



DALYELLUP EAST DESIGN GUIDELINES FOR R20 (ADJOINING POS, DRAINAGE RESERVES, HAVING R30 DEVELOPMENT POTENTIAL, OR HAVE LANEWAY ACCESS), R30 AND R40 CODED SITES

Adopted 1 October 2010

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 Dalyellup East Local Structure Plan (DELSP) and are adopted as a minor modification to the Plan. The Guidelines are applicable to lots coded R20 (which adjoin POS, Drainage Reserves, have laneway access or are corner lots having R30 density potential pursuant to Land Use Note No.9 of the DELSP), R30 and R40 where no other adopted guidelines apply.

The Guidelines also apply the "Quiet House" provisions to the upper floor of all two storey dwellings on lots adjoining Bussell Highway.

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 Urban 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 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 areas Coded R20 (adjoining POS/Drainage Reserves, having laneway access or corner lots having R30 code density potential) , R30 and R40 in the "Dalyellup East Local Structure Plan" where no other adopted guidelines apply. These Guidelines apply the "Quiet House" provisions to the upper floor of all two storey dwellings on lots adjoining Bussell Highway.
- The Guidelines are to be read in conjunction with the Dalyellup East Local Structure Plan, the Residential Design 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.
- R30 and R40 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.
- Where a dwelling is proposed on a lot that adjoins POS or a Drainage Reserve then at least one habitable room shall be located facing the POS/Drainage Reserve for surveillance purposes.

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.

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.
- Where located on a corner allotment, garages shall be located at the furthest point from the intersection of the street and the laneway.
- 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. 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 R30 and R40 "cottage" lots 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

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 fencing with at least 50% of its length being permeable.
- 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 R30 and R40 sites shall be visually permeable on all street frontages.
- Fencing that abuts POS or Drainage Reserves shall be visually permeable (i.e. all materials higher than 750mm (with the exception of brick piers) to a maximum height of 1800mm).

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.

Element 11 – Quiet House Design

The upper floor of any dwelling on a lot adjoining Bussell Highway shall comply with the following design features:

- ***Bedrooms to be located away from Bussell Highway. Locate utility rooms such as bathrooms and laundries facing Bussell Highway;***
- ***Minimise the size of window facing Bussell Highway;***
- ***Provide roof (50mm Anticon) and ceiling(R2 min.) insulation;***
- ***Fully enclose eaves;***
- ***Use double brick construction; and***
- ***Increase glazing thickness or use laminated glass – min thickness 6mm.***

