



DALYELLUP EAST STAGES 18A, B AND C DEVELOPMENT GUIDE PLAN AND DESIGN GUIDELINES FOR COTTAGE AND GROUPED DWELLING SITES

Adopted – 20.03.08
Modified – 06.04.09

1. ADOPTION UNDER TOWN PLANNING SCHEME NO.7

Pursuant to Clause 5.10 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. 07366P-02A ('the Guide Plan') and are adopted as a minor modification to the Dalyellup East Structure Plan. These Guidelines are applicable to the area known as the Dalyellup East "Stages 18A, B and C" Development Guide Plan Area.

2. BACKGROUND

Council has received a number of applications for small lot development 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 Stages 18A, B and C 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.

4.0 APPLICATION OF GUIDELINES

- The Guidelines apply to the area detailed in the 'Dalyellup Beach Estate Stages 18A, B and C Development Guide Plan' referenced as number 07336P-DA-02a dated 18/12/2007.
- The Guidelines are to be read in conjunction with the 'Dalyellup Beach Estate Stages 18A, B and C 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 from the laneway shall be 1.5m.
- Where nil setbacks are applied to side boundaries, such development shall occur on the southern boundary for east west orientated lots and on the western boundaries for north south orientated lots 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.
- R40 Grouped Dwelling sites shall ensure that:
 - all dwelling units have a least one major opening addressing the street.
 - at least one dwelling unit has orientation to each street frontage.

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

- *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.*

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Element 5 -Vehicular Access, Traffic Management & Car Parking

- Lots backing onto a rear laneway shall obtain all vehicular access and vehicle parking access from the rear laneway,
- On-site parking shall be provided which is accessed from the rear 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 'Stages 18A, B and C 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.
- Carports or garages for R40 "cottage" lots only to have frontage to laneways.
- Vehicular access, garaging and car parking for R40 Grouped Dwelling sites shall be screened from the street where practical.
- *Parking of vehicles in the rear laneways shall not be permitted at any time*

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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 and setback a minimum of 1.5 metres from the laneway unless permeable.
 - Gates along the rear laneway shall be visually permeable.
- Street fencing for R40 Grouped Dwelling sites shall be visually permeable on all street frontages.

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 3m 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.

