

Pinjarra Character Design Guidelines



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PART 1: INTRODUCTION

1.1 Purpose of the design guidelines

The purpose of the Pinjarra Design Guidelines is to encourage good and place-responsive design.

Whilst design-related State planning policy, including SPP 7.0 *Design of the Built Environment*, SPP 7.2 *Precinct Design Guidelines* and SPP 7.3 *Residential Design Codes*, provide general guidance on urban design matters and detailed design guidance relating to development controls, the principal aim of the Pinjarra Design Guidelines is to provide place-specific design guidance on how design can better respond to the Context and Character principle of SPP 7.0 by being sensitive to the character of the place and precinct in which it is sited.

The place characters to which these design guidelines relate are defined in the character statements of the *Shire of Murray Character Study (2024)*.

These design guidelines are intended to assist both in the preparation of designs and in the assessment of place-specific design quality within Pinjarra, whether by the Shire of Murray, State Government agencies, or through any design review process.



1.2 Objectives

The objectives of the design guidelines, which are consistent with SPP 7.0 *Design of the Built Environment* and the objectives of SPP 7.2 *Precinct Design Guidelines* insofar as they relate to character, are:

Character and context

- ❖ *To respond to and enhance the distinctive characteristics of a local area, contributing to a sense of place.*

Urban structure

- ❖ *To ensure the pattern of blocks, streets, buildings, and open space responds and contributes to a distinct, legible precinct character.*
- ❖ *To promote an urban structure that supports accessibility and connectivity within and outside the precinct.*
- ❖ *To ensure the urban structure supports the built form, public realm and activity intended for the precinct.*
- ❖ *To ensure an adaptable urban structure that can respond to and facilitate change within a precinct.*

Built Form

- ❖ *To ensure that the built form is responsive to the purpose, context and intended character of the precinct.*
- ❖ *To ensure building placement, scale and massing is appropriate for the intended precinct and streetscape character.*
- ❖ *To ensure that built form design reduces energy demand across the precinct by facilitating climate-responsive design.*
- ❖ *To ensure that built form design is responsive to the streetscape and contributes to a safe and comfortable public realm.*

Public realm

- ❖ *To ensure the public realm is designed to promote community health and wellbeing.*
- ❖ *To enable local character and identity to be expressed in public realm design to enhance sense of place.*
- ❖ *To ensure that key environmental attributes are protected and enhanced within the public realm.*
- ❖ *To ensure the public realm is designed to be inclusive, safe, and accessible for different users and people of all ages and abilities.*
- ❖ *To ensure public realm design is integrated with the built form, movement network and landscape of the precinct.*

1.3 Precincts

These design guidelines relate to a series of precincts with the Pinjarra town site that have distinct characteristics. These precincts are:

1. The town centre precinct
2. The heritage precinct
3. The residential frame precinct
4. The mixed-use corridors precinct.

The extent of each precinct is illustrated in Figure 1: Precinct locations. The Shire of Murray may amend the precinct boundaries at its discretion because of changes to land zoning or other changes to the local planning framework.