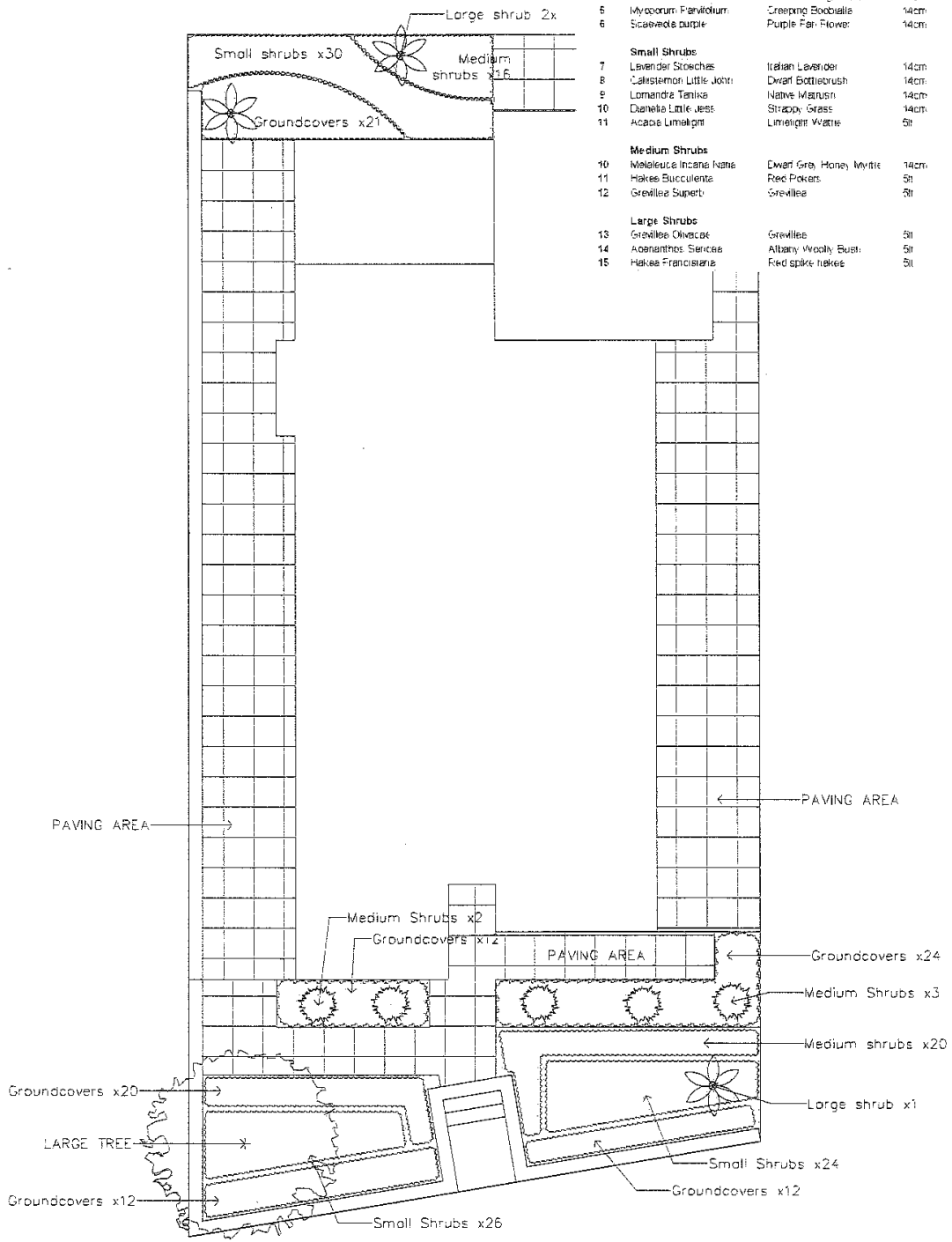
Adoption

These modified Design Guidelines for Dalyellup East were adopted by the Council of the Shire of Capel under delegation on the 1 October 2010 (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.**

CODE	ALTERNATIVE PLANTING SPECIES	SPECIFICATIONS COMMON NAME	POT SIZE	SPACING
trees				
1	Olea Europaea	Olive	5t	As shown
2	Agonis Flexuosa	Peppermint	5t	As shown
3	Agonis Flexuosa Alba: Dian	Burgundy Peppermint	5t	As shown
Groundcovers				
4	Grevillea Gin Gin Green	Groundcover grevillee	14cm	2.5sqm
5	Myoporum Parviflorum	Creeping Boobialla	14cm	2.5sqm
6	Scaevola Purple	Purple Fan Flower	14cm	2.5sqm
Small Shrubs				
7	Lavender Stoechas	Italian Lavender	14cm	2.5sqm
8	Callistemon Little John	Dwarf Bottlebrush	14cm	2.5sqm
9	Lomandra Tanika	Native Marun	14cm	3/5sqm
10	Dianella Little Jost	Strappy Grass	14cm	3/5sqm
11	Acacia LimeLight	LimeLight Wattle	5t	3/5sq
Medium Shrubs				
10	Melicope Incana Kate	Dwarf Grey Honey Myrtle	14cm	as shown
11	Hakea Succulenta	Red Pokers	5t	as shown
12	Grevillea Superb	Grevillea	5t	as shown
Large Shrubs				
13	Grevillea Olivacea	Grevillea	5t	as shown
14	Acanthos. Sarcoc	Albany Woolly Bush	5t	as shown
15	Hakea Franciscana	Red spike hakea	5t	as shown



