
DESIGN GUIDELINES FOR PRETTY POOL

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Note: Any R-Codes and/or Town Planning Scheme No.5 variations not covered by this Policy will require the submission of a Planning Application and approval by the Town of Port Hedland.

1.0 POLICY PURPOSE

The purpose of the policy is to ensure the character and designs of residences in Pretty Pool are consistent with the vision created in the Pretty Pool Guidelines. This vision is one where the built form will set a new bench mark for housing in the Port Hedland region. The intention is that housing will better respond to the climate and will reduce energy consumption.

This policy will play an important role in ensuring that the quality of the Pretty Pool built form and will provide surety for both the community and the private developer by setting a number of required standards.

All development in the Town of Port Hedland is required to comply with the Town's Planning Scheme No. 5.

This policy is adopted by the Council as a Planning Policy under the Town's Planning Scheme No. 5.

2.0 POLICY OBJECTIVES

The key objectives addressed by the Pretty Pool Design guidelines are as follows:

- I. To achieve an attractive and cohesive development
- II. To achieve an architectural character relevant and identifiable to the Pilbara
- III. That climate and sustainability are to be the main driving factors for the design of new residences in the new Pretty Pool development
- IV. Houses in the Pretty Pool subdivision are environmentally sustainable and would require less energy to run on

3.0 POLICY AREA

This policy is applicable to the new Pretty Pool development as per plan attached.

4.0 BUILT FORM EXPRESSION

New residences built at Pretty pool provide an opportunity to establish a distinct architectural character relevant and identifiable to the Pilbara. As such houses are encouraged to use local materials to give the colour and feel of the Pilbara region. This may include the use of local stone, rammed earth or stabilized concrete walls.

A colour palette relevant to the climate is also encouraged. These may be the reds and ochres of the earth, the green of the trees, along with ocean colours, whites, blues, purple haze and ocean greens.

5.0 BREEZES AND SHADING

The two most critical aspects to good environmental design in the Pilbara are keeping the direct sun off the buildings and allowing cool breezes to ventilate the house. As such the following design guidelines are mandatory:

- Houses must be orientated to catch the cool breezes
- Large openings must be located on the north to north-west and east to south-east sides of the house
- Breeze diagram must be included with any submission for design approval
- At least one breeze wall located within the house
- At least two sides of the house must be surrounded by a verandah of minimum width 1800mm
- Sides of the house with no verandah must be shaded by an eave of at least 900mm

6.0 CEILING HEIGHTS

All ceilings must have a minimum 2700mm above floor level to all habitable areas. Where this is not possible the ceiling should be a minimum of 2400mm above floor level provided all main living areas have raked/cathedral type ceilings.

7.0 FRONT SETBACK

The minimum front setback can be 2m to an average of 4m.

8.0 CORNER LOTS

Houses situated on corner lots must address both street frontages. This can be done with the use of windows, doors and other openings and by continuing the architectural treatment to the front around to the side of the house. No blank facades are permitted to either street.

9.0 OUTDOOR EATING AREAS

All residences shall have a shaded outdoor area adjacent to the main living area with a minimum width of 2.6m and a minimum area of 20m².

10.0 WINDOWS AND ROOFS

- All windows must have some form of shading or awning structure
- Minimum insulation required in the roof is R3.5
- Roofs must be light coloured to reduce heat absorption
- If a steel roof is used it must be one of the following colours:
 - Headland
 - Manor red
 - Sandbank
 - Classic Cream
 - Surfmist
 - Paperbark
 - Dune
 - Shale grey
 - Windspray
 - Bushland
 - Pale eucalypt
 - Wilderness
 - Zinc alume

11.0 TURTLE SENSITIVE LIGHTING

- All structures shall utilise a fixture that recesses the bulb into the fixture and direct the light downward
- All external lights shall utilise the following:

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Phone: 08 9158 9300

- Low pressure sodium vapour
 - Yellow or orange bug lights
 - Red light emitting diode (LED)
 - Amber incandescent of less than 40 watts or less
 - Other such lights that have been documented to not cause disorientations to nesting sea turtles or hatchlings as approved by the Town of Port Hedland
- The following are prohibited:
 - Pole mounted fixtures
 - Non-directional and flood fixtures
 - Fixtures that do not conform to the design guidelines and/or have not been approved by the Town of Port Hedland
- Each house may have a maximum of one front door light, one back door light and one garage light
 - All external lighting must have a yellow or red filter
 - All external lighting must be shielded by an opaque guard and directed downwards. Use of multi-directional external light fixtures is prohibited
 - All fluorescent and flood lighting is prohibited
 - External pole mounted lighting is prohibited
 - All external front door and garage lights must be on motion switches which activate the light source when approached and turns off automatically after a set duration
 - Lighting for outdoor eating/living areas must be shielded with screens and all fluorescent and flood lighting is prohibited

12.0 AIR CONDITIONING MANAGEMENT

- Sound levels of all external air conditioning units must be a maximum of 35dBA in accordance with the Environmental Protection (Noise) Regulations 1997
- Roof mounted air conditioners must be located to the rear of your roof where they cannot be viewed from the street and are not easily seen from the neighbouring properties

13.0 GARAGES

- Triple garages are not permitted except in tandem

- Provision must be made for vehicle access through to the rear of the property
- Crossovers must remain in position as constructed

14.0 FRONT FENCES

- Allow visually permeable front fencing
- Low boundary fences are permitted forward of the front façade to a maximum of 600mm

15.0 FRONT GARDENS

- Shade trees – “other species indigenous to the Pilbara” approved by Council’s Planning Services
- At least one shade tree from the species list provided is to be planted at the front of the house
- The buyer is required to landscape the zone between the front façade and the front boundary
- All species of palm tree are restricted to the rear of the property
- All planting bed soil must be treated with soil conditioners and have 100% garden mulch

16.0 DWELLING TYPES

No second hand transportable buildings

PROCESS

These provisions will apply when assessing applications for a building licence in the new Pretty Pool development. Town officers will assess compliance with this policy and any requests for variations will require approval of Council.