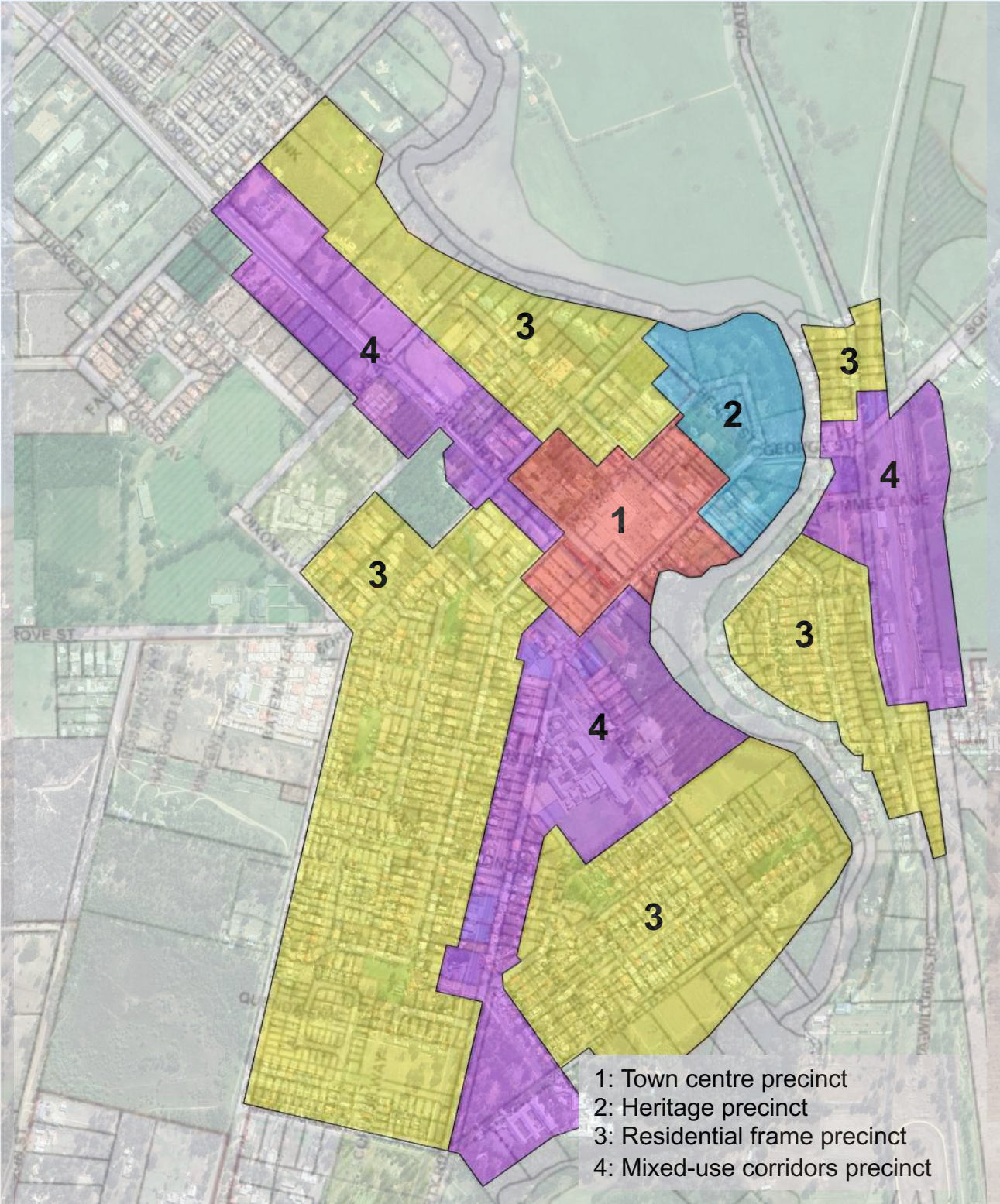


Figure 1: Precinct locations

1.4 Character statements

In providing guidance on character, these design guidelines seek to reinforce the character statements for Pinjarra and the precincts (refer 1.3 Precincts) as described in the *Shire of Murray Character Study (2024)*. These character statements are:

Town centre precinct character statement

The Pinjarra town centre is a quintessential WA country town and one of the closest to Perth. The desirable character of the town centre is largely informed by the informal qualities of the main street, historic buildings, wide streets, and the adjacency to the Murray River. The character of the town centre is reinforced by the adjacency of the heritage precinct to the north that somewhat overlaps with the town centre, and which has its own character statement.



Heritage precinct character statement

The Pinjarra heritage precinct is a treasured collection of historical buildings and gardens on the wooded banks of the Murray River and is a destination in its own right. The character of the place retains a high level of authenticity and provides an insight into a bygone era. In many ways, the heritage precinct is emblematic of the broader Shire of Murray and the community's passion for history and the relaxed country lifestyle of the place.



As the most significant character precinct in Pinjarra, it should be taken into consideration when establishing and reinforcing the sense of place in the other Pinjarra precincts.

PART 1: INTRODUCTION

Residential frame precinct character statement
The character of the residential frame to the Pinjarra town centre is typified by single dwellings on large to medium sized suburban lots that are politely detached from each other and surrounded by gardens. The residential area provides a transect through a hundred years or more of housing types, and demonstrates that despite the changes over the decades, there remains common character attributes of verandas, pitched roofs, generous setbacks, gardens, trees, and a focus on people rather than cars.



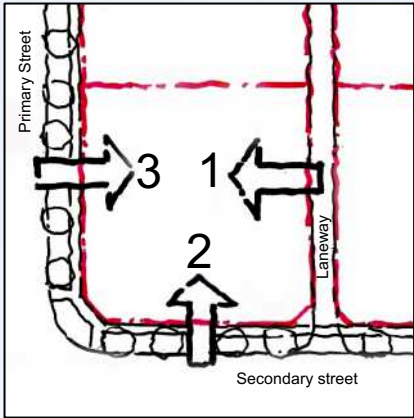
Mixed-use corridors precinct character statement
The character of Pinjarra is also informed by the 'mixed use' corridors that lead into the town centre, particularly because the corridors are the means for people to arrive and leave Pinjarra, and so have high visibility. Whilst the character of these corridors are relatively indistinct, there are clues as to how a more distinctive character for these areas might develop.