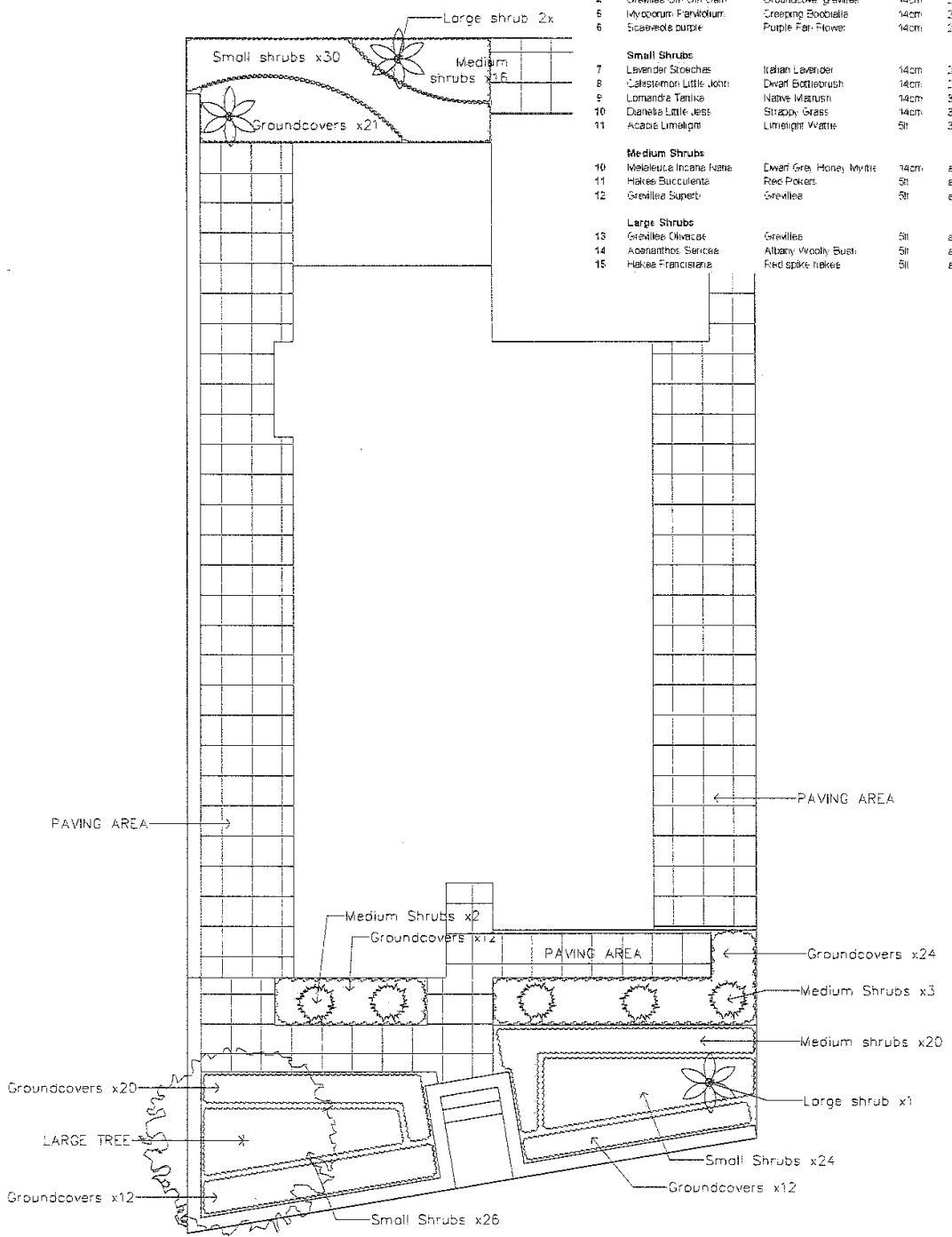
Adoption

These modified Design Guidelines for Dalyellup East Stages 18A, B and C 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 East Local Structure Plan.

**CM BURWOOD
DIRECTOR
PLANNING AND DEVELOPMENT SERVICES DIVISION
SHIRE OF CAPEL**

**NOTE: THE PARTICULARS OF THIS BROCHURE ARE SUPPLIED FOR INFORMATION ONLY.
VERIFICATION OF THE INFORMATION CONTAINED HEREIN IS RECOMMENDED.**

ALTERNATIVE PLANTING SPECIFICATIONS				
CODE	SPECIES	COMMON NAME	POT SIZE	SPACING
1	Olea Europaea	Olive	5lt	As shown
2	Agonis Flexuosa	Peppermint	5lt	As shown
3	Agonis Flexuosa Alba; Den.	Burgundy Peppermint	5lt	As shown
Groundcovers				
4	Grevillea Gin Gin Gen.	Groundcover grevillea	14cm	2 sqm
5	Myosorum Parvifolium	Creeping Boobialla	14cm	2 sqm
6	Scaevola purpie	Purple Fan Flower	14cm	2 sqm
Small Shrubs				
7	Lavender Stoechas	Italian Lavender	14cm	2 sqm
8	Callistemon Little John	Dwarf Bottlebrush	14cm	2 sqm
9	Lomandra Tanika	Native Mazrusn	14cm	3/sqm
10	Dianella Little Jess	Shady Grass	14cm	3/sqm
11	Acacia Limelight	Limelight Wattle	5lt	3/sw
Medium Shrubs				
10	Melicope Incana Nana	Dwarf Gre. Honey Myrtle	14cm	as shown
11	Hakea Bucculenta	Ree Pokers	5lt	as shown
12	Grevillea Superb	Grevillea	5lt	as shown
Large Shrubs				
13	Grevillea Olivacea	Grevillea	5lt	as shown
14	Acanthos Sarcoc	Albany Woolly Bust	5lt	as shown
15	Hakea Franciscana	Red spike hakea	5lt	as shown



1 TYPICAL LAYOUT
Scale: 1:100

		CLIENT: SATTERLEY	DRAWING TITLE	DATE	PROJECT NUMBER	REV.
			LANDSCAPE PLAN PROJECT: STAGE 18 + 50 DALYELLUP	OCTOBER 2008	11809MC SHEET NO: 01 of 01	A

