occurs on-site in recognition of the overall strategic tourist function of the Karri Mia Tourist Zone precinct.

4. APPLICATION OF THE POLICY

The policy applies to all development proposals for No. 429 (Lot 2) Mount Shadforth Road – which is located within the Karri Mia Tourist Zone (being the land zoned as "Tourist T1" in the Shire of Denmark's Town Planning Scheme No.3 and as identified on the approved Karri Mia Development Plan 09-16-DP(t)) – refer Attachment A.

These design guidelines should be read in conjunction with the Town Planning Scheme No. 3 provisions for the "Tourist T1" zone and the approved Karri Mia Development Plan, noting in the event of any inconsistency between a Scheme provision(s) and the design guidelines, the Scheme provision(s) shall prevail.

5. POLICY STATEMENT CRITERIA

5.1 Architectural Character

Aim: To ensure a high quality built form that is responsive to local conditions and sustainability principles.

5.1.1 Building design is to have regard to the character of existing buildings on the site in terms of materials, texture, colour and built form. Extensive use of brick is not supported and where used it shall be rendered.

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Existing chalets on-site demonstrating use of materials, texture and colour.

- 5.1.2 Built form is to be designed, orientated and arranged to take advantage of the outstanding views of the Southern Ocean, Wilson Inlet and Bennett Ranges, while at the same time protecting view lines of adjoining development (both within and external to the site).
- 5.1.3 Built form is to respond to the local environment and incorporate the principles of environmentally sustainable design with an emphasis on correct orientation, location and zoning of private living and outdoor spaces incorporating the principles of energy and water efficiency.
- 5.1.4 Grouped dwellings should be constructed of similar building materials and complementary colours to the holiday accommodation (chalet) building(s) on the respective survey strata lot.
- 5.1.5 The use of pole home construction is encouraged where the slope conditions dictate that a dwelling should be designed to enhance and sit within the natural environment, rather than oppose it.
- 5.1.6 The exposed underside of a pole home is to be screened using materials and/or plants that complement the building.
- 5.1.7 Where retaining walls and/or cut and fill are used for constructing a building, they shall be contained within the footprint of the building.



Existing development on-site demonstrating pole construction on a sloping site and screening measures for the underside.

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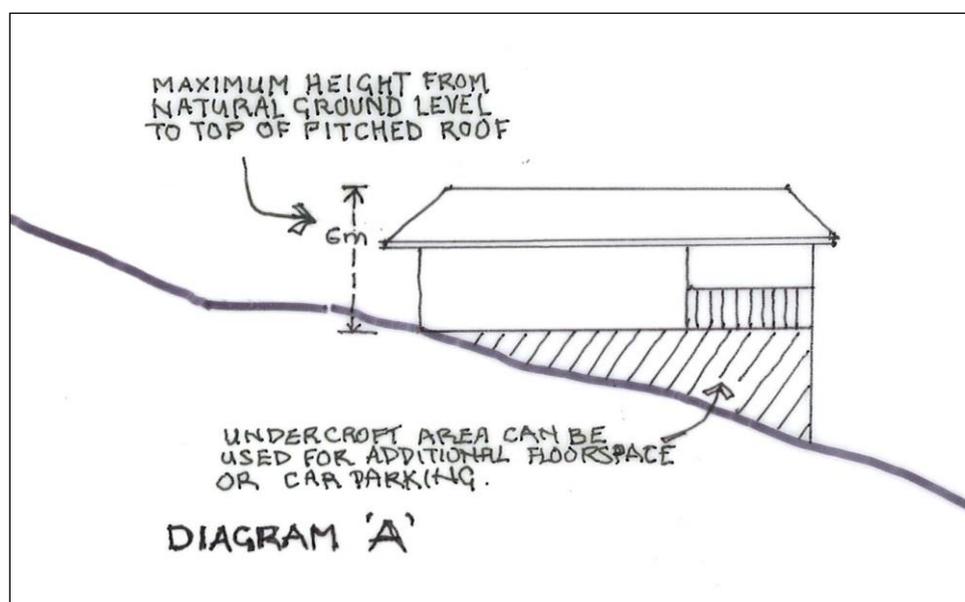
5.1.8 Noting that the majority of buildings on survey strata lots will be orientated to take advantage of the views to the south and southeast, the design of all buildings on survey strata lots will need to ensure that they also address the internal road system in a manner that creates an attractive streetscape in keeping with the already established character

5.2 Building Mass, Roof Form & Height

Aim: To ensure the built form is complementary with the scale and character of the existing development and unobtrusive in terms of building mass and design.

5.2.1 Grouped dwellings to be single storey only – noting that utilisation of the undercroft area for habitable floorspace, car parking or storage is appropriate and will not be classed as an additional ‘storey’.

