

Local Planning Policy

Draft Marginata Crescent Heritage Area

Note: This Local Planning Policy will become effective upon gazettal of District Scheme Amendment No 273 to Town Planning Scheme No 4, which relates to Heritage Places and Heritage Areas

Prepared by Planning and Sustainability Service
May 2018

Background

The Marginata Crescent area has been recognised as having high cultural heritage significance and, as a result, included as a Heritage Area in the Scheme Heritage List. The Marginata Crescent Heritage Area is associated with the timber industry in the Dwellingup area and the 1961 Dwellingup Fire as the residences were some of the few remaining structures to survive following this event.

The area is characterised by its timber weatherboard and iron cottages, laid out in accordance with garden city planning principles, and nestled within remnant bushland.

In 1996, a subdivision of land in the middle of the settlement was carried out. In order to preserve the existing timber homes and unique streetscape values, the Shire adopted a Local Planning Policy: Design Guidelines for Residential Development – Marginata Crescent Precinct - Dwellingup. The policy was reviewed in 2012 to recognise the area's changed status and identification as a Heritage Area.

Application/Definitions

This policy applies to all new structures, additions and alterations to properties within the designated area for the Marginata Crescent Heritage Area, as outlined in Figure 1 below.

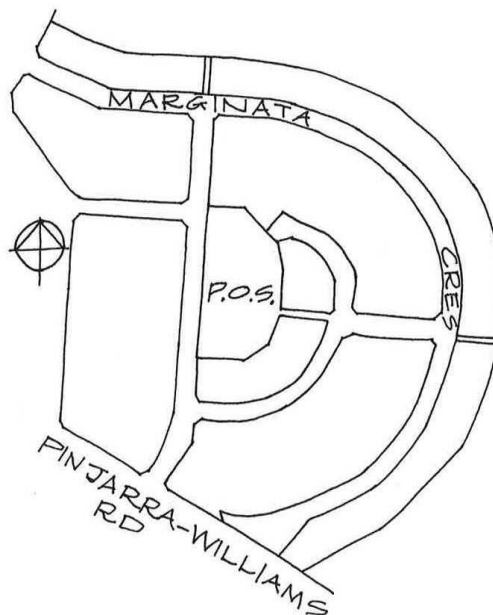


Figure 1

Planning Application Requirements

All proposals for development, including building additions, ancillary outbuildings and front fencing require the Planning Approval of the Shire prior to the commencement of construction.

Applicants will need to clearly demonstrate that their proposal meets the objectives and requirements of this policy. Applications must also meet any other requirement of the Shire's planning framework that may be applicable for a particular site under any relevant Town Planning Scheme, Outline Development Plan, Structure Plan, Local Planning Policy or Detailed Area Plan.

Objectives

1. To encourage sympathetic, compatible and sensitive design of structures within the Heritage Area, having regard for the special character associated with the architecture of existing timber workers' cottages and the country village ambience of the area - see Figure 2.
2. To allow for individual design of buildings consistent with the character of the area, but discourage development of standard project homes that do not reflect the important elements of the existing development, including roof pitches, window design, orientation of entrances and buildings, setbacks and the like.
3. To encourage the use of timber and corrugated iron and consider the use of recycled materials and buildings providing they meet contemporary building and functional standards.

Requirements

Setbacks:

1. All dwellings are to be setback to the street boundary, in line with adjoining dwellings or, where there are none, then the front setback is to be no less than five metres and no more than seven metres from the street alignment – see Figure 3.
2. Secondary street setbacks to a dwelling area to be no less than three metres from the street alignment.

Additions and Alterations:

1. Additions and alterations are to be carried out in sympathy with the character, scale, form and material of timber workers' cottages.
2. Attention is to be given to retaining the integrity of existing dwellings, particularly the front facade, by siting additions to the side or rear and taking into account the shape and height of windows, roof pitches and verandah details - see Figure 4.

Roofs:

1. Roofing of existing dwellings is to comprise metal deck sheeting at pitches of 25⁰ to 35⁰ and follow simple rectangular shapes with gable ends.
2. New structures are to conform with these characteristics, however a combination of gable and hipped roofs may also be considered providing the slopes fall within the 25⁰ to 35⁰ range.
3. Second storey roof lines are not to dominate the street frontage of buildings. - see Figure 5

Verandahs/Window Canopies

1. Most existing buildings feature verandahs and window canopies using the same materials and the same pitch as the main roof - see Figures 6, 7, 8 and 9.
2. New buildings are to incorporate these features.
3. Existing front verandahs are not to be enclosed, except with temporary sunshade, windbreak or woven materials.

