



DALYELLUP BEACH ESTATE STAGE 5D DEVELOPMENT GUIDE PLAN DESIGN GUIDELINES

Adopted – 16.10.07
Modified – 06.04.09

1. ADOPTION UNDER TOWN PLANNING SCHEME NO.7

Pursuant to Clause 5.10.5 of Town Planning Scheme No.7 ("the Scheme") these 'Design Guidelines' ('the Guidelines') form part of the supporting information for the Development Guide Plan No. 05340P-11 ('the Guide Plan') covering the Outline Development Plan are adopted by Council on the 8th November 2006 for the area bounded by Norton Promenade, Yield Street, Samrose Road and Maidment Parade Dalyellup ('the Precinct'). For reference purposes the precinct is herewith referred to as the Dalyellup Beach Estate "Stage 5D" Development Guide Plan area.

The Stage 5D Development Guide Plan identifies in accordance with Clause 5.10.3 of the Scheme the permitted uses of land being:

- Residential with a density Code R 30 in respect to lots 931 to 934 inclusive; and
- Residential with a density Code R25 in respect to lots 922 to 930 inclusive and lots 2961 to 2970 inclusive.

The provisions of Clause 5.1 "DEVELOPMENT OF LAND" of the Scheme apply to lots within the Stage 5D area.

Unless other wise specified under the Stage 5D Development Guide Plan the development of land for the residential purposes shall conform to the provisions of the Residential Planning Codes 2002('the Codes') and the Scheme.

2. BACKGROUND

Council has received a number of applications for small lot development with rear lane access consistent with endorsed and proposed structure planning for urban land situated within the Dalyellup Development Zone.

The benefits of this different form of subdivision development and in particular within this Precinct includes:

- Inclusion of lot size variety in the locality providing for housing choice;
- Establishment of higher densities and therefore better use of serviced land resources;
- Provision of lots in a suitable locality where a mix of residential lot densities is achievable;
- Achievement of lot design which allows for the development of dwellings which are responsive to climate;
- Enables the design of lots which front but not access significant traffic volume roads in support of safety and surveillance principles; and
- Enables design of lots which do not adjoin but overlook public open space and natural environments in support of safety and surveillance principles.

The size of proposed lots resulting from this form of layout practice and the site constraints specific to each small lot precinct necessitates the formulation of a Development Guide Plan and associated Design Guidelines. The provision of the Plan and Guidelines will ensure the development and use of the proposed lots in a sustainable and appropriate manner which will provide for quality lifestyle opportunities and a quality residential environment for new residents and adjoining existing residents.

The following Design Guidelines for Stage 5D therefore reflect the requirements of paragraph (f) of Clause 5.10.2 as well as Clause 5.10.5 of Scheme No. 7 and will embody the intent of the principles of Element 3 of the Liveable Neighbourhoods Edition 3 (2004).

3. OBJECTIVE OF DESIGN GUIDELINES

Objectives

- To encourage development, that acknowledges the strong visual linkages to external areas.
- To promote a coordinated approach to streetscape, landscaping themes and built form.
- To establish car parking and vehicle access standards that assist in achieving the objectives.
- To ensure pedestrian access standards are provided and co-ordinated with existing and proposed linkages.
- To encourage a standard of development that gives regard to the visual prominence of the site.
- To support the principles and practises of sustainable home design.
- To encourage development in a form that will give regard to security of property and the safety of users of the street and laneways.

4. APPLICATION OF GUIDELINES

- The Guidelines apply to the area detailed in the 'Dalyellup Beach Estate Stage 5D Development Guide Plan' referenced as number 05340P-11 dated 20 September 2007
- The Guidelines are to be read in conjunction with the 'Dalyellup Beach Estate Stage 5D Development Guide Plan', the Codes and the relevant Scheme provisions applicable to the site.
- Should the Guidelines not reference particular development/design provisions, they will be specifically referenced within the Residential Design Codes of Western Australia.
- Notwithstanding Clause 2.3.3 of the Codes, Planning Consent is not required for any development in the Guide Plan area where such development complies with the Guidelines, the Codes and the Scheme.