1 TYPICAL LAYOUT
Scale: 1:100

		CLIENT: SATTERLEY	DRAWING TITLE	DATE	PROJECT NUMBER	REV:
			LANDSCAPE PLAN	OCTOBER 2008	1190SMC	
			PROJECT:		SHEET NO:	
			STAGE 18 + 50 DALYELLUP		01 OF 01	A

GENERAL NOTES

- GENERAL NOTES -**
1. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS.
 2. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
 3. DO NOT SCALE FROM THE DRAWINGS.
 4. REFER TO SUPERINTENDENTS DRAWINGS FOR SETTING OUT DETAILS.
 5. COMPLY WITH THE LATEST SAA CODES AND AMENDMENTS.
 6. THE BUILDER SHALL ENSURE THE STABILITY OF STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

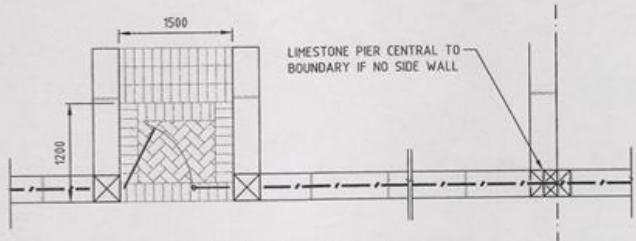
- FOOTINGS -**
1. COMPACT THE SOIL UNDER FOOTINGS TO 8 BLOWS PER 300mm TESTED USING A STANDARD PERTH SAND PENETROMETER FOR A DEPTH OF 750mm MIN. BELOW UNDERSIDE OF FOOTINGS.
 2. SOIL UNDER FOOTINGS SHALL BE CLASS 'A' TO AS2870 - 1996 UNLESS OTHERWISE NOTED.
 3. LOCATE FOOTINGS CENTRALLY UNDER WALLS AND PIERS UNLESS OTHERWISE NOTED.
 4. STEP FOOTINGS UNDER ANY PLUMBING PIPES OR CONDUITS MAINTAINING THE SPECIFIED DEPTH AT ALL TIMES.

- CONCRETE -**
1. COMPLY WITH AS 3600.
 2. BUILD FORMWORK FROM SUPERINTENDENTS DRAWINGS, CHECK FOR BUILT IN FIXINGS, REBATES, TIES, FLASHINGS, ELECTRICAL FITTINGS AND PLUMBING ETC.
 3. COVER TO REINFORCEMENT UNLESS OTHERWISE SHOWN SHALL BE:
 - FOOTINGS 60mm
 4. COMPACT CONCRETE USING APPROVED INTERNAL VIBRATORS.
 5. ALL CONCRETE SHALL BE SUPPLIED BY AN APPROVED PRE-MIX COMPANY AS FOLLOWS -

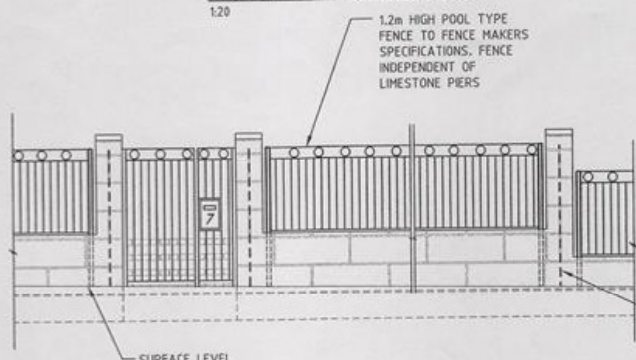
FOOTINGS	GRADE	SLUMP	MAX. AGG.
	N20	80mm	20mm
 6. NOTIFY COSSILL AND WEBLEY AT LEAST 24 HOURS BEFORE PLACING CONCRETE.
 7. ENSURE CONCRETE DOES NOT SEGREGATE DURING PLACEMENT IN CAVITY FILL BY THE USE OF TREMIE PIPES OR SIMILAR APPROVED.