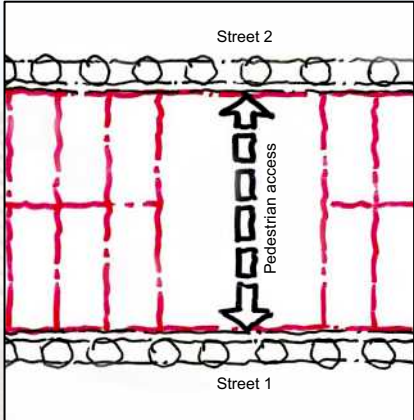
PART 2: GENERAL DESIGN GUIDELINES

2.1 Urban structure

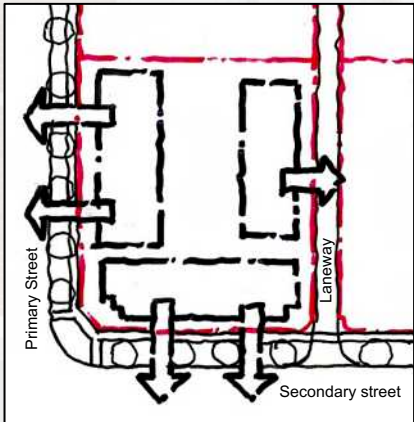
- a) Where a development has access to a right-of-way (laneway), parking and service access shall be taken from the laneway.
- b) Where a development has access to more than one street, parking and service access shall be taken from the secondary street.
- c) Where a development is of a size and form that has access to two parallel streets, a development should provide a publicly accessible pedestrian connection through the site.
- d) The use of shared vehicle access points is encouraged to minimise the number of crossovers in the streetscape.
- e) Development should be structured to maximise the number of dwellings or commercial units with street frontage.



Priorities for site vehicle access



Through pedestrian route



Maximise frontage to the public realm



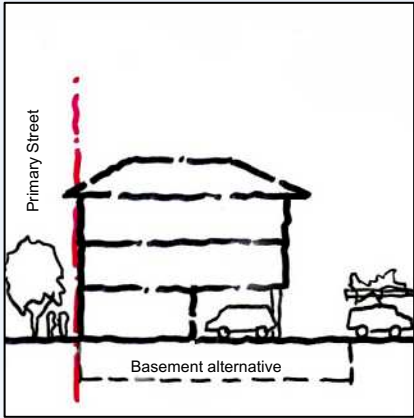
Built form expressing a street corner

2.2 Built form

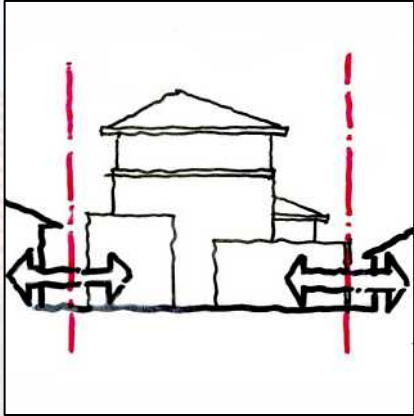
- a) All development shall optimise active frontage to all adjacent streets and other public spaces.
- b) New buildings on corner lots with two or more street fronts shall articulate the street corner(s) through the design of the built form.
- c) New buildings shall establish an acceptable transition to adjacent buildings, consistent with the applicable guidance provided by the Residential Design Codes.
- d) Car parking shall be located and screened to ensure parked cars do not compromise the visual amenity of the adjacent streetscapes.
- e) Air-conditioning condensers and other mechanical plant and services shall be located and screened to avoid being visible from the adjacent public realm.
- f) Where a development terminates a vista along a street or other public space the built form should include a distinctive feature or landscape element to terminate the vista.
- g) Whilst orientation of development to optimise a climatic response is supported, it should not be at the expense of contributing to the adjacent streetscape.