5.2.2 Grouped dwellings to have a maximum height of 6.0 metres measured from the point at which the dwelling floor meets the natural ground level to the top of the pitched roof – refer Diagram A.



5.2.3 Grouped dwellings are to have a maximum of three bedrooms and two bathrooms, and should incorporate a balcony/verandah area accessed directly from a habitable room that can be utilised for outdoor living purposes of a passive nature.

5.2.4 Grouped dwellings can incorporate an outdoor living/courtyard area that is provided via re-contouring of the natural ground level subject to:

- a. where retaining walls are used to create such area, the maximum height of retaining walls to be 1.0 metre; and
- b. the outdoor living/courtyard area not exceeding 50m².

5.2.5 An outdoor living/courtyard area associated with a grouped dwelling may be fenced subject to such fencing being a maximum of 1.2 metres high and of a colour/material that complements

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the grouped dwelling on-site – noting that colorbond fencing will not be accepted in any circumstance.

- 5.2.6 Holiday accommodation (chalet) buildings to be single storey only – noting that utilisation of the undercroft area is not supported.
- 5.2.7 Holiday accommodation (chalet) buildings to have a maximum of two bedrooms only, with a maximum floor area of 110m² (inclusive of all verandahs, balconies, porches and carports).
- 5.2.8 The roof pitch of grouped dwellings and holiday accommodation (chalet) buildings to be 25 degrees minimum and 35 degrees maximum.
- 5.2.9 Outbuildings are not permitted within any survey strata lot as all storage/garaging needs should be incorporated into the design of the grouped dwelling – noting that off-site storage is provided for within the Common Property (CP3) lot adjoining the Reception/Managers Accommodation premises on-site.
- 5.2.10 Development of storage/carport building(s) on the Common Property (CP3) lot to have a maximum wall height of 3.0 metres and a maximum ridge height of 4.2 metres.

5.3 Building Setbacks

Aim: To ensure appropriate setbacks from adjoining development, both on-site and off-site.

- 5.3.1 Grouped dwellings and holiday accommodation (chalet) buildings to have a minimum front setback of 6.0 metres (measured to the wall or post associated with the building(s)).
- 5.3.2 Grouped dwellings and holiday accommodation (chalet) buildings to have minimum side setbacks of 5.0 metres.
- 5.3.3 Grouped dwellings and holiday accommodation (chalet) buildings to have minimum rear setbacks of 6.0 metres.
- 5.3.4 For those properties that have landscape building setbacks associated with them, a minimum setback of 1.5 metres to the landscape building setback area to apply.
- 5.3.5 A minimum setback of 5.0 metres is required between grouped dwellings and holiday accommodation (chalet) buildings on the same survey strata lot.

5.4 Vehicle Parking & Access

Aim: To ensure appropriate parking and access arrangements for the development.

- 5.4.1 A minimum of two (2) on-site car parking bays are required per grouped dwelling.
- 5.4.2 A minimum of one (1) on-site car parking bay is required per holiday accommodation (chalet) building - either in a carport or as an uncovered car parking bay (i.e. no garage permitted).
- 5.4.3 All required car parking areas, and the associated driveway/accessway to the car parking areas, are to be sealed (asphalt, brickpaving or concrete).

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5.4.4 The parking of boats and caravans within survey strata lots is not permitted – noting that the Common Property (CP3) lot adjoining the Reception/Managers Accommodation premises on-site is for this purpose.

5.5 View Corridors

Aim: To ensure view corridors are retained through the well-considered placement of buildings, fencing and site landscaping.

5.5.1 Buildings and landscaping are to be selectively placed within each survey strata lot such that view corridors from development within the other survey strata lots and adjoining lots (i.e. from Chimes Spa Retreat (Lot 85) and Southern End Restaurant & Functions Centre (Lot 83)) are retained. *NB: Attached at Attachment B are indicative perspectives of the overall development of the Karri Mia Tourist Zone to assist with demonstrating importance/significance of building placement.*

5.5.2 Landscaping within survey strata lots should be limited to low and medium sized shrubs that do not exceed 6.0 metres in height.

5.5.3 Fencing of survey strata lot boundaries shall not be permitted.

5.6 External Fixtures

Aim: To ensure external fixtures (solar panels, aerials, antennas, satellite dishes, air conditioners, rainwater tanks etc) are appropriately integrated with the development on-site and where provided that appropriate screening measures are in place to ensure the visual amenity of adjoining developments.

5.6.1 Solar panels to be installed on the roof or other parts of buildings.

5.6.2 Television aerials of the standard type and essential plumbing vent pipes above the roof line.

5.6.3 Placement of satellite dishes (maximum diameter 2.0 metres) and non-standard television antennas to be sited such that their visual impact from internal access roads and surrounding development is minimised.

5.6.4 Air conditioning units to be screened from public view if located at/near ground level. If roof mounted, air conditioning units to be located below the ridge line and colour matched with the roof.