- REINFORCEMENT -**
1. ALL STEEL FABRIC TO COMPLY WITH AS/NZS 4671
 2. 'N' IS HOT ROLLED DEFORMED BAR TO AS/NZS 4671
 3. 'R' IS STRUCTURAL GRADE ROUND BAR TO AS/NZS 4671
 4. HOT DIP GALVANISE REINFORCEMENT TO AS/NZS 4680.
 5. MINIMUM LAPS REQUIRED, FABRICS = 230mm, N BARS = 40 DIAMETERS, R BARS = 50 DIAMETERS U.N.O.
 6. CLEAN ALL REINFORCEMENT PRIOR TO PLACING CONCRETE.
 7. ENSURE ALL REINFORCEMENT IS ADEQUATELY SUPPORTED ON APPROVED CHAIRS OR CONCRETE BLOCKS.

- STEELWORK -**
1. COMPLY WITH AS 4100 AND AS 1554 AND ALL REFERENCED STANDARDS WITHIN.
 2. ALL DIMENSIONS SHALL BE MEASURED ON SITE PRIOR TO FABRICATION.
 3. PROVIDE ALL CLEATS, BRACKETS, WELDING AND HOLES, EVEN IF NOT SHOWN, NECESSARY FOR THE COMPLETION OF THE PROJECT.
 4. MINIMUM WELDS SHALL BE 6mm FILLET WELDS U.N.O. WELDING TO BE PERFORMED BY QUALIFIED, EXPERIENCED AND COMPETENT WELDERS.
 5. FULLY SEAL ALL HOLLOW SECTIONS USING 5mm PLATES AS NECESSARY. PROVIDE VENT HOLES IF REQUIRED, IN VISUALLY UNOBTRUSIVE LOCATIONS. SILICON SEAL ALL VENT HOLES WITH COLOUR TO MATCH.
 6. ALL STEELWORK SHALL HAVE PROTECTIVE TREATMENT AS FOLLOWS:
 - (a) ALL STEELWORK SHALL BE HOT DIPPED GALVANISED IN ACCORDANCE WITH AS/NZS4680 TO PROVIDE A MINIMUM COATING THICKNESS OF 600 g/sqm. STEELWORK SHALL BE CLEANED OF WELD SPATTER, BURRS, SHARP EDGES ETC. AND PICKLED TO A-5.1627 PRIOR TO HOT DIPPED GALVANIZING.
 - (b) ALL STEELWORK SHALL BE POWDER COATED IN ACCORDANCE WITH AS/NZS4506 AND TO MANUFACTURERS SPECIFICATIONS. STEELWORK SHALL BE PRE-TREATED IN ACCORDANCE WITH TABLE 2.1 OF AS/NZS4506 FOR 'SEVERE' ATMOSPHERIC CLASSIFICATION. THE STEELWORK IS TO HAVE AN EPOXY POWDER PRIMER APPLIED TO THE MANUFACTURERS SPECIFICATION PRIOR TO POWDER COATING.
 - (c) IN ADDITION, ANY STEELWORK EMBEDDED BELOW FGL OR TOP OF WALL SHALL BE PAINTED WITH 2 COATS OF AMERON AMERLOCK 400 (OR SIMILAR APPROVED) TO A MIN D.F.T. OF 250 MICRONS.
 - (d) ANY PROTECTIVE TREATMENT DAMAGED DURING TRANSPORT OF INSTALLATION SHALL BE REPAIRED TO ACHIEVE AT LEAST EQUIVALENT LEVEL OF PROTECTION AS FULL COATING.
 - (e) IF THE STEELWORK IS WITHIN 300 METRES OF THE COAST AN ANTI-GRAFFITI CLEAR COAT IS TO BE APPLIED TO THE MANUFACTURERS SPECIFICATION FOLLOWING POWDER COATING.
 7. ALL BOLTS, NUTS AND WASHERS SHALL BE HOT DIPPED GALVANISED TO AS/NZS4680. ALL SCREWS TO HAVE CLASS 4 CORROSION PROTECTION.
 8. GROUT ALL BASE PLATES WITH A DRY 3:1 SAND CEMENT MIX.
 9. PAINT ALL STEELWORK BELOW FGL WITH 2 COATS OF AMERCOAT 400 TO A MIN D.F.T. OF 400 MICRONS (TYP.)



