

Haig Park Character Area Local Planning Policy

Draft December 2024

Version Control

Version #	Date	Action
1	Date of Adoption (00/00/00)	Adopted
2	Date of Amendment	Amended
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1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as the *Haig Park Character Area Local Planning Policy*.

2. Purpose and Application

2.1 Purpose

The purpose of this policy is to:

- (a) Define the boundaries of and the characteristics of the Haig Park Character Area.
- (b) Guide appropriate design outcomes for development within the character area.

2.2 Application

This policy applies to all applications for development approval within the Haig Park Character area, the extent of which is shown in Figure 1.

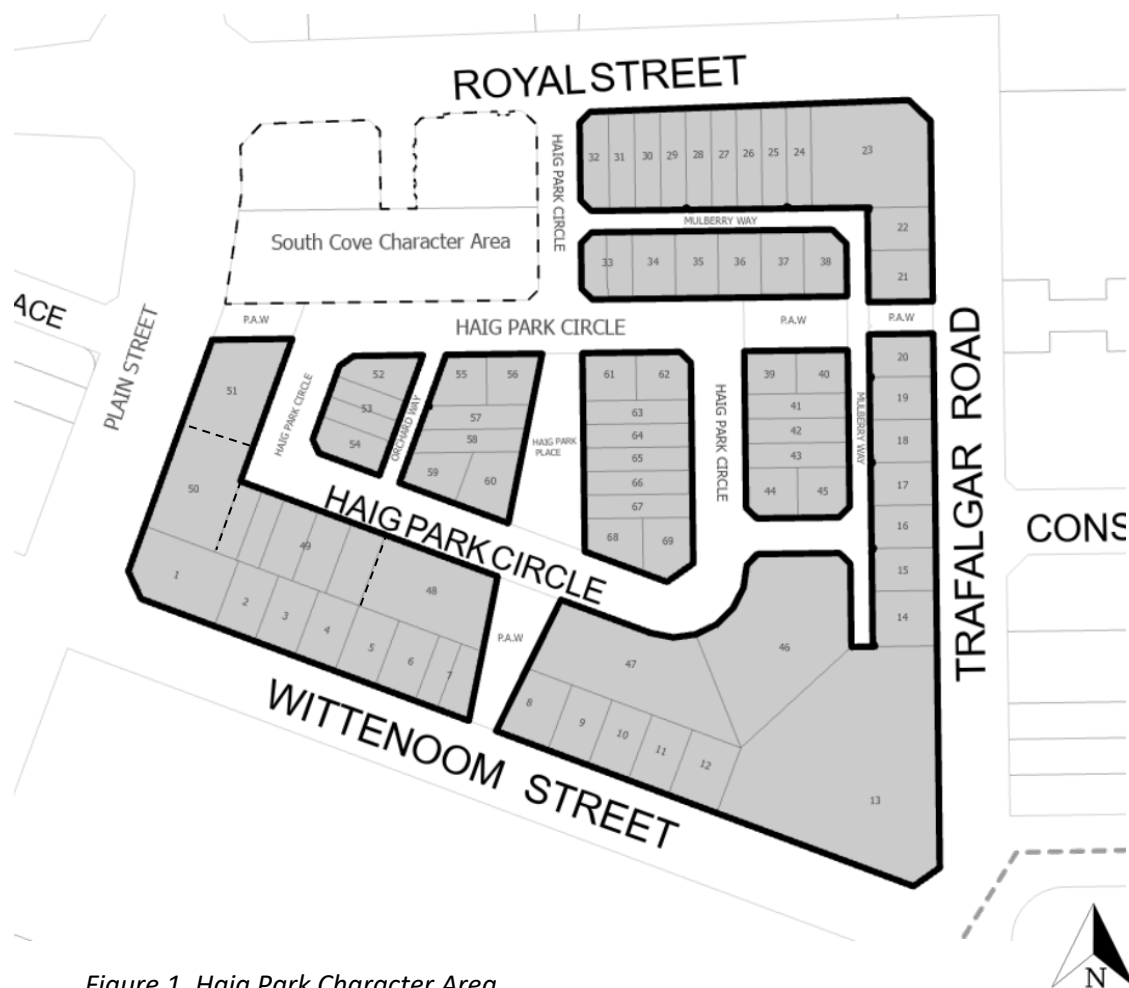


Figure 1. Haig Park Character Area

2.3 Relationship to other Planning Documents

This policy should be read in conjunction with the City of Perth *Local Planning Scheme No. 3* (LPS3) and other relevant local planning policies, including the *Claisebrook Village Local Planning Policy*.

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

Where this policy is inconsistent with other relevant local planning policies, the provisions of this policy prevail to the extent of any inconsistency.

2.4 Relationship to the Residential Design Codes

For residential development within the Haig Park Character area, this policy should be read in conjunction with the *Residential Design Codes Volume 1* and the *Residential Design Codes Volume 2 (R-Codes Volume 1 and R-Codes Volume 2)* and the *Residential Design (Variation of R-Codes) Local Planning Policy*.

This policy amends, replaces or augments the Deemed-to-Comply and Acceptable Outcomes of the R-Codes Volume 1 and R-Codes Volume 2 as detailed in Table 1.