5. DESIGN GUIDELINE ELEMENTS

The provisions of the Guidelines are setout in each of the following Design Elements:

Element 1 – Building Setbacks

- The minimum front setbacks shall comply with the requirements of the Residential Planning Codes.
- The minimum side setbacks shall comply with the requirements of the Residential Planning Codes.
- The minimum setback for all buildings adjoining a laneway shall be 1.5 metres.

- Where nil setbacks are applied to side boundaries, such development shall occur on the southern and western boundaries to achieve solar benefits to rear yard areas and north facing habitable rooms.

Element 2 - Architectural Form and Building Appearance

- Large areas of blank walls without relief by way of major openings or other measures to diminish building bulk shall not be accepted on the front and/or any street façade or where visible from the street or other public spaces.
- Where a two-storey dwelling is proposed, at least one habitable room window on the upper floor shall be located to provide for surveillance of the rear laneway.

Element 3 -Solar Access

- Dwellings shall be sited and planned to best achieve passive solar benefits. Building licence applications for dwellings shall demonstrate that the design has given regard to this requirement.

Element 4 – Landscape

- Landscaping of the verge to Maidment Parade shall be developed by the subdivider in accordance with an approved Landscaping Plan.
- *The building setback area to the street frontage(s) of all lots shall be landscaped in accordance with the typical landscape plan attached (density of planting and plant species) and taking into account the following principles:*
 - *Passive surveillance being maintained to the street whereby plants will not screen the view from the street, lane or open space areas or surveillance form the street, lane or open space areas.*
 - *Selected plants being of an appropriate scale that do not dominate the streetscape or affect passive solar requirements for homes.*
 - *Water Corporation criteria for "Water Wise" gardens.* Modified 06.04.2009

Element 5 -Vehicular Access, Traffic Management & Car Parking

- All vehicular access and vehicle parking access to lots shall be from the rear laneway, the exceptions being in respect to lot 932 where access shall be from the side laneway and in respect to lot 931 access is permitted from Yield Street at or adjacent to its northern boundary.
- On-site parking shall be provided which is accessed from the rear or side laneway and should be integrated with the dwelling.
- All parking shall comply with the minimum manoeuvring standard of 6.5 metres.
- The minimum number of on-site parking spaces per dwelling shall be two (2).
- Additional car parking spaces for visitors shall be provided by the subdividing developer in the adjoining public streets in accordance with the 'Stage 5D Development Guide Plan'.
- Where located on a corner allotment, garages shall be located at the furthest point from the intersection of the street and laneway.
- With the exception of lot 931, no carports or garages are permitted to have frontage to Maidment Parade, Norton Promenade, Samrose Road and Yield Street.
- *Parking of vehicles in the rear laneways shall not be permitted at any time.* Modified ...06.04.2009

Element 6 – Fencing

- Fencing for lots with existing retaining walls on the front boundary, shall accord with the 'Retaining Wall, Fence and Stair Details for Cottage Lots'. This fencing has been provided by the subdividing developer and shall not be altered or removed.

- Any front boundary fencing for lots shall comply with the following objectives and standards:
 - A fencing plan and detail shall be submitted for approval with the building licence application for the dwelling.
 - High solid walls on the street front boundary disrupt the streetscape and will not be supported. The primary purpose of the front fence is to define the property boundary and in order to provide security to the dwelling it shall not block the view of the dwelling from the street or block the view of the street from the dwelling.
 - Fencing forward of the building line will be permitted, but shall only be in a masonry/brick/render and wrought iron/pool type fencing finish.
 - Steel or cement sheet fencing is not permitted.
 - All solid fences shall be limited to a height of 750mm.
 - Feature fences will be considered where they comply with the following:
 - All solid materials do not exceed 750mm in height except that brick piers will be considered up to a maximum height of 1800mm.
 - All materials higher than 750mm (with the exception of brick piers) shall be visually permeable (i.e. wrought iron or pool type fencing) to a maximum height of 1800mm.
 - Where a private courtyard is desired in the front setback area, screening with planting or provision of a permeable fence should be considered.
- On secondary street frontages of corner lots brushwood fencing consistent with other treatments throughout the Estate maybe constructed in accordance with the intent of the Shire of Capel Policy 18.2 Fencing Guidelines for Residential Lots.
- Rear laneway fencing shall:
 - be installed and may be solid or permeable to a maximum height of 1800mm.
 - Gates along the rear laneway shall be visually permeable.

