

DALYELLUP EAST STAGE 19A DETAILED AREA PLAN (DESIGN GUIDELINES FOR R40 COTTAGE LOTS AND R30 LOTS)

1. ADOPTION UNDER TOWN PLANNING SCHEME NO.7

Pursuant to Clause 5.10 of Town Planning Scheme No.7 ("the Scheme") these guidelines form part of the supporting information for the Detailed Area Plan Map No. 12050P-MP-01 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 Stage 19A Detailed Area 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 Detailed Area Plan. The provisions of the Detailed Area Plan 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 provisions for Stage 19A 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 January 2009 Update 02.

3. OBJECTIVE OF DETAILED AREA PLAN (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 DETAILED AREA PLAN (GUIDELINES)

- ❖ These Guidelines apply to the area detailed in the 'Dalyellup East Stage 19A Detailed Area Plan' referenced as number 12050P-MP-01 and dated 9th August 2013.
- ❖ The Guidelines are to be read in conjunction with the 'Dalyellup East Stage 19A Detailed Area 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 Detailed Area Plan area where such development complies with the Guidelines. Accordingly, the following variations to the Residential Design Codes contained within the Guidelines and Detailed Area Plan (12050P-MP-01) shall constitute Acceptable Development. Any development which complies with the Residential Design Codes and/or the guidelines and/or the Detailed Area Plan, does not require a separate planning approval or consultation with neighbours or other landowners.

5. DESIGN GUIDELINE ELEMENTS

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

Element 1 – Building Setbacks

- ❖ The front setbacks for R40 lots shall comply with the following table.

FRONT SETBACKS	
7.5m Wide Frontage Lots	
Minimum	Maximum
Dwelling: 2m Verandah: 1.5m	Dwelling: 4m Verandah: 3m
Lots 5007 and 4561 (see Insert Plans for garage Setbacks)	
Minimum	Maximum
Dwelling: 2m Verandah: 1.5m Garage (see Insert Plan on Detailed Area Plan Map)	Dwelling: 4m Verandah: 3m

- ❖ The minimum front setbacks for R30 lots shall comply with the requirements of the Residential Planning Codes unless specifically identified on the Detailed Area Plan.
- ❖ For R40 lots, there shall be a break in the boundary wall of at least 4m on one side. Boundary walls shall have a maximum height of 3.5m for single storey walls. Boundary walls for two storeys or up to 6.5m in height shall have a maximum length no greater than 12m.
- ❖ For R30 lots, the minimum side setbacks shall comply with the requirements of the Residential Planning Codes.
- ❖ The minimum setback from the laneway shall be 1.5m.
- ❖ For R30 lots, where nil setbacks are proposed, these 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, Building Appearance and Site Layout

- ❖ 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.
- ❖ Open Space shall not be less than 25% for R40 lots with 7.5m wide frontages.
- ❖ Open Space shall not be less than 35% for Lots 5007 and 4561.
- ❖ Open Space for all other lots shall comply with the Residential Design Codes.

- ❖ For R40 lots, each dwelling shall have direct access to an outdoor living area with a minimum dimension of 4m of which no more than 50% may be covered.
- ❖ Outdoor living areas shall not be located forward of the front building line.
- ❖ On corner lots, the secondary street elevation is to be designed and constructed to compliment the front elevation and shall have at least one window from a habitable room with an unobstructed view of the secondary street.
- ❖ Where buildings for a continuous run of lots are being developed by the same builder/developer, adjacent buildings should be paired or grouped together, wherever possible, with a similar form and architectural style to avoid an anarchic streetscape.
- ❖ The inventive use of materials and colours is encouraged.
- ❖ The front elevation should be composed of a minimum of two wall materials or two wall colours.
- ❖ Large areas of blank wall are to be avoided on the front elevation.
- ❖ The front elevation should include a minimum of one of the following features or two if the dwelling has a skillion roof to the front elevation:
 - A painted cement render finish to the walls of the front elevation of the residence
 - An arch with projecting masonry corbels
 - A portico with a minimum width of 1500 mm
 - Gable
 - Roof gablet
 - Projecting sill course
 - A verandah or balcony with a minimum depth of 1500 mm for at least 50% of the elevation.