Table 1. Relationship to the R-Codes Volume 1

Design Element	Deemed-to-Comply Modification	Applicable Provision
1.1 Private Open Space	Replace C1.1.1, C1.1.3	3.3
1.2 Trees and landscaping	Augment C1.2.1, C1.2.4	3.8(c), 3.8(d)
1.4 Water management and conservation	Augment C1.4.1, C1.4.2	3.9(d)
2.5 Utilities	Augment C2.5.1, C2.5.2	3.9(b)
3.2 Building height	Replace C3.2.1	3.2
3.3 Street setbacks	Replace C3.3.1, 3.3.2, C3.3.3, C3.3.4, C3.3.5, C3.3.6	3.1, 3.2.1, 3.2.2, 3.4.10(f)
3.4 Lot boundary setbacks	Replace C3.4.1, C3.4.2, C3.4.3, C3.4.4, C3.4.5	3.1, 3.2.1, 3.2.2, 3.5.3(c)

Design Element	Deemed-to-Comply Modification	Applicable Provision
3.6 Streetscape	Replace C3.6.1 C3.6.4 Augment C3.6.5, C3.6.6 Replace C3.6.7, C3.6.8	3.4.3, 3.4.4, 3.4.5(a), 3.4.6(a), 3.4.7(a), 3.4.8(a), 3.4.9(a), 3.4.10(a), 3.4.11(a), 3.4.12(a), 3.4.13(a), 3.4.14(a), 3.4.15(a), 3.4.16(a), 3.4.17(a), 3.5.5, 3.5.9 3.4.4, 3.4.6, 3.4.11, 3.4.12 3.4.2, 3.4.10(f), 3.5.5(h) 3.6(a), 3.6(c), 3.6(d), 3.6(f), 3.6(i)
3.7 Access	Replace C3.7.1 C3.7.2	3.4.3, 3.4.4, 3.4.5(b), 3.4.6(b), 3.4.7(b), 3.4.8(b), 3.4.9(b), 3.4.10(b), 3.4.11(b), 3.4.13(b), 3.4.14(b), 3.4.15(b), 3.4.15(c), 3.4.16(b), 3.4.17 3.4(c)
1.1 Site area (Part D)	Delete C1.1.7, C1.1.8	

Table 2. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building Height	Replace A2.2.1	3.2
2.3 Street Setbacks	Replace A2.3.1	3.1
2.4 Side and rear setbacks	Replace A2.4.1	3.1, 3.2.2, 3.2.3, 3.5.3(c)
3.3 Tree Canopy and Deep Soil Areas	Augment A3.3.5	3.8(c), 3.8(d)

3.6 Public domain interface	Augment A3.6.6	3.6(a), 3.6(c), 3.6(d), 3.6(f), 3.6(i)
3.7 Pedestrian Access and Entries	Replace A3.7.1	3.4.3, 3.4.4, 3.4.5(a), 3.4.6(a), 3.4.7(a), 3.4.8(a), 3.4.9(a), 3.4.10(a), 3.4.11(a), 3.4.12(a), 3.4.13(a), 3.4.14(a), 3.4.15(a), 3.4.16(a), 3.4.17(a)
3.8 Vehicle Access	Replace A3.8.1	3.4.3, 3.4.4, 3.4.5(b), 3.4.6(b), 3.4.7(b), 3.4.8(b), 3.4.9(b), 3.4.10(b), 3.4.11(b), 3.4.13(b), 3.4.14(b), 3.4.15(b), 3.4.15(c), 3.4.16(b), 3.4.17, 3.4(c)
4.4 Private Open Space and Balconies	Replace A4.4.1	3.3, 3.5.3(c)
4.10 Façade Design	Replace A4.10.1, A4.10.3 Replace 4.10.4 Delete 4.10.2	3.5.5, 3.5.9 3.9(b), 3.9(c)
4.11 Roof Design	Augment A4.11.1	3.5.4
4.12 Landscape Design	Augment A4.12.1	3.8
4.16 Water management and conservation	Replace A4.16.2, A4.16.3	3.9(d)
4.17 Waste Management	Replace A4.17.4	3.9(e)
4.18 Utilities	Augment A4.18.2, A4.18.3	3.9 (b), 3.9(c)

3. Development Provisions

3.1 Setbacks

- (a) Setbacks shall be in accordance with Table 3. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

Table 3. Building Setbacks

Boundary	Minimum setback	Maximum setback	Average setback
Lots 1 & 13			
Street frontages and side	side 3m (with minor projections acceptable as shown on figure 2)	n/a	-
Rear	4m	-	n/a
Lots 2 - 12 inclusive			
Garage	Nil	Nil	-
Wittenoom Street	3m	n/a	-
Side	nil (to at least one boundary)	n/a	-
Rear	4m	-	n/a
Lots 14 - 22 inclusive			
Trafalgar Road	3m	3m	-
Side	nil (to at least one boundary)	n/a	-
Mulberry Way	4m (with minor projections as shown on figure 3)	n/a	-
Lot 23			
Trafalgar Road	3m (with minor projections as shown on figure 2)	-	-
Royal Street	4m	6m	-
Side	Nil	n/a	-
Rear	Nil	n/a	3m
Lots 24 - 32 inclusive			
Royal Street	6m	6m	-

Boundary	Minimum setback	Maximum setback	Average setback
Side	Nil (to at least one boundary)	n/a	-
Rear	Nil	-	-
Lots 33 – 38, 41 - 45 inclusive			
Front	3m	3m	-
Side	Nil (to at least one boundary)	n/a	-
Rear	Nil	n/a	-
Lot 39			
Haig Park Circle	3m, nil to garage	n/a	
P.A.W.	3m	3m	
Side	Nil	Nil	
Rear	Nil	n/a	
Lot 40			
P.A.W.	3m	3m	
Side and Rear	Nil	Nil	
Mulberry Way	Nil	n/a	
Lots 46 - 49 inclusive			
Front and Side	3m (with minor projections acceptable as shown on figure 2)	n/a	-
Rear (Building)	4m	n/a	-
Rear (Basement)	No setback requirement	-	-
Lots 52 - 55 inclusive, 59, 62, 69			
Front	3m	n/a	
Side	Nil (to at least one boundary)	n/a	
Rear (Basement)	Nil	-	
Lots 56 - 61 inclusive			
Front (Haig Park Place)	4m	4m	