5.6.5 Bin storage areas and clothes drying areas to be located such that they are not visible from internal access roads or from the adjoining developments (i.e. from Chimes Spa Retreat (Lot 85) and Southern End Restaurant & Functions Centre (Lot 83)). Where required, landscaping and/or screen walls can be utilised.

5.6.6 Rainwater tanks, up to a maximum size capacity of 25,000 litres, to be integrated with the building (e.g. underneath the building; immediately adjacent to the building), be complimentary in colour to the building and incorporate appropriate screening measures as required.

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6. PLANNING APPLICATION REQUIREMENTS

The following information (as a minimum) is required to be submitted to enable an assessment of the development proposal by Planning Services:

- Completed 'Application for Planning Consent' form.
- Payment of the applicable Planning Application fee as per Council's operative Fees & Charges Schedule.
- Two copies of plans (noting they should be drawn to scale (1:100; 1:200 is preferable) and no larger than A3:
 - Site plan
 - Lot boundaries
 - Easements (if applicable)
 - Contours
 - Location of existing (if any) and proposed buildings on-site, including setbacks to boundaries and between buildings
 - Location of existing (if any) and proposed car parking areas, including driveway(s) and crossover(s)
 - Location of existing (if any) and proposed landscaping areas
 - Location of existing (if any) and proposed effluent disposal system(s) on-site
 - Finished floor levels of development
 - Location of all buildings on all adjoining survey strata lots and/or freehold lots (i.e. Lots 83, 85 and/or Lot 1 (formerly part of Lot 84)) *NB: adjoining is defined as those lots that are in direct line of sight from the subject lot (including those lots separated by an internal access road located on a Common Property lot).*
 - Floor plan(s) (to scale) of the proposed development.
 - Elevations (to scale) of the proposed development (including showing relativity to existing natural ground level and proposed ground level if altering).
 - Cross-section of all buildings on all adjoining survey strata lots and/or freehold lots relative to the proposed development (*NB: if there is not development on adjoining lots, an indicative location should be shown noting the requirements of this Policy with respects to setbacks and height of development*).
 - Colour and materials schedule.
 - Landscaping plan (where relevant).

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ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

Attachment A

KARRI MIA TOURIST ZONE SUBDIVISION AND DEVELOPMENT PLAN Lots 83, 84 & 85 Mount Shadforth Road Shadforth, Shire of Denmark

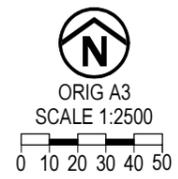
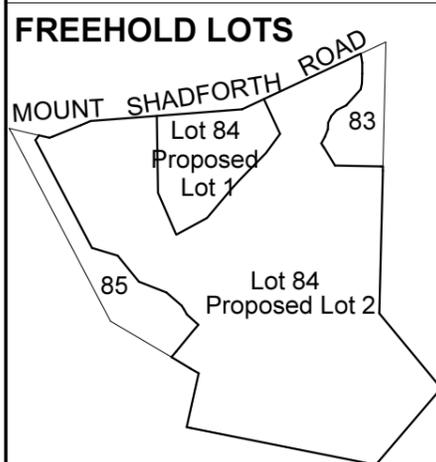


DEVELOPMENT GUIDELINES

- Subdivision and development to be generally in accordance with this Karri Mia Development Plan, or any variation approved by Council.
- Only one (1) grouped dwelling per strata lot on Lot 84 (Proposed Lot 2) is permitted.
- A grouped dwelling will not be approved on a strata lot unless a minimum of one (1) Holiday Accommodation (chalet) building has first been approved, constructed and made available for short stay accommodation purposes on the strata lot.
- The total number of grouped dwellings relative to the total number of Holiday Accommodation (chalets) shall be equal to or less than 35% across Lot 84 (proposed Lot 2). Development and building approval will only be granted which achieves a 35% ratio.
- A maximum of 26 grouped dwellings will be permitted on Lot 84 (proposed Lot 2).
- A minimum of 48 Holiday Accommodation (chalets) are to be developed on Lot 84 (proposed Lot 2).
- Vehicular access to the site shall be limited to that shown on the plan unless otherwise approved by Council.
- Development shall be connected to on-site alternative treatment unit effluent disposal systems on each lot (including strata lots) to the satisfaction of the Department of Health and Council.
- All development shall be connected to a reticulated water supply approved by Council.
- No development will be considered in the 'Building Exclusion Area' designated on the Tourist Development Plan.
- Holiday Accommodation (chalets) are to be constructed prior to issue of titles for the strata lots.
- All development within Lot 84 (proposed Lot 2), to be designed in accordance with design guidelines prepared to the satisfaction of the Shire of Denmark.
- Boundary fencing for the survey strata lots shall not be permitted.
- Placement of buildings shall have regard to the views and privacy of adjoining development.
- Outbuildings shall not be permitted with provision made for off site storage of boats and caravans.
- Use of pole home design is preferred to extensive use of fill and retaining walls.
- Fire hydrants to be provided every 200m along access roads.
- Provision of a low fuel hazard separation zone as shown on the plan, and construction of housing in accordance with AS 3959 'Construction of Buildings in Bush Fire Prone Areas'.