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 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 from 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 Water Wise Guidelines (see www.watercorporation.com.au and follow the menus under "Being Waterwise").

Element 5 -Vehicular Access, Traffic Management & Car Parking

- ❖ Lots with rear boundaries backing onto a rear laneway, shall obtain all vehicular access and vehicle parking access from the rear laneway unless an alternative is identified on the DAP.
- ❖ 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), with at least one being covered.
- ❖ Where located on a corner allotment, garages shall be located at the furthest point from the intersection of the street and laneway.
- ❖ Parking of vehicles in the rear laneways shall not be permitted at any time.

Element 6 – Fencing

- ❖ Front fencing is mandatory for R40 lots, and shall comply with the requirements of the following table:

FRONT FENCING	
Maximum Fence Height	1.2m
Max Height of Solid Fencing	0.75m
Visually Permeable Fencing Only	0.75m – 1.2m
Note: The Visually Permeable Component must be at least 25% open	

- ❖ Any fencing visible from the primary street and forward of the building line shall be constructed predominantly in the same material as the house, unless otherwise installed by the subdividing developer. Front fencing shall not be constructed from fibre cement or metal sheeting products.
- ❖ For R40 lots, side fencing to a secondary street may return to the building at least 4.5m from the front lot truncation or be constructed of brushwood consistent with other treatments throughout the Estate in accordance with the intent of the Shire of Capel Policy 18.2 Fencing Guidelines for Residential Lots.
- ❖ For R30 lots, 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.
- ❖ No modification shall be made to any walls, fencing or landscaping installed by the subdividing developer without prior approval by The Shire of Capel.

- ❖ Rear laneway fencing shall be:
 - installed and may be solid or permeable to a maximum height of 1800mm; and
 - shall be setback to align with the rear building line.

Element 7 –Pedestrian Access

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

Element 8 - Maintenance, and Use of Laneways

- ❖ Refuse bins shall not be stored in the laneways
- ❖ 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 9 –Services and Ancillary Equipment

- ❖ Roof mounted air conditioning equipment must be in similar colour to the roof material.
- ❖ Air conditioning units shall be located to minimise nuisance to neighbours (whether by noise or exhaust emissions).
- ❖ External lighting shall be located to minimise glare onto neighbouring properties and the adjacent street.
- ❖ Movement sensors shall be located so as to not be activated by movement outside the lot.
- ❖ Any garages, storerooms, verandahs or other detached structures must be constructed in the same material and theme as the dwelling if visible from the primary street.

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.
- ❖ No maintenance of vehicles, boats caravans or other machinery is permitted forward of the house.
- ❖ Boats, caravans, trailers, or commercial vehicles over 3.5 tonnes shall not be parked forward of the house.

Adoption

This Detailed Area Plan for Dalyellup East Stage 19A was adopted by the Council of the Shire of Capel under delegation on the 2nd/9th...2013 (Delegation No.210), and hereby form part of the Dalyellup East Local Structure Plan.

.....*CM Burwood*.....

CM Burwood

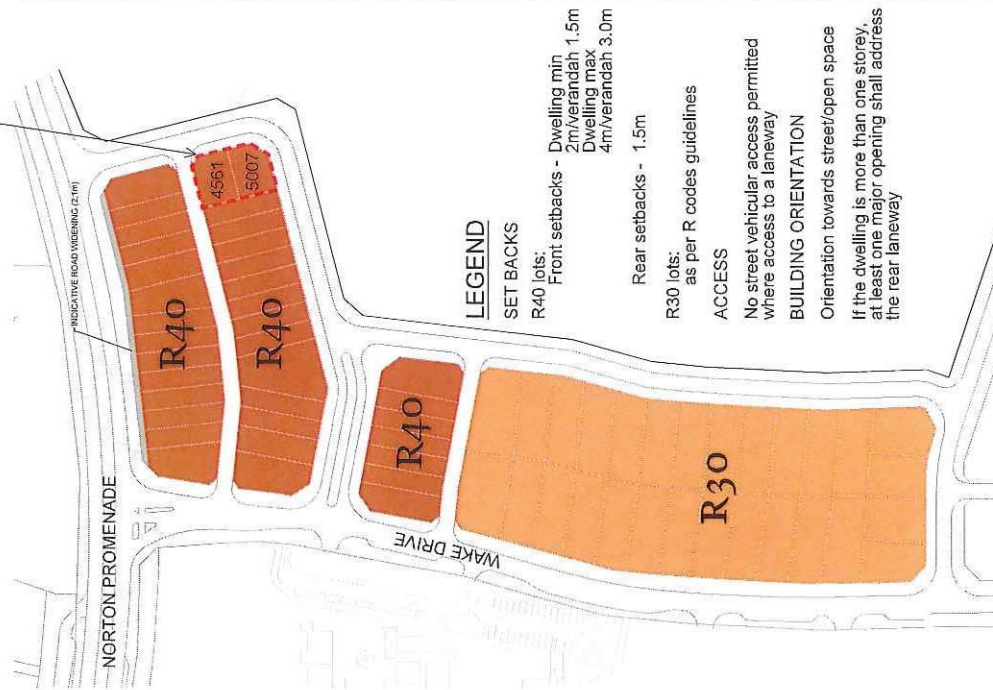
Director Planning and Development Services Division