Boundary	Minimum setback	Maximum setback	Average setback
Side	Nil (to at least one boundary)	n/a	
Haig Park Circle	3m (including garage/parking)	n/a	
Lots 57 and 58, and 63 - 67 inclusive			
Front (Haig Park Place)	6m	6m	
Side	Nil (to at least one boundary)	n/a	
Rear	Nil	n/a	
Lots 50 - 51 inclusive			
All Boundaries (Building)	3m (with minor projections acceptable as shown on figure 2)	n/a	-
South Boundary of Lot 50 (Basement)	Nil	n/a	-
All Other Boundaries (Basement)	3m	n/a	-
Lots 50 and 68			
Front (Haig Park Place)	4m	4m	-
Side	Nil (to at least one boundary)	n/a	-
Haig Park Circle	Nil	n/a	-

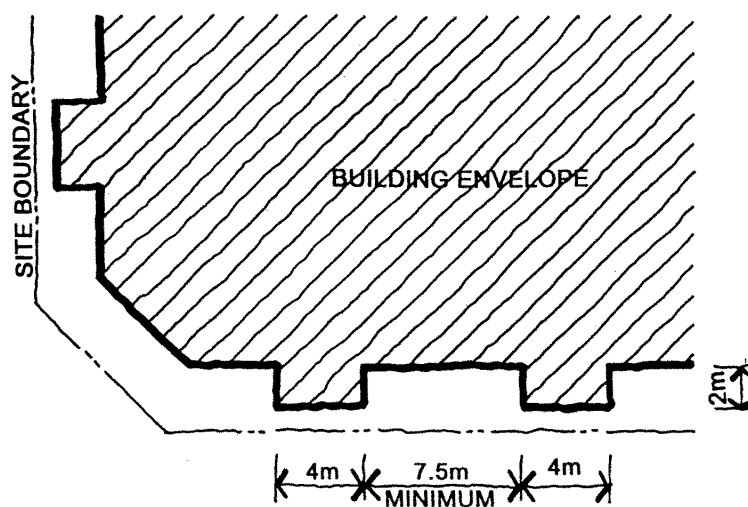


Figure 2. Permitted Intrusion Into Setback (Lots 1, 13, 23, 46-51 inclusive)

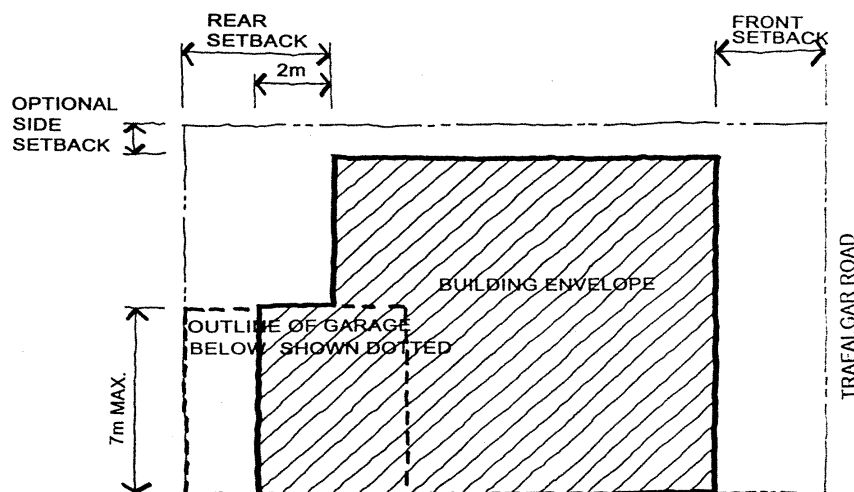


Figure 3. Permitted Intrusion Into Setback (Lots 14-22 inclusive)

3.2 Building Envelopes and Heights

- (a) A minimum of two storeys (6m minimum) is required.
- (b) The building height and bulk is to be contained within building envelopes. Minor projections may be permitted for items such as chimneys, finials, pergolas, small portions of bay and dormer windows, and approved landmark features which in the opinion of the local government, contribute to the character and identity of the area. It should be noted that:
 - i. Balconies, awnings and verandahs may project beyond the building envelope in accordance with the specific provisions applicable to these features.
 - ii. Heights of building envelopes are from the finished ground levels of streets, lanes or retaining walls at the perimeter of the lot as per the building envelope diagrams.
 - iii. Building envelopes define the limits of building bulk. It is not intended that the building profiles should mirror the building envelope.
 - iv. Building envelopes must be considered in conjunction with site coverage, open space and set back requirements.
 - v. All plans submitted for approval are to be provided with site and finished floor levels relative to AHD (Australian Height Datum).
- (c) Building envelopes are prescribed for each Lot as follows:
 - i. Figure 4: Building Envelope for Lot 1,
 - ii. Figure 5: Building Envelope for Lots 2 – 6, and 9 - 12 inclusive,
 - iii. Figure 6: Building Envelope Lots 7 and 8,
 - iv. Figure 7: Building Envelope for Lots 14-22, 33-38, and 52-54 inclusive,
 - v. Figure 8: Building Envelope for Lots 24-32, 41-43, 57-58 and 63-67 inclusive,
 - vi. Figure 9: Building Envelope for Lots 39 - 40, 44 -45 inclusive,
 - vii. Figure 10: Building Envelope for Lots 55 - 56, 59 -62 Inclusive, 68-69 inclusive,
 - viii. Figure 11: Building Envelope for Lot 13,
 - ix. Figure 12: Building Envelope for Lot 23,

- x. Figure 13: Building Envelope for Lots 46-49 inclusive,
- xi. Figure 13: Building Envelope for Lots 50 and 51.