2.3 Public realm

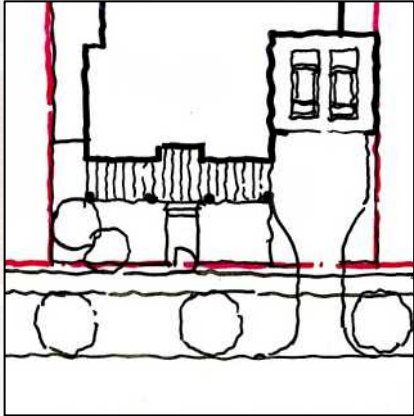
- a) All development shall include the adjacent street verges in the development's overall landscape design.
- b) Street trees shall be retained wherever possible, and new street trees should be planted where in-ground service alignments permit.
- c) Where new street trees are proposed, they shall be of a species to the satisfaction of the Shire of Murray.
- d) Other vegetation planted in the verge shall be of a type and height that does not obstruct sightlines at intersections and vehicle crossovers.
- e) Where a verge contains an existing footpath, the footpath material shall be extended over any vehicle crossover.
- f) Where there is no existing footpath, provision for one shall be provided for in the verge design on an alignment to the satisfaction of the Shire of Murray
- g) Vehicle crossovers should be single-lane width to minimise intrusion into the streetscape, and maximisation of verge landscape, unless safety or traffic volumes dictate a two-lane wide crossover.
- h) Where publicly accessible spaces are provided within a development, they should incorporate trees or other forms of shade, seating, and lighting
- i) Publicly accessible spaces should include a minimum of 50% of the space as vegetated landscape.
- j) Where a development is of scale a that includes the establishment of a new street(s), the street(s) shall include street trees and a footpath on each side of the road to the satisfaction of the Shire of Murray.



Car parking screened from street views



Building form transition to scale of neighbouring properties



Driveways narrowed to a single crossover where possible



Useable and appealing publicly accessible spaces

PART 3: PRECINCT-SPECIFIC DESIGN GUIDELINES

These precinct specific design guidelines provide guidance on responding to the unique characteristics of each of the four precincts. Where a precinct-specific provision is inconsistent with a provision of the general design guidelines section, the precinct-specific provision shall take precedence.

3.1 Town centre precinct

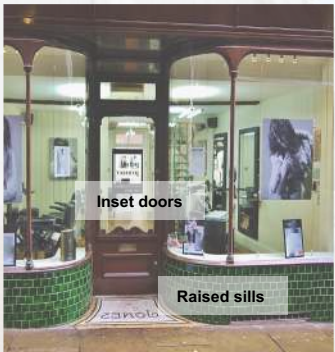
The following provisions provide guidance on how a design should respond to the character statement for the town centre precinct.

Built form, setbacks and roof forms

- a) The architecture of new development should be composed predominantly of simple rectangular plan forms that reflect the country town character.
- b) Upper floor accommodation is strongly encouraged.
- c) The use of traditional pitched roofs with feature gable ends is encouraged. Skillion and curved roof forms should be reserved for ancillary elements such as verandas or outbuildings.
- d) Buildings constructed to a nil setback street boundary may employ a flat or low-pitched roof behind a raised parapet to the street elevation.
- e) Buildings constructed to a nil setback street boundary shall include either a colonnade or a non-glazed awning structure for the length of the street frontage to provide shade and shelter to pedestrians.
- f) Larger developments shall be expressed as a streetscape of elements with an expressed structural rhythm of between 6-9m, with a distinct change in architectural treatment at least every 40m of the street elevation.
- g) Large areas of blank walls to street elevations are inappropriate and should be limited to no more than 10% of any street elevation.

Openings

- g) Shopfronts shall include a stall riser of between 450 and 750mm above floor level and doorways shall be inset by at least 600mm from the rest of the elevation.
- h) Openings shall reflect existing architectural traditions and with vertical proportions. In the case of larger window openings, these shall be composed of vertically proportioned panes.
- i) All openings to adjacent streets at ground level shall be clear glazed and not obscured by applied film or by blinds during business hours. In this respect, sensitive uses that require privacy (e.g. medical consulting rooms) should not have a ground floor street interface