Element 7 –Pedestrian Access

- All front fences shall provide a gate and pedestrian access to the local street.

Element 8 –Safety in Laneways

- Where a rear fence adjoins a laneway, it shall be truncated at least 1.5m x 1.5m where it abuts a driveway.

Element 9 –Servicing, Maintenance, and Use of Laneways

- A recess of minimum 2.5m wide x 1.5m deep shall be provided as a bin pick up area to be accessed by rubbish collection vehicles. The recess shall be vertically clear from any obstructions such as eaves overhangs or vegetation.
- Refuse bins shall only be stored in recess areas adjacent to laneways on bin pick up day to avoid bins being utilised to gain unauthorised access.
- Vehicles or machinery of any form shall not be parked in laneways for any period of time.
- Shire of Capel maintenance vehicles will from time to time require access to rear lanes for pavement repairs and drainage cleanouts.
- Land owners are responsible for ensuring land adjoining a lane way is maintained in a tidy and clean manner free from debris and weeds

Element 10 - Outside Storage

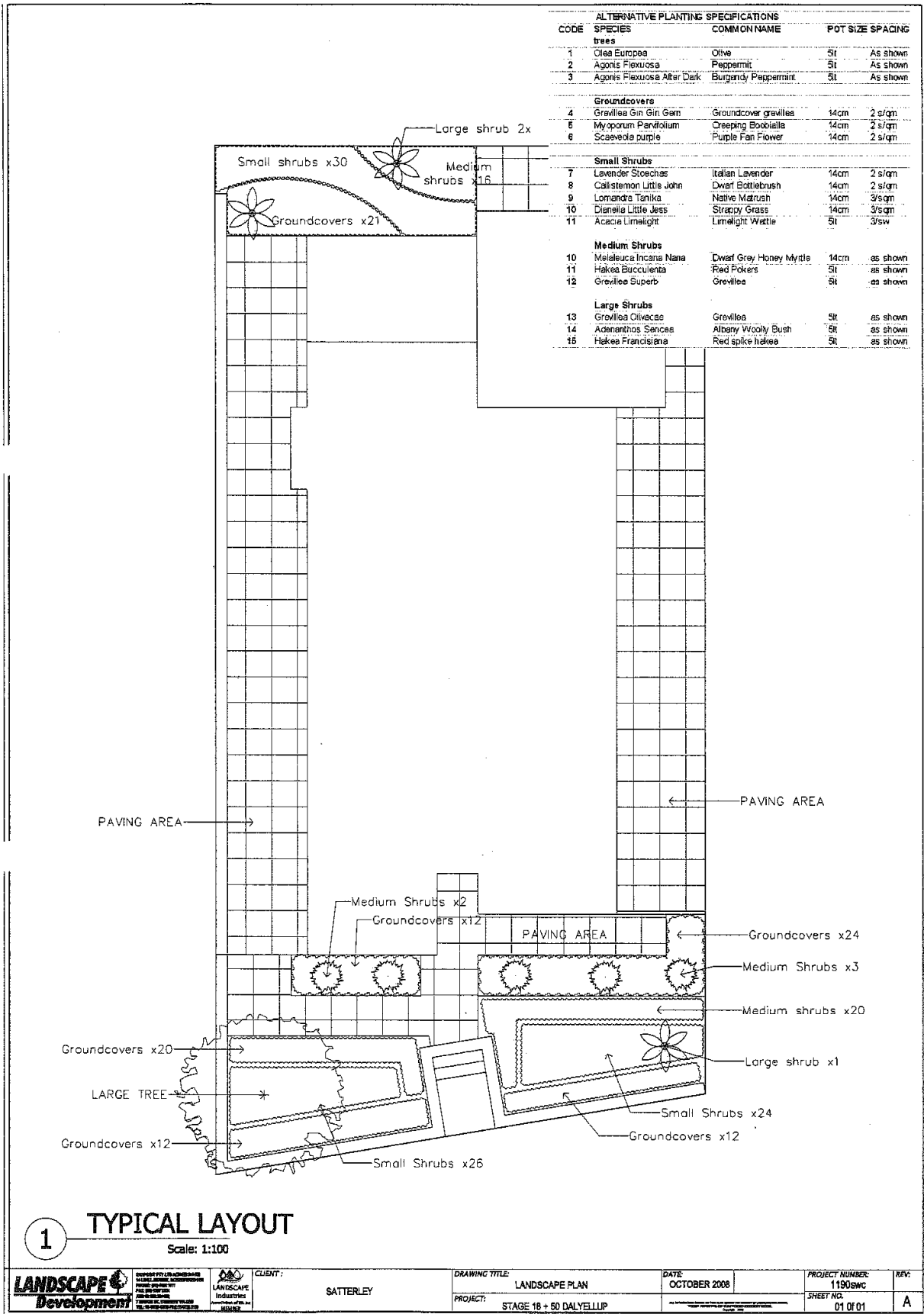
- Storage of any goods, materials or the like shall not be permitted on access laneways, street car parking areas and road verges.