3.2.1 Lot 1

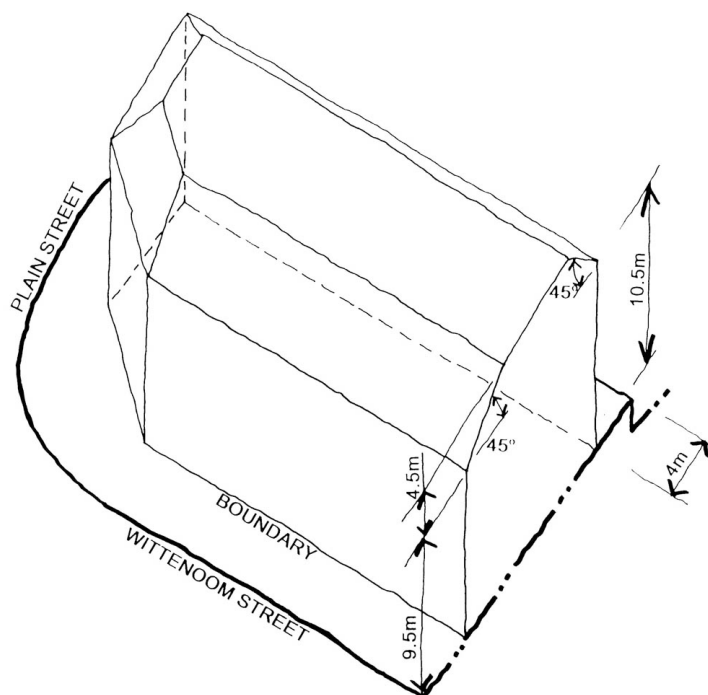


Figure 4. Building Envelope for Lot 1

3.2.2 Lots 2-12, 14-22, 24-45 and 52-69 inclusive

- (a) Generally, buildings are to be two to three storeys. Usable roof space is actively encouraged in the form of a loft, attic or roof terrace. Basement structures are not permitted, except to lots 14 - 22 inclusive where basement parking is required.

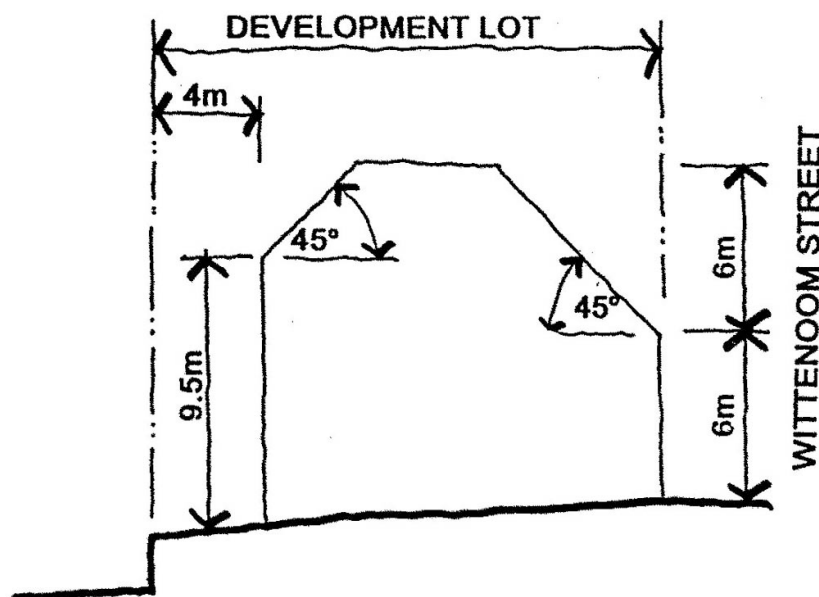


Figure 5. Building Envelope for Lots 2-6 inclusive, 9-12 inclusive.