PART 3: PRECINCT-SPECIFIC DESIGN GUIDELINES

Town centre precinct

Architectural detail

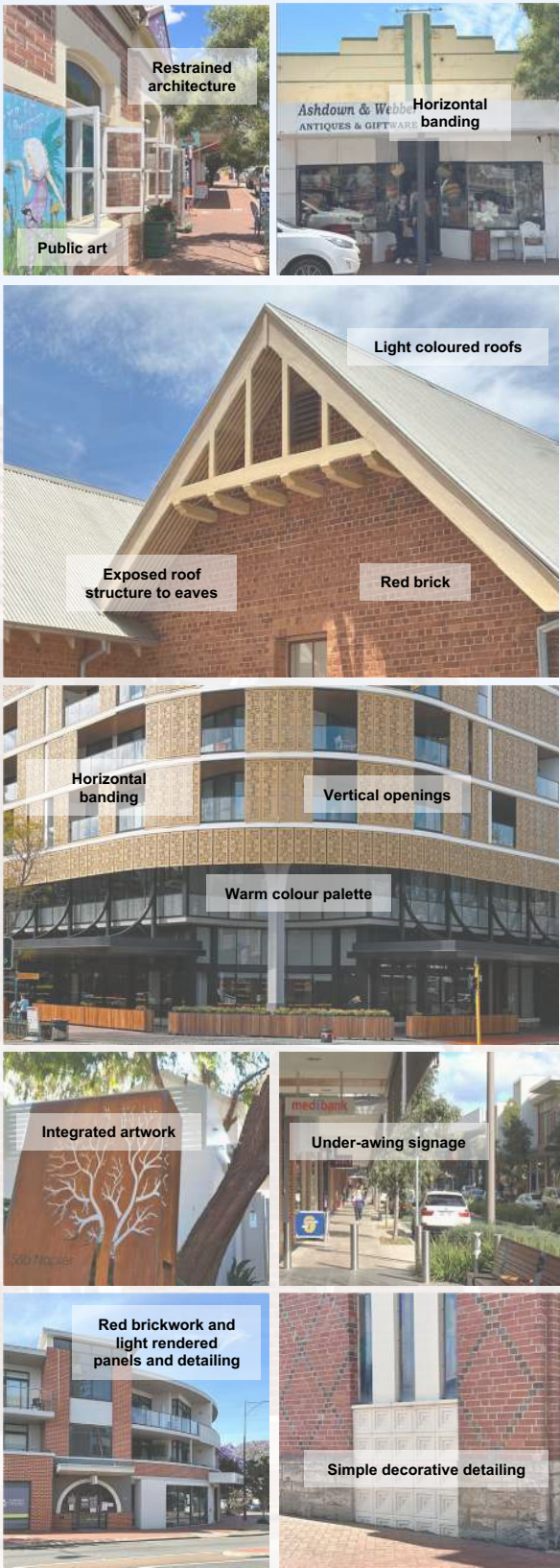
- j) Architectural detailing and decorative elements should be simple and restrained, consistent with the traditions of country towns.
- k) Where a pitched roof is used, the structure should be exposed at the eaves rather than employing a flat eaves soffit.
- l) The use of horizontal banding to break up large elevations and tie together openings and other architectural elements is encouraged.
- m) Integrate artworks and artefacts into the architectural design to express local creativity and an appreciation of the local rural history.

Ancillary elements

- n) Signage shall be integrated into the architectural design and of a scale that does not visually overwhelm the building on which it is located.
- o) For shopfronts, suspended under-awning signage and signs on shopfront bulkheads are preferred.

Colours and materials

- p) Walls addressing streets and other public spaces shall be finished in red brick with light-coloured render or other complementary materials such as stone, timber, or metal cladding as secondary elements.
- q) Roofs visible from the public domain shall be either light-coloured profiled metal roofing or terracotta clay tiles.
- r) The use of timber for exposed structure, decorative detailing, and window and door frames is encouraged.
- s) Colour palettes should be generally warm and natural light to medium tones, with white and cream colours used for highlighting horizontal elements and openings.
- t) Darker colours shall be used in moderation for emphasising architectural elements.