LEGEND

	Subject Land
	Existing Lot Boundaries
	Proposed Lot Boundaries
	Existing Vegetation
	Proposed Vegetation
	Existing Chalets
	Indicative Location of Owner / Manager Accommodation
	Indicative Location of Holiday Chalet
	Motel (existing & proposed)
	Maintenance Shed
	Water Tank
	Pump Shed
	Existing Dams
	Common Property
	Survey Strata Lots
	Reciprocal Rights of Access Required
	Freehold Lots
	Low Fuel Zone / Building Exclusion Area
	Landscape Building Setback
	Building Exclusion Area
	Stage 1
	Stage 2



09-16-DP(t)
December 2014

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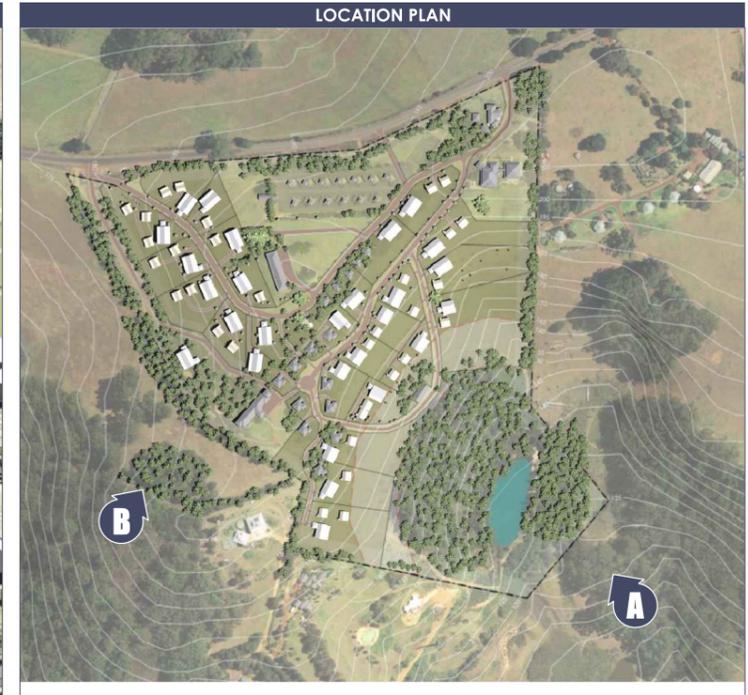
Attachment B



PERSPECTIVE B



LOCATION PLAN



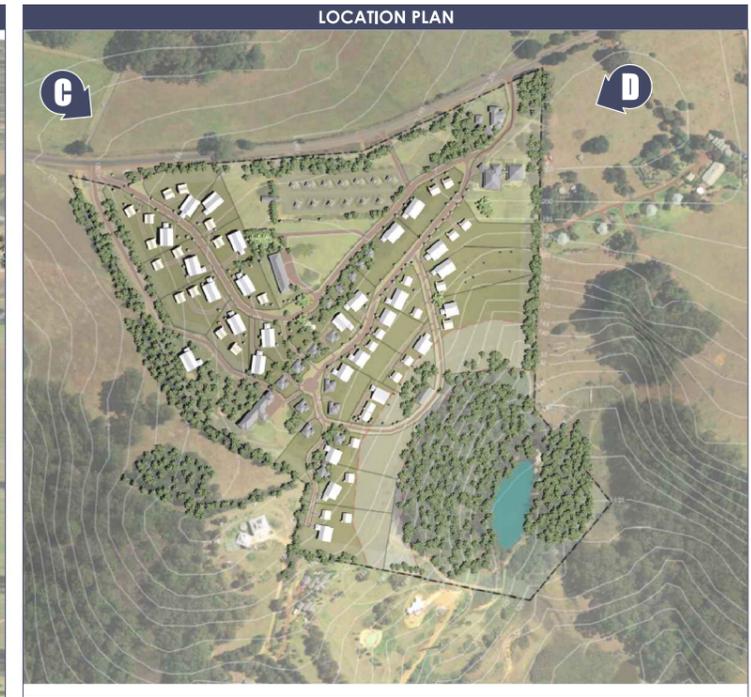
PERSPECTIVE C



PERSPECTIVE D



LOCATION PLAN



INDICATIVE PERSPECTIVES

Lot 84 Mount Shadforth Road, Denmark
G Robertson

DRAFT

d: 12/03/2015
p: 92/071/040

Taylor Burrell Barnett

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