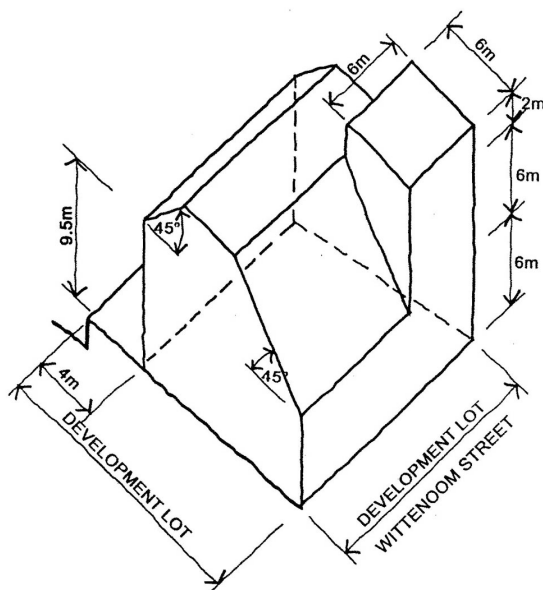


Figure 6. Building Envelope for Lot 7 and mirror for Lot 8

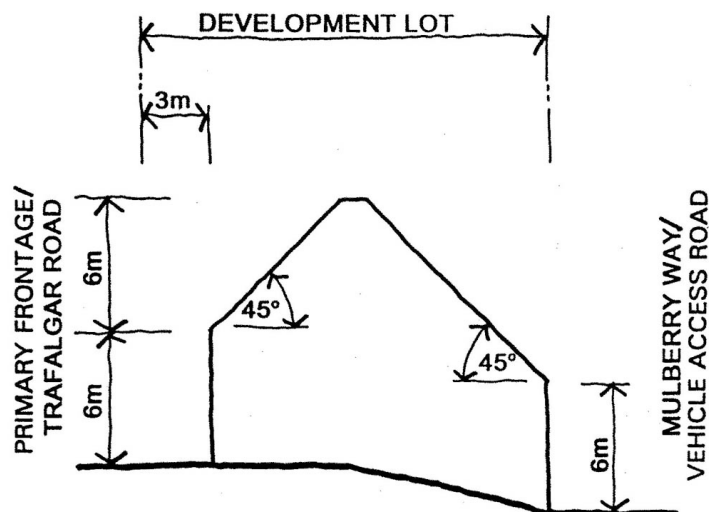


Figure 7. Building Envelope for Lots 14-22, 33-38 and 52-54 inclusive

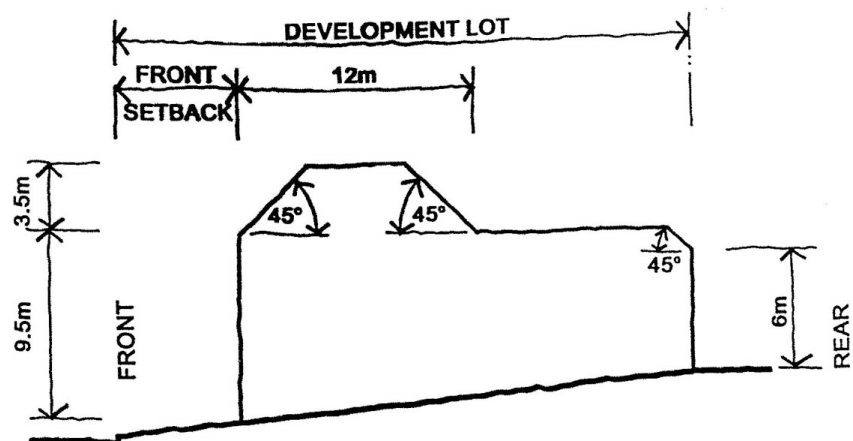


Figure 8. Building Envelope for Lots 24-32, 41-43, 57-58 and 63-67 inclusive

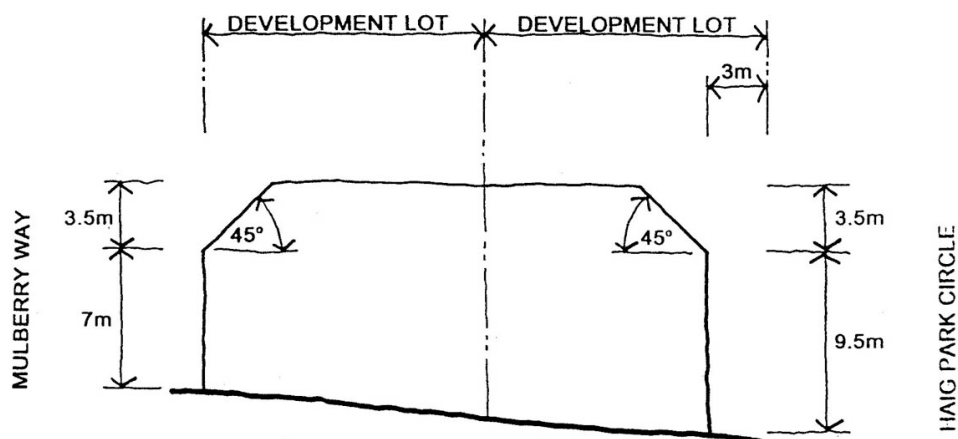


Figure 9. Building Envelope for Lots 39, 40, 44 and 45

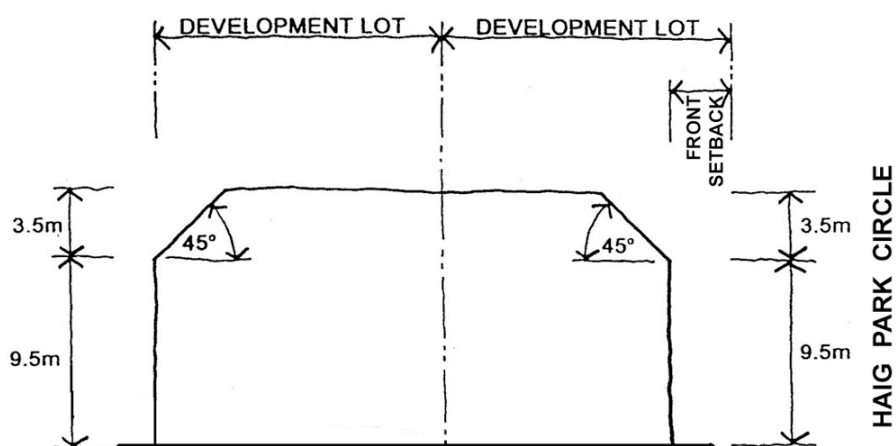


Figure 10. Building Envelope for Lots 55 - 56, 59 - 62, and 68 - 69

3.2.3 Lots 13, 23, 46 - 51 inclusive

- (a) Generally, buildings are to be three to four storeys. Usable roof space is actively encouraged in the form of a loft, attic or roof terrace. Basement structures are permitted and encouraged.