Shire of Capel

DALYELLUP EAST STAGE 19A

DETAILED AREA PLAN - Option 2

See Detailed Insert options



LEGEND

SET BACKS

R40 lots:

- Front setbacks - Dwelling min 2m/verandah 1.5m
- Dwelling max 4m/verandah 3.0m
- Rear setbacks - 1.5m

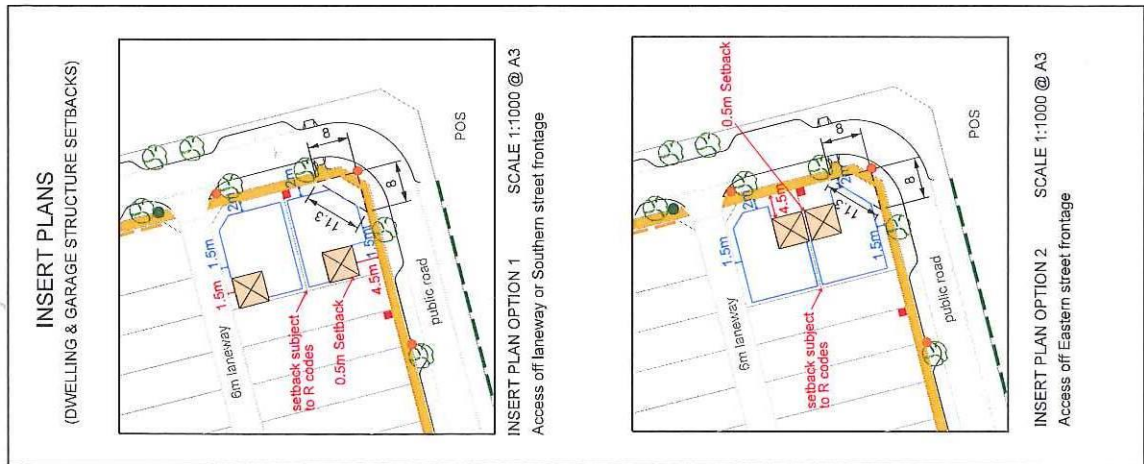
R30 lots:
as per R codes guidelines

ACCESS

No street vehicular access permitted where access to a laneway

BUILDING ORIENTATION

Orientation towards street/open space
If the dwelling is more than one storey, at least one major opening shall address the rear laneway



LOCATION PLAN

LEGEND

- GARAGE STRUCTURES
- LOTS 4561 AND LOTS 5007 (subject to insert plan as per element 1 -Building setbacks and design guidelines)
- FOOT PATH
- INDICATIVE BUILDING ENVELOPE (as per element 1 of design guidelines)
- BUILDING SETBACKS
- GARAGE STRUCTURE SETBACKS
- STREET LIGHT POLE LOCATION
- PROPOSED RETAINING WALL
- FLAT OPEN SWALE
- PROPOSED HYDRANTS
- PROPOSED PRAM RAMP
- PROPOSED TREES
- PROPOSED POWER PILLAR

Addendum to modification 35
Adopted Pursuant to Delegation 210
CM Burwood
CM Burwood
Director Planning & Development Services
Date: 2/9/2013

DATE: 08.08.2013
PLAN No: 12050P-MP-01