Windows and Doors

1. Windows and doors are to maintain a simple rectangular and vertical configuration in accordance with the traditional style of the timber workers' cottages - see Figures 10 and 11.
2. Where timber is not used, the surrounds are to be coloured.

3. Front doors and windows re to address the main street, or facades are to be designed so that there are no large expanses of blank walls facing the main street.

Front Fences

1. Fencing in front of the building line are to be both between 0.8 and 1.1 metres high, visually permeable and be constructed of open timber picket or post and rail fencing – see Figure 2.
2. Secondary street fencing shall confirm with the above requirements where it is forward of the building line.

Sheds/Outbuildings

1. Outbuildings are to be setback behind the main building and, in all instances, be located behind the building line. As far as possible they are to be screened from the main street frontage - see Figure 13.
2. Materials, colours and design are to be compatible with the main building - see Figure 14.
3. Attached garages and carports are to be sympathetic to the design of the main building, particularly in terms of roof pitch, height and use of materials and are not to dominate the streetscape or dwelling- see Figure 15.

Materials

1. Preference will be given to the use of timber-framed and timber-clad construction. Where other materials are used, the predominant colours are to be of a brown or red hue.

Colour

1. Where timber is to be painted, the predominant colours are to be in a range between a tan or brown, through to green. White may also be used.
2. Accent colours are to be white, or close analogous colours, or complimentary colours to the predominant colour.

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1		24/4/1996	Amended
2		Rescinded 6/4/2002	Rescinded
3	OCM04/155 – 29/7/2004	OCM04/201 – 30/9/2004	Reinstatement Adopted
4	OCM11/240 – 20/12/2011	OCM12/ - 26/4/2012	Adopted pending gazettal of DS 273