Adoption

These modified Design Guidelines for Dalyellup Beach Estate Stage 5D were adopted by the Council of the Shire of Capel under delegation on the 6 April 2009 (Delegation No.210), and hereby form part of the Dalyellup Beach Estate Local Structure Plan.

**C M BURWOOD
DIRECTOR
PLANNING AND DEVELOPMENT SERVICES DIVISION
SHIRE OF CAPEL**

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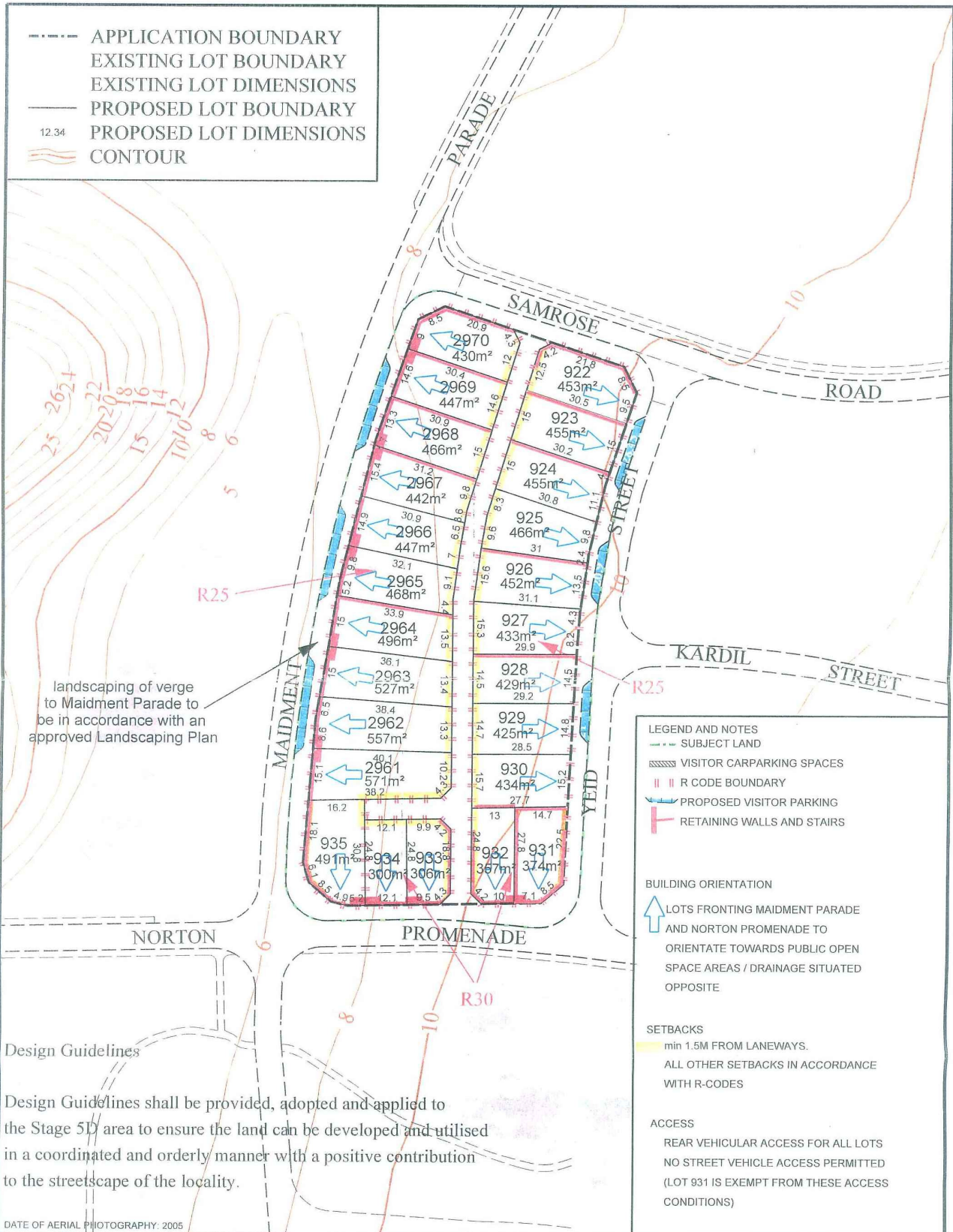
LANDSCAPE Industries
Division of Pty. Ltd.
MEMBER

