

**SHIRE OF BODDINGTON
LOCAL PLANNING POLICY No. 16
RESIDENTIAL DEVELOPMENT AND DESIGN**

1. Policy Statement

The intention of this Policy is to set out guidelines for residential development and design in the Shire of Boddington. In particular, the Policy seeks to encourage appropriate development and where relevant, control residential development through establishing minimum residential design requirements. The Policy supports sustainable housing design along with high quality aesthetic character throughout the municipality.

2. Background and Issues

There are a number of distinct areas of housing in the municipality. They are the result of different development periods intended for different uses. These areas include the Boddington and Ranford townsites, rural living areas and rural localities. Each area is comprised of separate design features and building materials. However, the majority of dwellings in the municipality are single-storey on medium to large size blocks.

In recent years, dwelling design has changed due to affordability considerations, changing demographics, architectural preferences, a greater range of building materials and an increased value given to sustainable living. While such changes have enhanced parts of the municipality and created greater residential comfort, there are also some instances of visually unappealing and undesirable residential character. Particular examples include dwellings that mimic outbuildings and barns and designs which provide minimal windows or no verandahs.

The Council recognises that new dwellings should retain or enhance the amenity of the area and district. Preferably, residential designs should assist to make an area memorable by having a clear identity or sense of place.

This Policy supports attractive and sustainable dwellings that strengthen local identity. It does not prescribe particular architectural styles, nor inhibit creative design, but provides a framework to retain or enhance the character of the Boddington municipality. The Council seeks to ensure that dwellings do not detract from the amenity of the locality while achieving the aims and objectives of the *Shire of Boddington Local Planning Scheme No. 2 (LPS2)*.

3. Definitions

For the purposes of this Policy, the following definitions apply:

“Barn-Style Dwellings” – dwellings that have design features that resemble outbuildings or barns which normally consist of external metal cladding of walls and roof.

“Building” – any structure whether fixed or movable, temporary or permanent, placed or erected on land, and the term includes dwellings or structures associated to dwellings such as carports, garages, verandas, patios buildings, outbuildings and retaining walls, but excludes boundary fences, pergolas and swimming pools.

“Building Materials” – the materials which constitute the structure, dwelling or building.

“Carport” – a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side, and being without a door unless that door is visually permeable.

“Dwelling” – is a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

“Eaves” - refers to the projecting overhang at the lower edge of the roof.

“Garage” – any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.

“Local Planning Policy” – any policy prepared by Local Government in accordance with the procedures set out in the Local Planning Scheme.

“Local Planning Scheme” – a scheme that specifies zoning and development standards gazetted pursuant to the *Planning and Development Act 2005*.

“Outbuildings” – are enclosed non-habitable Class 10a buildings, under the Building Code of Australia, that are detached from a dwelling and which are not used for commercial or industrial purposes.

“Main Road / Tourist Route” - means Bannister-Marradong Road, Pinjarra-Williams Road, Crossman Road and Crossman-Dwarda Road.

“R Codes” – the Residential Design Codes of Western Australia, adopted by the Western Australian Planning Commission including any updates.

“Relocated dwelling” – means a house that has been constructed on one property and is then removed at a later date and transported to another property. This **does not** include a house that has been specifically designed, and built, as a transportable dwelling.

“Residential Design” – refers to the structure and appearance of the dwelling in relation to building material, size and position, the space surrounding and the materials bordering the lot from the next.

“Single House” – one dwelling on a title.

“Siting” – the place where a structure or building is to be located on a lot.

“Sustainable” – capable of being continued with a minimally long-term effect on the environment.

“Transportable building” – means any building, dwelling or structure which:

- is designed and constructed to be transported in one or more parts from its place of construction to its intended location; or
- has previously been located on another site other than on the lot upon which it is to be placed.

Includes a skid mounted transportable unit (sea container), donga and light weight pre-fabricated building.