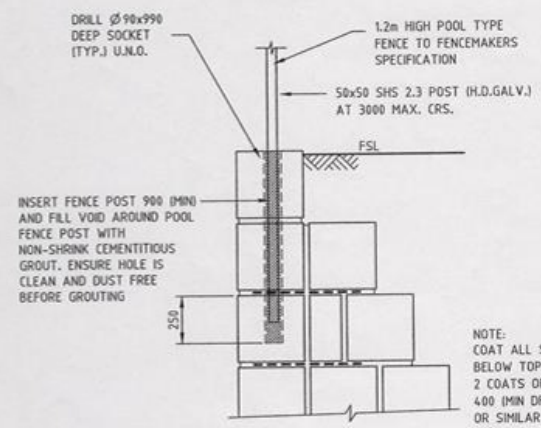
TYPICAL TYPE 1 STAIR DETAIL
1:20



TYPICAL TYPE 1 STAIR ELEVATION
1:20

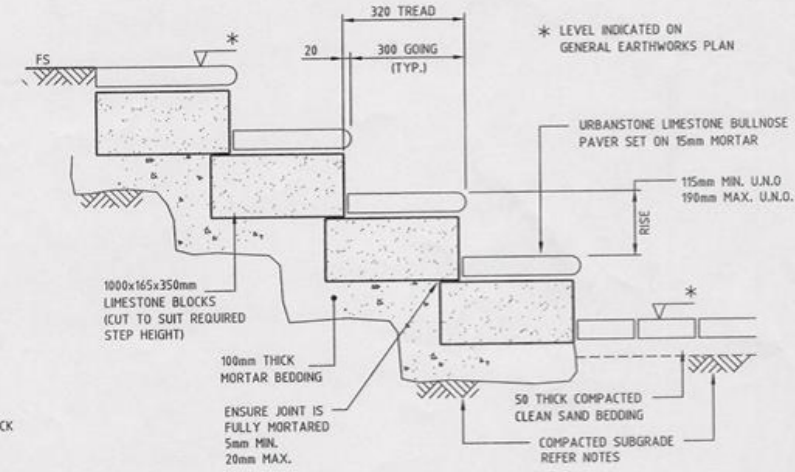
1.2m HIGH POOL TYPE FENCE TO FENCE MAKERS SPECIFICATIONS. FENCE INDEPENDENT OF LIMESTONE PIERS

1-N12 (H.D. GALV.) REBAR CENTRAL 2100 LONG, INSERT REBAR 900mm MIN INTO WALL AND FILL VOID AROUND REBAR WITH NON-SHRINK CEMENTITIOUS GROUT. ENSURE HOLE IS DUST FREE BEFORE GROUTING



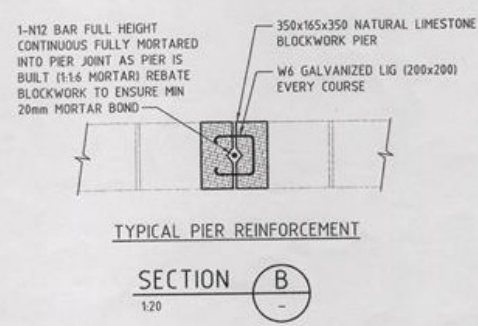
TYPICAL FENCE POST ANCHORAGE DETAIL
1:20