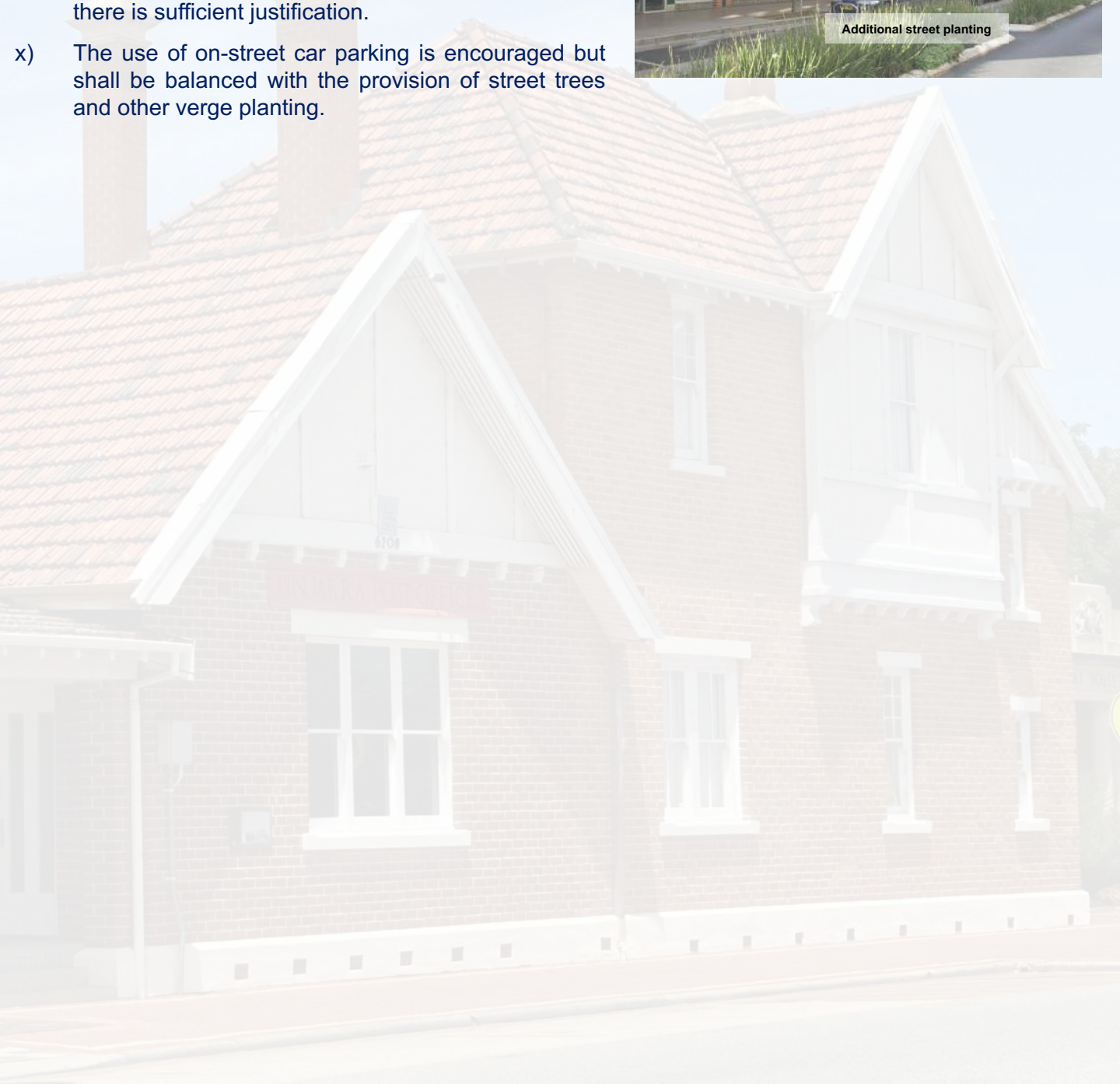


PART 3: PRECINCT-SPECIFIC DESIGN GUIDELINES

Town centre precinct

Landscape and fencing

- u) No car parking shall be permitted between a building and an adjacent streetscape.
- v) Where at grade car-parking is proposed, it shall be provided with shade trees at a rate of no less than 1 tree for every 4 car bays.
- w) Fencing to adjacent streets in the town centre is generally inappropriate within the town centre but may be considered at the Shire's discretion where there is sufficient justification.
- x) The use of on-street car parking is encouraged but shall be balanced with the provision of street trees and other verge planting.



3.2 Heritage precinct

The heritage precinct is a sensitive area with only limited opportunities for new development. Given the sensitivities of the precinct, any development shall be carefully considered in the context of the Burra Charter, SPP 3.5 *Historic Heritage Conservation*, and the guidance of the Heritage Council for both new work and work to existing buildings.

Whist the following character provisions give some insight into the Shire of Murray’s preferences for new work in the heritage precinct, the advice provided in the Burra Charter, SPP 3.5 *Historic Heritage Conservation*, and the guidance of the Heritage Council shall take precedence.

Built form, setbacks and roof forms

- a) New buildings shall be simple in form, modest in scale and should sensitively complement existing buildings in the precinct but without mimicking historic styles and details.
- b) Roofs shall be traditional pitched roofs with either hip or feature gable ends. Skillion and curved roof forms should be reserved for ancillary elements such as verandas or outbuildings, and flat roofs should be considered only as linking devices between new and existing buildings.
- c) Buildings shall include deep verandas that run the full length of elevations.
- d) New buildings shall be set back generously (at least 6m) from adjacent streets to enable a landscaped street interface, which is a fundamental characteristic of the precinct.
- e) Car parking, including garage and carport structures shall be set well back behind buildings and screened from public view wherever possible.

