



SHIRE OF DENMARK

TOWN PLANNING SCHEME POLICY NO. 43

NORNALUP DEVELOPMENT GUIDELINES

ADOPTED AT THE ORDINARY COUNCIL MEETING ON 22 MARCH 2011

1. INTRODUCTION

The settlement of Nornalup is highly valued by the community for its aesthetic character and its peaceful relaxed atmosphere. The aesthetic character of the settlement is that of a simple rural hamlet nestled in the Frankland River valley surrounded by karri forest and farmland.

Nornalup character is created by the old (South Coast Highway and Riverside Drive) and the new (Macpherson Drive). Riverside Drive located along the Frankland River with its distinctive timber boat sheds and provides simple cottages set on large blocks amongst mature trees; informality and variety of buildings; open gardens separated from the street by shallow drainage channels; and the absence of other built elements, apart from a few simple fences. Macpherson Drive is characterised by larger contemporary houses set in an open landscape.

This policy has been prepared to preserve the special characteristics of Nornalup and help guide future development.

2. POLICY BASIS

Clause 8.2 of the Shire of Denmark's Town Planning Scheme No. 3 ('the Scheme') provides for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

This Policy does not bind the local government in respect of any application for development approval but the local government will have due regard to the provision of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3. OBJECTIVES

The objectives of the Policy are as follows:

- To protect and enhance the unique special character of the Nornalup settlement as defined by the Character Study.
- To provide guidance to both Council and the community as to appropriate forms of development to ensure the character is maintained.

4. APPLICATION OF THE POLICY

The policy applies to all residential zoned land located in the Nornalup townsite.

5. DEFINITIONS

For the purpose of this Policy, the following definition applies:

"R-Codes" the Residential Planning Codes of the West Australian Planning Commission which provide standards for residential development throughout Western Australia.

In case of residential development under the R-Codes, unless the context requires otherwise, words and expressions in this policy have the same meaning as those definitions in the R-Codes.

6. POLICY STATEMENT

6.1 New Buildings

Built Form

6.1.1 The maximum building height shall be two storey's, plus undercroft where slope makes this possible. Overall heights will be in accordance with Table 3—Maximum Building Heights of the R-Codes. Category B standards shall apply. The datum for measuring the building height will be natural ground level taken in the centre of the relevant wall length.

- Design Criteria:
- Roof forms shall be designed to ensure that the scale is similar to existing roofs.
 - Boundary parapet walls will not be permitted in any area of Nornalup.
 - Raised buildings are expected to comply with privacy controls as stipulated in the R-Codes.
 - Where required new building must achieve compliance with AS3959 - 'Building In Bushfire Prone Areas'.
 - The majority of existing buildings in Nornalup face square on to the street and new development should be orientated in a consistent manner to the existing buildings.

Garages and Carports

6.1.2 Many existing properties, by way in which the settlement has developed provide stand alone garages and carports attached to existing dwellings. Many of these are constructed out of the same materials as the house. With the exception of Riverside Drive, the majority of car parking is provided under existing houses where slope allows. Many houses provide no garaging.

- Design Criteria:
- To reduce the perceived bulk of houses along Riverside Drive, garages and carports should be constructed as independent structures where possible.
 - Along Macpherson Drive garages and carports to be provided in accordance with R-Code requirements.
 - No new boat sheds along the Frankland River shall be permitted however, maintenance of existing boat sheds is encouraged.

Street Frontages and Setbacks

6.1.3 Street frontages, in particular the older properties fronting Riverside Drive and South Coast Highway have historically developed in an ad-hoc basis. This informal street setback should in the future be guided by current R-Code requirements; however where this would result in a character inconsistent with surrounding properties, Council may request and allow setbacks to be determined by averaging the setback found on immediate adjoining properties.

- Design Criteria:
- Front setbacks shall be determined in accordance with the R-Code provisions.
 - Council may request a greater or reduced setback where existing building locations support such an approach.

Building Materials

6.1.4 Materials and colours for new buildings in Nornalup should complement the existing building characteristics which are evident along Riverside Drive and modern, contemporary along Macpherson Drive. It is expected some buildings in the future will require restoration or removal. Council recognises some older existing houses will not meet future demands and substantial change or replacement of these buildings may occur. Dominant materials are evident within Nornalup and these are encouraged into the future. Some properties situated along Macpherson Drive use bricks and other newer cladding, indicating additional cladding materials may be deemed appropriate along Macpherson Drive.

- Design Criteria:
- Given the historic character of Riverside Drive the following building materials considered appropriate are:
 - Timber cladding.
 - Painted weatherboards.
 - Fibre cement cladding.
 - Corrugated metal cladding and roofing carefully designed to minimise reflectivity
 - Contemporary building materials such as brick and colorbond is considered appropriate on Macpherson Drive.

Retaining Walls

6.1.5 New residences shall respond sympathetically to the existing landscapes and topography. Cutting and filling of sites should be kept to an absolute minimum as required to provide access to the site.

Design Criteria:

- All retaining walls are to be kept below 600mm high.
- Stabilised banks are preferred.

Driveways

6.1.6 Few driveways are formally constructed in Nornalup, especially along Riverside Drive. This adds to the informal character of the settlement. On steeper slopes it is expected more formal construction techniques may be required to improve accessibility.

Design Criteria:

- New driveways and crossovers should be constructed to follow natural ground contours and be constructed at natural ground level with minimal kerbing.
- Suitable materials for driveways and crossovers are those that blend into the natural environment, such as gravel, stabilised pea gravel, stabilised earth, gravel in bitumen tack coat.
- Concrete driveways should be constructed to finish flush with the existing ground level and in a complementary colour.

Fencing and Landscaping

6.1.7 Many properties provide no or minimal fencing in recognition of the informal development character associated with the settlement. This defining character should be retained. In addition to this, landscaping is limited with the majority of landscaped properties existing on Macpherson Drive. The lack of planned landscaping areas is offset by the presence of large numbers of naturally occurring plants and tree species.

Design Criteria:

- Any front fences shall be visually permeable and consist of open picket, post and wire or post and rail up to a maximum of 900mm high.
- Side and rear fencing throughout Nornalup should not exceed a maximum of 1200mm high unless required by Council for privacy screening
- Fibre cement, metal colorbond and zincaleume sheet fences are not permitted.
- Existing native vegetation and all large trees over 300mm trunk diameter to be retained where possible unless required to be removed under Council's Annual Fire Regulations Notices or to establish a building footprint.

6.2 Conservation and Adaptation of Existing Buildings

Demolition of existing buildings

6.2.1 The existing building stock of Nornalup contributes significantly to the special character of Nornalup. The retention, conservation and adaptation of existing buildings should be encouraged over demolition. Those buildings that are unable to be restored and are required to be removed should be replaced with a building consistent with the immediate character of the locality.

- Design Criteria:
- In order to retain the character of Nornalup no demolition of existing buildings will be supported by Council unless considered an intrusive element i.e. the house does not contribute to the special characteristics of Nornalup as set out this document or it is structurally unsound.

Additions and alterations to existing houses on Riverside Drive

6.2.2 Given the historical character and development patterns of Riverside Drive any alterations or additions should preserve the existing character of the buildings and streetscape and should not detract from the significance of the place. Additions should generally not attempt to replicate historical details but create a contemporary solution that is considerate of the existing building.

- Design Criteria:
- Materials selected for additions should be sympathetic to the existing buildings and should not detract from the character and form of the original building.
 - Roofs of additions should be articulated to ensure that the scale of the new roof is comparable to the roof on the existing residence.