NOTE: COAT ALL STEELWORK BELOW TOP OF WALL WITH 2 COATS OF AMERON AMERLOCK 400 (MIN DFT 250 MICRONS) OR SIMILAR APPROVED

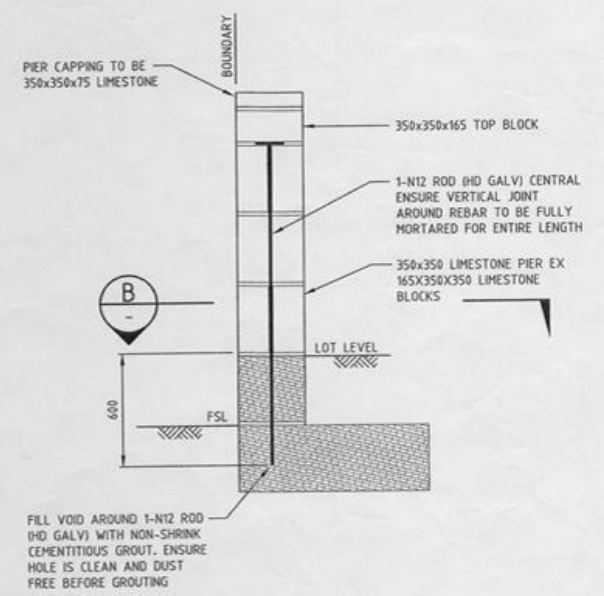


TYPICAL STAIR SECTION
1:10

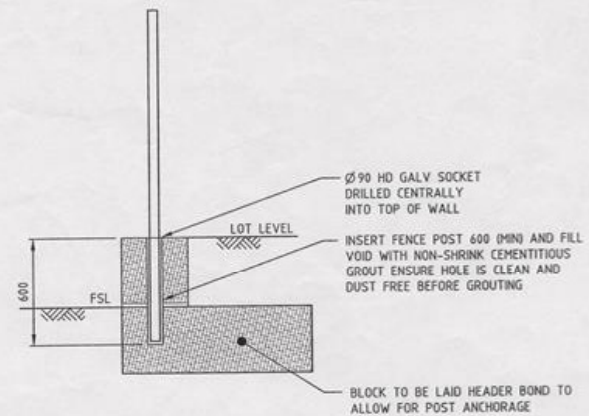
NOTE
REFER TO WML CONSULTANTS DRAWING No. 2858-001 FOR LIMESTONE RETAINING WALL DETAILS AND SPECIFICATIONS



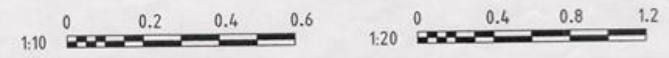
TYPICAL PIER REINFORCEMENT
SECTION B
1:20



TYPICAL PIER
SECTION A
1:20



TYPICAL FENCE POST ANCHORAGE
SECTION A
1:20



Shire of Capel
Approved for Construction
Signed: _____ Date: _____

WML CONSULTANTS
A PRACTISING STRUCTURAL ENGINEER OF THE ABOVE OFFICE HAS REVIEWED THESE DRAWINGS. STRUCTURAL DETAILS ARE CERTIFIED TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE. ANY CHANGES SHALL BE REFERRED TO THE ENGINEER.
SIGNED: _____ DATE: _____

WAPC No. 134835

<p>ISSUED FOR CONSTRUCTION</p>				<p>ISSUED FOR APPROVAL & PRICING</p>				<p>AMENDMENT</p>				<p>AMENDMENT</p>					
DATE	DRAWN	CHECKED	AMENDMENT	No.	DATE	DRAWN	CHECKED	AMENDMENT	No.	DATE	DRAWN	CHECKED	AMENDMENT	No.	DATE	DRAWN	CHECKED
12/08	AA																
05/08	EMC	DS															

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DESIGNED	CHECKED	APPROVED	
DS		[Signature]	
DRAWN	CHECKED		
EMC		[Signature]	

CW Cossill & Webley
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E admin@cosweb.com.au

<p>PROJECT</p> <p>DALYELLUP BEACH ESTATE - STAGE 18D</p>		<p>TITLE</p> <p>RETAINING WALL, FENCE AND STAIR DETAILS FOR COTTAGE LOTS</p>	
SCALE	DRAWING NUMBER	ISSUE	
AS SHOWN	5752-18D-103	0	