Openings

- f) Openings shall reflect existing architectural traditions and with vertical proportions. In the case of larger window openings, shall be composed of vertically proportioned panes.

Architectural detail

- g) Consistent with the traditions of country towns, architectural detailing and decorative elements should be simple and restrained.
- h) Where a pitched roof is used, the structure shall be exposed at the eaves rather than employing a flat eaves soffit.



PART 3: PRECINCT-SPECIFIC DESIGN GUIDELINES

3.2 Heritage precinct

Ancillary elements

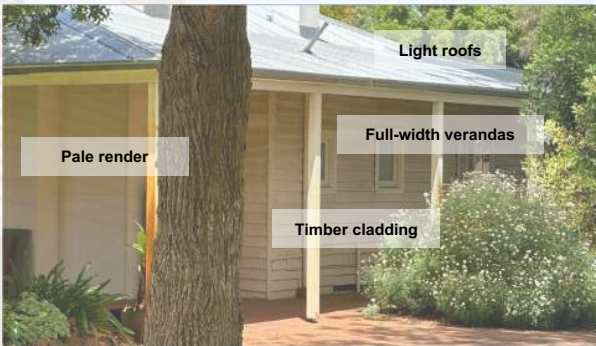
- i) Signage, if required, shall be of a discreet scale and shall not be attached to either existing or new buildings, but rather integrated into fencing or ancillary landscape elements.

Colours and materials

- j) The preferred wall material for primary buildings is red brick, with light-coloured render or other complementary materials such as stone, timber, or metal cladding as secondary wall elements.
- k) Ancillary buildings should be clad in timber or profiled metal cladding to ensure primary buildings predominate.
- l) Roofs shall be light-coloured or red (Colorbond Manor Red) profiled metal roof sheeting.
- m) The use of timber for exposed structure, decorative detailing, and window and door frames is encouraged.
- n) Colour palettes should be generally warm and natural light to medium tones, with white and cream colours used for highlighting horizontal elements.
- o) Darker colours may be used in moderation for emphasising architectural elements or as the primary colour for ancillary structures.

Landscape and fencing

- p) Setbacks and other landscaped areas visible from the public realm shall be treated as curated garden spaces with a focus on the use of lawns, gravel, decorative planting beds and feature trees.
- q) Street boundaries shall be well defined using low post-and-rail or picket fencing, or low hedging.
- r) The verge treatment to George Street shall reinforce the existing urban nature of the street. However, verge treatments to the secondary streets (e.g. Henry Street) shall be more informal with a predominant use of lawn, gravel and street trees.



3.3 Residential frame precinct

The following provisions provide guidance on how a design should respond to the character statement for the residential frame precinct.

Built form, setbacks and roof forms

- a) The architecture of new development should be composed predominantly of simple rectangular plan forms that reflect the country town character.
- b) Roofs shall be traditional hipped pitched roofs. Skillion and curved roof forms should be reserved for ancillary elements such as verandas or outbuildings.
- c) Limited use of gables to accentuate entry points or to create visual interest is encouraged.
- d) Buildings shall include verandas that extend across at least 50% of a building’s primary frontage.
- e) Garages shall be set back at least 3m from the associated building frontage to avoid compromising the streetscape.
- f) Setbacks from the primary street shall be at least 4.5m regardless of the applicable R-Coding to enable a landscaped street interface.

Openings

- g) Openings shall reflect existing architectural traditions and with vertical proportions. In the case of larger window openings shall be composed of vertically proportioned panes.

Architectural detail

- h) Architectural detailing and decorative elements should be simple and restrained, consistent with the traditions of country towns.

Ancillary elements

- i) Ancillary structures other than integrated garages and carports, shall be located to the rear of the primary structure.

Colours and materials

- j) The use of red face brick and light-coloured render is encouraged, along with complementary materials such as stone, timber, or metal cladding as secondary elements.
- k) Roofs shall be light-coloured profiled metal roof sheeting or terracotta clay tiles.
- l) Wall colours should be muted, with an emphasis on light and natural tones.
- m) Darker colours should be used in moderation for emphasising architectural elements.



PART 3: PRECINCT-SPECIFIC DESIGN GUIDELINES

3.3 Residential frame precinct

Ancillary elements

- l) Ancillary structures shall be located to the rear of the primary structure. Garages and car ports shall be integrated and set back behind the building line.

Colours and materials

- n) The use of red face brick and light-coloured render is encouraged, along with complementary materials such as stone, timber, or metal cladding as secondary elements
- o) Roofs shall be lighter-coloured profiled metal roof sheeting (no darker than Basalt) or terracotta clay tiles.
- p) Wall colours should be muted, with an emphasis on light and natural tones.
- q) Darker colours should be used in moderation for emphasising architectural elements.