CLIENT: SATTERLEY

DRAWING TITLE: LANDSCAPE PLAN
PROJECT: STAGE 1B + 60 DALYELLUP

DATE: OCTOBER 2008

PROJECT NUMBER: 1190GWC
SHEET NO: 01 OF 01
REV: A



- - - - APPLICATION BOUNDARY
 - - - - EXISTING LOT BOUNDARY
 - - - - EXISTING LOT DIMENSIONS
 - - - - PROPOSED LOT BOUNDARY
 12.34 PROPOSED LOT DIMENSIONS
 CONTOUR

landscaping of verge to Maidment Parade to be in accordance with an approved Landscaping Plan

Design Guidelines

Design Guidelines shall be provided, adopted and applied to the Stage 5D area to ensure the land can be developed and utilised in a coordinated and orderly manner with a positive contribution to the streetscape of the locality.

DATE OF AERIAL PHOTOGRAPHY: 2005

LEGEND AND NOTES

- SUBJECT LAND
- VISITOR CARPARKING SPACES
- R CODE BOUNDARY
- PROPOSED VISITOR PARKING
- RETAINING WALLS AND STAIRS

BUILDING ORIENTATION

- LOTS FRONTING MAIDMENT PARADE AND NORTON PROMENADE TO ORIENTATE TOWARDS PUBLIC OPEN SPACE AREAS / DRAINAGE SITUATED OPPOSITE

SETBACKS

- min 1.5M FROM LANEWAYS.
- ALL OTHER SETBACKS IN ACCORDANCE WITH R-CODES

ACCESS

- REAR VEHICULAR ACCESS FOR ALL LOTS
- NO STREET VEHICLE ACCESS PERMITTED (LOT 931 IS EXEMPT FROM THESE ACCESS CONDITIONS)

Dalyellup Beach Estate
 Stage 5D
Development Guide Plan

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DRAFTER: S.J.
SCALE: A1 - 1 : 500
 A3 - 1 : 1000
DATE: 20 / 09 / 07
PLAN No.: 05340P-11