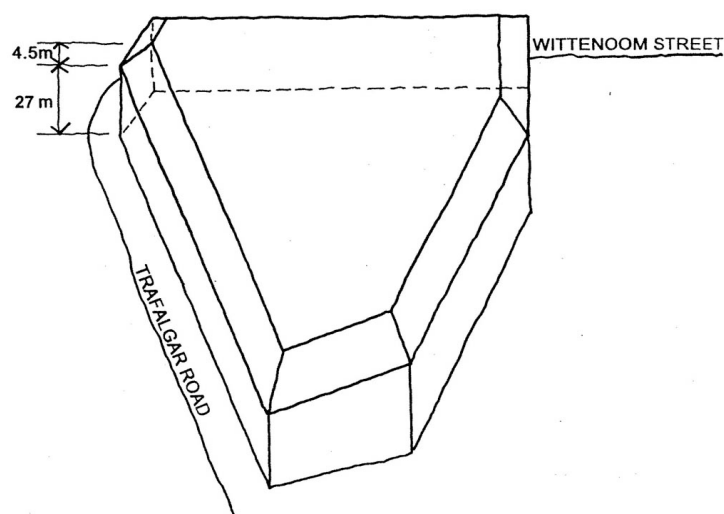


Figure 11. Building Envelope for Lot 13

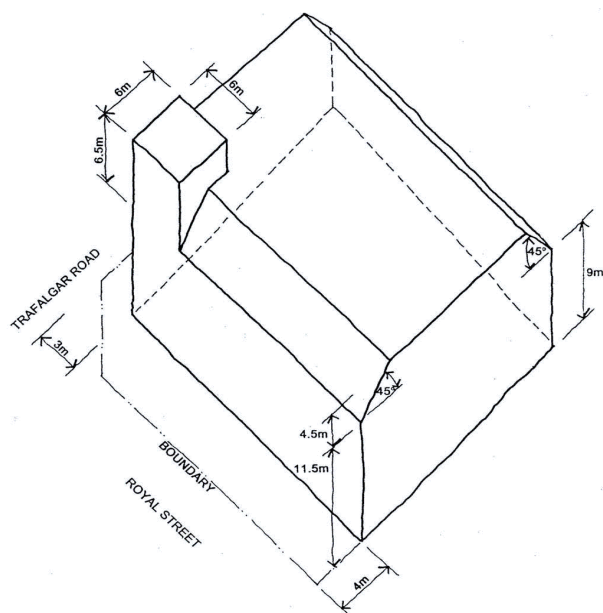


Figure 12. Building Envelope for Lot 23

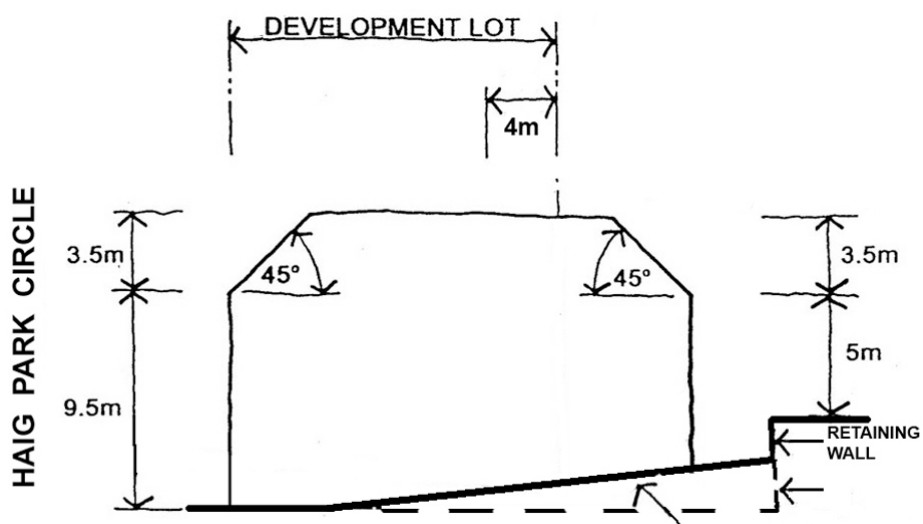


Figure 13. Building Envelope for Lots 46-49 inclusive

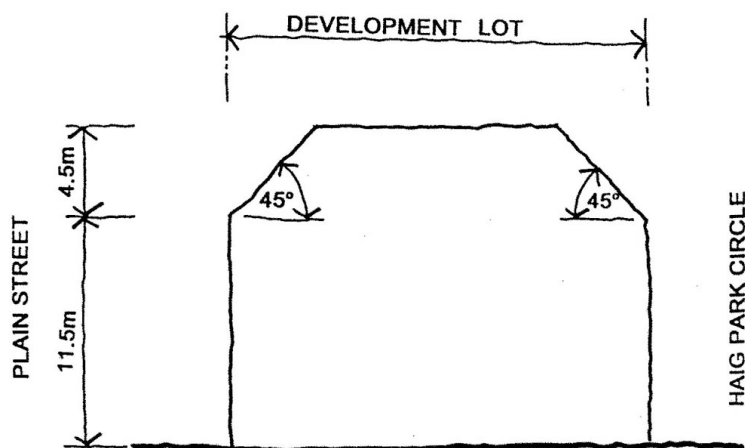


Figure 14. Building Envelope for Lots 50 and 51.

3.3 Private Open Space

- (a) All private open space is to be of usable area and dimension. All dwellings other than apartments must have access to ground level private open space with a minimum dimension of 4m.
- (b) The provision of additional private open space is encouraged. This may be provided as a balcony, deck or roof terrace,
- (c) Where possible, private space is to be north facing and directly accessible from a living area within the dwelling.
 - i. Roof terraces greater than 4m x 4m in dimension must have a pitched roof or shade structure covering the majority of the terrace and:
 - ii. keep with the scale and elevation of the dwelling;
 - iii. add visual interest;
 - iv. assist with climate control.
- (d) All private open space must be designed to minimise overlooking of adjoining properties, provide privacy to users and permit adjoining properties to share the available views.
- (e) Refer to Figure 15 for private open space requirements for Lots 33, 38, 52 and 54.
- (f) Refer to Figure 16 for private open space requirements for Lots 44, 45, 62 and 69.

Figure 15. Private Open Space Location (Lots 38, 54) (Mirror for Lots 33, 52).

Figure 16. Private Open Space Provision (Lots 44, 45, 62) (Mirror for lot 69).

3.4 Access and Parking

- (a) The extent of street and laneway frontage used for vehicle access should be minimised.
- (b) Vehicle parking transition ramps as required must be accommodated within the property boundary.
- (c) Vehicle crossovers which are provided are to be used. No additional crossovers are to be provided to lots with existing crossovers.
- (d) Where vehicle crossovers were not provided as part of the original subdivision, they are to be constructed to the local government's specifications at the developer's expense.

3.4.1 Lots 7, 8, 12, 14, 21, 33, 53 and 60

- (a) Although Lots 7, 8, 12, 14, 21, 33, 53 and 60 are grouped dwelling lots, only one single width vehicle crossover will be permitted for each dwelling. If developers wish to include two car spaces for each dwelling, then both spaces must be able to be served from the single crossover without further modification to the public domain, for example by providing the bays in a "tandem" configuration.

3.4.2 Lots 2 -12 inclusive and 14 - 22 inclusive

- (a) In order to achieve an attractive streetscape not dominated by garage doors, special attention should be paid to the form of garage doors to these lots. Timber tilt-up doors are suggested.

3.4.3 Lots 1 - 12 inclusive

- (a) Principal pedestrian and vehicular access is to be from Wittenoom Street.