Landscape and fencing

- r) Setbacks and other landscaped areas visible from the public realm shall be treated as curated ‘cottage’ gardens with lawns and decorative planting beds and at least one feature tree located in the front setback.
- s) Where front fencing is used, including side fencing forward of the building, it shall be maximum 1.2m high and may include post-and-wire fencing, timber picket fencing, or low brick walls with or without piers and railings.
- t) Side fencing shall not extend forward of the building unless it continues as the fencing treatment to the primary street.
- u) Any solid fencing to secondary streets shall be constructed in timber or brick.
- v) Colorbond fencing adjacent to the public realm is not permitted.
- w) The use of hedging to define the front boundary is encouraged.
- x) Verge treatments should be simple with a predominant use of lawn, gravel, native groundcovers, and street trees.



3.4 Mixed-use corridors precinct

The following provisions provide guidance on how a design should respond to the character statement for the mixed-use corridors precinct.

Built form, setbacks and roof forms

- a) The architecture of new development should be composed predominantly of simple rectangular plan forms that reflect the country town character.
- b) Roofs shall be traditional hipped or gabled pitched roofs. Skillion and curved roof forms should be reserved for ancillary elements such as verandas or outbuildings.
- c) Use of gables to accentuate entry points or to create visual interest is encouraged.
- d) The use of verandas and other shade elements such as awnings, pergolas or colonnades is encouraged
- e) Larger developments shall be expressed as a streetscape of elements with an expressed structural rhythm of between 6m to 9m, with a distinct change in architectural treatment at least every 40m of the street elevation.
- f) Large areas of blank walls to street elevations are inappropriate and should be limited to no more than 25% of any street elevation.
- g) Parking structures should be set back behind the building line to avoid compromising the streetscape.
- h) Primary street setbacks may vary from nil close to the town centre and up to a maximum of 6m further away from the town centre along George Street (SW Highway).
- i) A secondary street setback of nil may be permitted close to the town centre.

Openings

- j) Openings shall reflect existing architectural traditions and with vertical proportions. In the case of larger window openings, shall be composed of vertically proportioned panes.

Architectural detail

- k) Architectural detailing and decorative elements should be simple and restrained, consistent with the traditions of country towns.



PART 3: PRECINCT-SPECIFIC DESIGN GUIDELINES

3.4 Mixed-use corridors precinct

Ancillary elements

- a) Ancillary structures other than integrated garages and carports, shall be located to the rear of the primary structure.
- b) Signage shall be integrated into the architectural design and of a scale that does not visually overwhelm the building on which it is located.

Colours and materials

- a) The use of red face brick and light-coloured render is encouraged, along with complementary materials such as stone, timber, or metal cladding as secondary elements.
- b) Roofs shall be light-coloured profiled metal roof sheeting (no darker than Basalt) or terracotta clay tiles.
- c) Wall colours should be muted, with an emphasis on light and natural tones.
- d) Darker colours should be used in moderation for emphasising architectural elements.

Landscape and fencing

- a) Where front fencing is used, including side fencing forward of the building, it shall be maximum 1.2m high and may include post-and-wire fencing, timber picket fencing, or low brick walls with or without piers and railings.
- b) Side fencing shall not extend forward of the building unless it continues as the fencing treatment to the primary street.
- c) Any solid fencing to secondary streets shall be constructed in timber or brick.
- d) Colorbond fencing adjacent to the public realm is not permitted.
- e) Landscape design should be extended to the verge and enhance the pedestrian experience with landscape and shade trees.





PART 4: REQUIREMENTS FOR THE ASSESSMENT PROCESS

4.1 Information requirements

As part of the development approval process, Applicants may, at the Shire of Murray’s discretion, be required to provide a context and character analysis report to demonstrate an understanding of the context and the local character and explain the design response to that character and context.

A context and character analysis report should make specific reference to the objectives and provisions of these design guidance.

For further details on what is expected to be included in a context and character analysis report refer to SPP 7.3 Vol. 2 Appendix 3 *Site analysis and design response guidance*.

For larger projects or other projects deemed to be of significance, the Shire of Murray may, at its discretion, require a design review be undertaken whether in the form of a Design Review Panel or through a peer review. In such cases, a context and character analysis report will be required.

The Shire of Murray reserves the right to use its discretion to vary any of the design guideline provisions where sufficient justification has been provided by the Applicant.