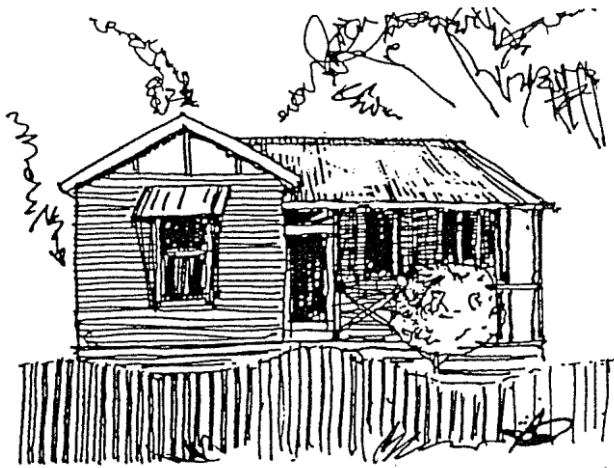


Figure 2

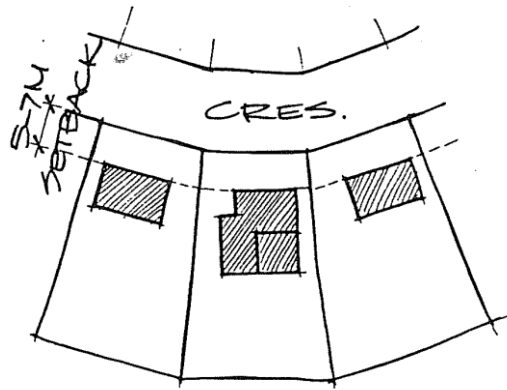


Figure 3



Figure 4



Figure 5

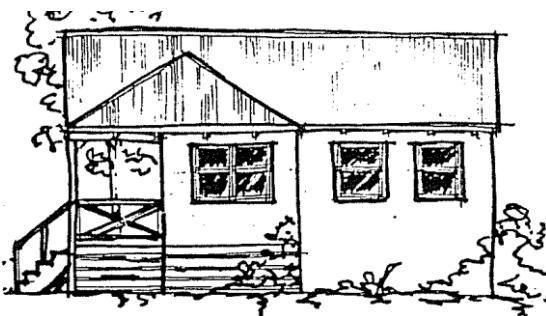


Figure 6

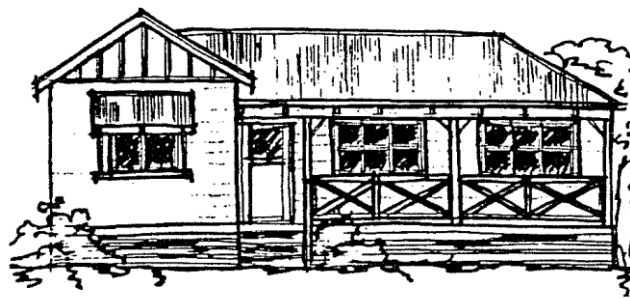


Figure 7

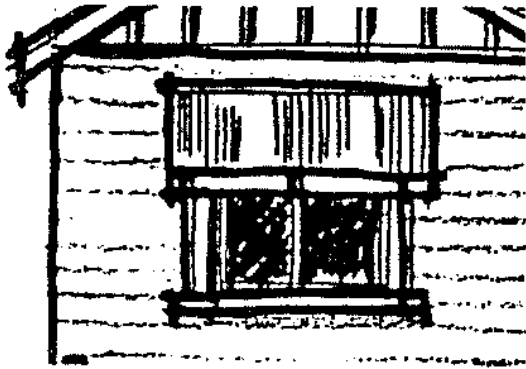


Figure 8



Figure 9

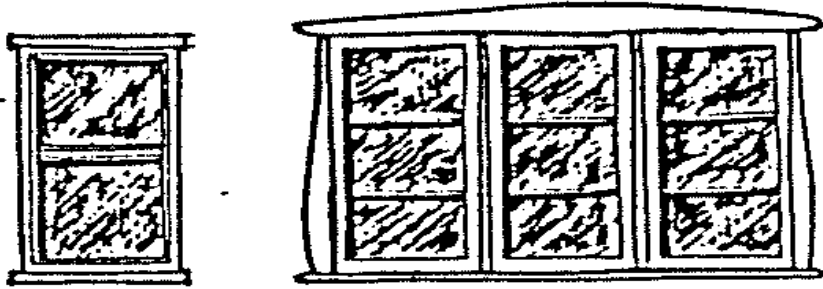


Figure 10

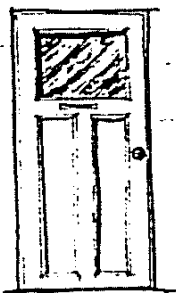


Figure 11

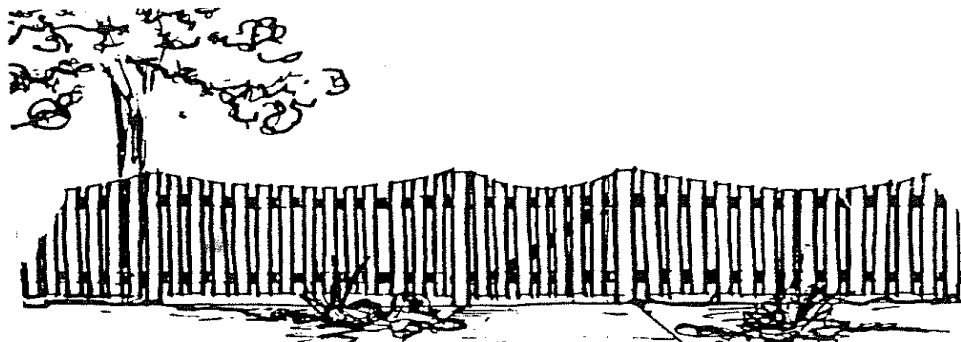


Figure 12

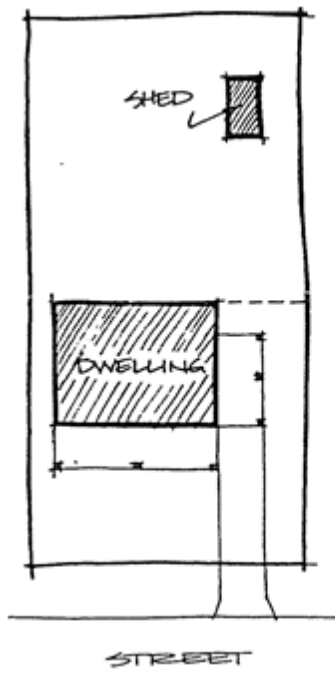


Figure 13



Figure 14

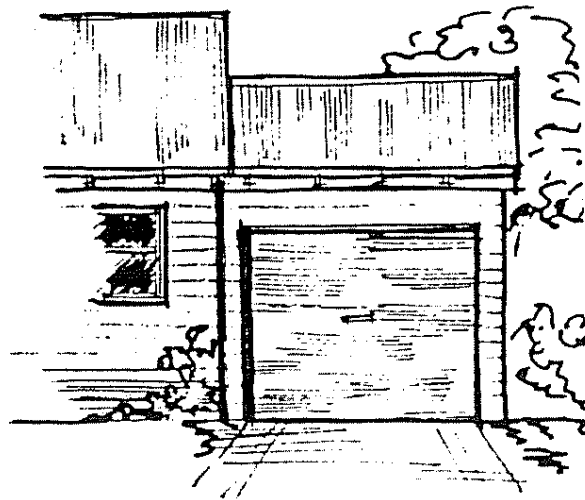




Figure 15

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