3.4.4 Lot 13

- (a) Principal pedestrian and vehicular access is to be from both Wittenoom Street and Trafalgar Road.

3.4.5 Lots 14 - 22 inclusive

- (a) Principal pedestrian access is to be from Trafalgar Road.
- (b) Vehicular access is to be from Mulberry Way.

3.4.6 Lot 23

- (a) Principal pedestrian access is to be from both Trafalgar Road and Royal Street.
- (b) Vehicular access is to be from Mulberry Way.

3.4.7 Lots 24 - 32 inclusive

- (a) Principal pedestrian access is to be from Royal Street.
- (b) Vehicular access is to be from Mulberry Way.

3.4.8 Lots 33 - 38 inclusive, 40 - 43 inclusive, Lot 45

- (a) Principal pedestrian access is to be from Haig Park Circle or the P.A.W. which links to Macey Walk, as applicable.
- (b) Vehicular access is to be from Mulberry Way.

3.4.9 Lot 39

- (a) Principal pedestrian access is to be from Haig Park Circle and the P.A.W.
- (b) Vehicular access is to be from Haig Park Circle.

3.4.10 Lot 44

- (a) Principal pedestrian access is to be from Haig Park Circle.
- (b) Vehicular access is to be from Mulberry Way.

3.4.11 Lot 46

- (a) Principal pedestrian access is to be from Haig Park Circle.
- (b) Vehicle access is to be from Mulberry Way.

3.4.12 Lot 47 - 51 inclusive

- (a) Principal pedestrian and vehicular access is to be from Haig Park Circle.
- (b) Pedestrian access from Plain Street is to be provided to lots 50 and 51.

3.4.13 Lot 52 - 54 inclusive

- (a) Principal pedestrian access is to be from Haig Park Circle.
- (b) Vehicular access is to be from Orchard Way.

3.4.14 Lot 55 and 59

- (a) Principal pedestrian access is to be from Haig Park Circle.
- (b) Vehicular access is to be from Orchard Way.

3.4.15 Lot 56 - 58 inclusive and 60

- (a) Principal pedestrian access is to be from Haig Park Place.
- (b) Vehicular access for Lot 56 and 60 is to be from Haig Park Circle.
- (c) Vehicular access for Lot 57 and 58 is to be from Orchard Way.

3.4.16 Lots 61, 63 - 68 inclusive

- (a) Principal pedestrian access is to be from Haig Park Place.
- (b) Vehicular access is to be from Haig Park Circle.

3.4.17 Lots 62 and 69

- (a) Principal pedestrian and vehicular access is to be from Haig Park Circle.
- (b) Location of vehicular access close to the bend in the road should be avoided for safety reasons.

3.5 Building Design

3.5.1 General

- (a) The minimum ground floor to first floor height is 3m.

- (b) Dwellings should be designed to suit a variety of household types.
- (c) Main living spaces should be oriented around private open spaces which face north or north-east where possible.
- (d) Consideration is to be given to the vertical and horizontal scale of developments to ensure appropriate formal modulation to respect the rhythm and grain of the development precinct. Building masses are to be broken down in scale to achieve a harmony and identity appropriate to the use and immediate content.
- (e) Building forms should reflect an innovative and contemporary interpretation of Perth architecture utilising a rich palette of materials, (refer to 'Materials and Colours').

3.5.2 Privacy

- (a) A high standard of acoustic and visual privacy is expected with particular attention to:
 - i. construction materials and techniques to reduce noise transmission between dwellings;
 - ii. site and dwelling layout to separate potentially conflicting uses;
 - iii. balcony and window location and design to avoid overlooking neighbouring windows and private open space;
 - iv. building design should contribute to the creation of a safe environment by avoiding the formation of "blind" spaces which cannot be seen from inside the most used rooms.

3.5.3 Balconies

- (a) The inclusion of balconies to take advantage of views is encouraged. Balconies can also assist the composition, articulation, and visual interest of buildings. They should be of usable dimensions with a minimum dimension of 1.5m and wherever possible be enhanced by the provision of shading from summer sun.
- (b) The use of balconies, decks and roof terraces as additional private open space is encouraged.
- (c) Juliette balconies are permitted but will not be counted as private open space. A Juliette balcony is a small balcony with a maximum depth of 750mm.
- (d) A balcony must be set back a minimum of 1 m from any adjoining lot. Any balcony set back less than 2m from an adjoining lot must incorporate an approved screen (minimum 1.8m high) on that side.

3.5.4 Roof Form

- (a) In view of the objective of achieving a cohesive built form within Haig Park a roof pitch of between 30 - 45 degrees is preferred, where visible from public areas, streets and laneways. A shallower pitch is acceptable for verandahs and canopies, penthouses, small areas of skillion roofs, and small areas of flat roofs where screened behind parapets.
- (b) Use of dormer / attic windows, verandahs and awnings is encouraged in order to reduce the apparent scale of development, add visual interest and assist with climate control.
- (c) The heights and levels of roof ridges, pitching points, gutters, eaves, parapets and floor levels must either match the adjoining property or vary by a minimum of 600mm.

- (d) Roofs sharing the same pitching point as the adjoining property and the same plane should match the roof pitch of the adjoining property.

3.5.5 Articulation, Detailing and Street Presence

- (a) The massing of buildings should respect the scale of the adjacent street or place and neighbours.
- (b) Homes must address the primary street, except Lots 56-58 inclusive, 60, 61, 63-68 inclusive, which must address Haig Park Place.
- (c) Building design is to enhance individual dwelling identity for all housing types.
- (d) Dwellings must present a 'front' to public spaces. The plan layout should enable casual surveillance of the Lot and surrounds from habitable rooms and balconies.
- (e) Buildings should provide a modulated street frontage with an articulated facade and use of elements such as verandahs, balconies, awnings, dormers and window projections to provide visual interest and establish a fine grained scale to development.
- (f) Generally, detailing should provide visual richness and variety, interest and identity and assist in reducing the visual bulk of building mass.
- (g) Buildings on corner lots are to address both frontages, with special treatment encouraged to mark corners and link streets e.g. additional floor height, distinct roof form, articulation of corner wall elements, variation in materials and colours, special balcony treatments. Extra height at corners through the use of decorative parapets, tower elements or similar is encouraged. In approved instances, a "tower element" may take the form of an additional storey if the local government is satisfied that it contributes to the landmark quality of the building.
- (h) Garages (particularly doors), carports and fencing are to be detailed so as to reduce their visual impact and add interest at the pedestrian level.

3.5.6 Windows

- (a) Overall window opening proportion must be vertical or square. Horizontally proportioned window openings are acceptable only if integral to the elevation and a minor element of the overall elevational composition.
- (b) Door and window shutters, if fitted, must be operable.

3.5.7 Chimneys

- (a) Chimneys are encouraged. Chimneys should have cowls or contain some shape and form to the chimney capping.

3.5.8 Balustrades

- (a) Aluminium or cast iron "lace" is not permitted.

3.5.9 Blank Walls

- (a) Blank walls abutting or facing public spaces are to be kept to a minimum. Walls are to be detailed to provide visual interest and pedestrian scale.

3.6 Fences and Retaining Walls

- (a) Where fences join existing fences on the edge of Haig Park Place or Pedestrian Access Ways, the proposed fences should be similar in height (where they meet) and then proportionally stepped on the boundary either up or down in accordance with other requirements.
- (b) Generally retaining walls are to be a maximum of 1.2m high above finished ground level, with a height not exceeding 0.6m preferred. However lots 14 - 22 inclusive may have retaining walls to a height of 2.1m high along Mulberry Way. Designs which minimise the height of retaining walls for dwellings are sought, particularly adjacent to P.A.W.'s where a close relationship between internal and external finished levels is desirable.
- (c) Retaining walls and fences are to be limestone detailed to match the existing private wall to the edge of Haig Park Place. A standard fencing style of capped lime stone piers to 2m high, with a fence base course of limestone and infill wrought iron or metal railings to maximum 1.8m high is to be used.
- (d) Solid limestone panels of fencing are permitted adjacent to the nominated area of private open space. In such causes, the extent of solid fencing should not exceed 50% of the lot width for that particular dwelling.
- (e) In order to avoid the duplication of piers at boundaries between adjoining properties, piers are to straddle the dividing boundary.
- (f) No fibre cement or similar style fencing is permitted. Dividing fences should be of a style reflecting and compatible with the overall area.
- (g) Designs which minimise the height of retaining walls for dwellings are sought, particularly adjacent to P.A.W.'s where a close relationship between internal and external finished levels is desirable.
- (h) On boundaries abutting Mulberry Way and the existing retaining wall on Lots 1 - 12, fence heights are measured from the top of the retaining walls. No fence base in addition to the retaining wall is permitted on boundaries abutting Mulberry Way (that is, fences are required to be open with infill wrought iron or metal railing to a maximum 1.8m high). On other boundaries heights are measured from the finished ground level of the adjacent street or footpath.
- (i) Fence details and specifications are to form part of the Application for Development Approval.

3.7 Materials and Colours

3.7.1 Walls and Windows

- (a) The following construction materials are acceptable:
 - i. Natural stone, including limestone.
 - ii. Rammed earth and rammed limestone.
 - iii. Render, coloured or paint finished in ochres, reds and similar wash colours.
 - iv. Red or terracotta brick.
 - v. Timber and lightweight cladding (paint finished or stained) is acceptable on upper floors and as a minor element at ground floor level.
 - vi. The considered combination of more than one material or use of more than one finish is encouraged as it adds variety and reduces perceived building bulk.

- vii. Tilt-up or precast concrete construction will not be permitted for single houses or grouped dwelling, with the exception of side parapet walls. Tilt-up or precast concrete construction will be considered for multiple dwellings.
- viii. Reflective glass or dark tinted glass is not permitted.

3.7.2 Colour

- (a) Well considered colour schemes are encouraged, as distinct from predominantly monochrome colour schemes.
- (b) Trim colours which enhance and complement the wall and roof colours are preferred.
- (c) The local government retains the right of final decision on the acceptability of a colour scheme.

3.7.3 Roofs and Shade Structure Covering

- (a) Roof materials are to be selected from within the following colour range: tiles in autumn or terracotta tones; shingles in slate grey; corrugated metal decking in Colorbond Surfmist, Paperbark, Classic cream, Dune, Evening Haze, Pale Eucalypt or Shale Grey or comparable colours.
- (b) A Zinalume finish is acceptable only where it can be demonstrated that glare and reflectivity will not be a problem to neighbours and surrounding activities..
- (c) Shade cloth and profiled clear acrylic roof sheeting are not permitted in locations visible from public areas.

3.8 Landscape

- (a) Permeable segmental paving is to be used for all hard surfaces in order to increase on-site water absorption.
- (b) Where paving abuts sealed surfaces in streets or mews and is visible from public areas, its colour, texture and scale should be integrated with the existing paving.
- (c) Trees selected should be suitable for small gardens, and the mature tree size, form and scale should relate to, but not overwhelm the building mass.
- (d) A landscape proposal plan showing general garden layout and location and species of any trees is to be submitted at the time of making a building permit application.
- (e) Trees used within public spaces such as PAW's are likely to overhang property boundaries once they are mature. The local government will be responsible for cleaning leaves etc., which fall within public areas only.

3.9 Services

- (a) A service easement area is defined for most lots and all meters and connections are located within it. All such fittings are to be integrated into the overall landscape and building design. Building over these easements is not permitted.
- (b) All piped and wired services, air conditioners, clothes drying areas and hot water storage tanks are to be concealed from street and public area view.
- (c) Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.

- (d) A Stormwater Drainage Plan is to be provided with all building permit applications. All stormwater is to be discharged to the stormwater connection provided on site.
- (e) Provision is to be made for the storage of domestic bins, screened from public view.