4. Objectives

The objectives of this Policy are to:

- recognise characteristics of good residential design;
- retain and/or enhance the visual amenity of neighbourhoods with new dwellings or extensions to dwellings by ensuring a high standard of aesthetic design;
- ensure that new dwellings and extensions do not detract from the streetscape/landscape, the character and the amenity of adjoining/nearby properties;
- support a variety of housing forms to increase choice and assist in meeting the district's demographic structure and the demand for housing;
- enhance security and surveillance of streets and public places;
- encourage building design and siting that take advantage of climatic factors to reduce the need for energy consumption and water use;
- conserve significant environmental assets and, where appropriate, cultural assets of a site and incorporate these values into the design;
- assist in reducing the impacts of flooding and fire;
- provide further interpretation of the R Codes and LPS2 in the assessment of Planning Applications for dwellings and associated development;
- provide increased certainty for landowners, the community and others and to assist in providing greater consistency in decision making by Council; and
- facilitate the effective and timely processing of Planning Applications where in accordance with this Policy.

5. Application of the Policy

This Policy is to be applied to new dwellings and extensions to dwellings throughout the municipality.

The Policy includes housing that is both built on site, newly-constructed prefabricated i.e. has been built off-site but not used as a dwelling elsewhere, and second-hand buildings and dwellings.

Attachment 1 sets out, in general terms, when a Planning Application is and is not required.

6. Links to Local Planning Scheme and Other Documents

This Policy relates to the requirements set out in LPS2, *State Planning Policy 3.1 Residential Design Codes of Western Australia* (R-Codes), the *Building Code of Australia* and various Local Planning Policies. The R Codes provide the primary policy guidance for residential development and design throughout Western Australia.

Most single houses in the municipality and extensions to dwellings do not require the submission of a Planning Application to the local government. A Planning Application is however required for a single house and incidental development in some instances as set out in clause 6.1.2(d) of LPS2 which states:

“The erection on a lot of a single house, including any extension, ancillary outbuildings, swimming pools and tennis courts, in a zone where the proposed use is designated with the symbol ‘P’ in the cross-reference to that zone in the Zoning Table, except where the proposal -

- (i) necessitates the exercise of a discretion by the Council under the Scheme to vary the Residential Design Codes, Appendix 2 or other Scheme provisions,

- is outside of a designated or approved building envelope or within a designated building exclusion area;
- (ii) involves development within a flood prone area;
 - (iii) comprises transportable buildings;
 - (iv) comprises a relocated second hand building or part thereof;
 - (v) is on a lot or location which does not have access to a dedicated and constructed road;
 - (vi) is located in a Heritage Area or Special Control Area;
 - (vii) is inconsistent with a Local Planning Policy relating to development, design or related matter; or
 - (viii) is for the construction of a tennis court which involves the use of lighting for night games.

A planning application will be required where otherwise provided by the Scheme.”

In addition to the above, a Planning Application is also required for:

- aged or dependent persons dwelling;
- ancillary accommodation (further detail in Local Planning Policy 13);
- caretaker’s dwelling;
- grouped dwellings (further detail in Local Planning Policy 12);
- multiple dwellings; and
- residential buildings.

Attachment 1 sets out, in general terms, when a Planning Application is and is not required.

This Policy elaborates on clause 4.14 of LPS2 which states that Council “may at its discretion, refuse to grant approval if it considers that such development would by its siting, design, construction or materials result in a significant deterioration in the amenity and landscape of the general locality”.

This Policy elaborates on clause 6.1.2(d)(vii) of LPS2 which refers to a Local Planning Policy relating to development, design or related matter. *Local Planning Policy 1 – Sea Containers, Local Planning Policy 2 – Boddington Town Centre Design Guidelines and Local Planning Policy 7 – Outbuildings* assist to elaborate on clause 6.1.2(d)(vii) of LPS2. Future adopted Local Planning Policies may also elaborate on clause 6.1.2(d)(vii).

Where there is an inconsistency between this Policy and the R-Codes, then this Policy prevails only to the extent of such inconsistency. Other Local Planning Policies address design considerations and the Council will consider these as relevant in assessing a Planning Application.

7. Policy Provisions

7.1 General

7.1.1 Requirement for Planning Approval and Building Permit Approval

Most single houses and extensions to dwellings will normally only require a Building Permit. As set out in Attachment 1, some single houses/extensions to dwellings and other dwellings require Planning Consent to be issued (plus a Building Permit) prior to commencement of development.

7.1.2 Other Site Specific Plans

In some instances, Structure Plans, Development Guide Plans, Detailed Area Plans and endorsed Local Planning Policies for specific areas may apply which impose further restrictions.

7.1.3 Height

Dwelling heights in the Residential, Special Residential and Special Use, are to be consistent with the R-Codes as illustrated in Figure 1.

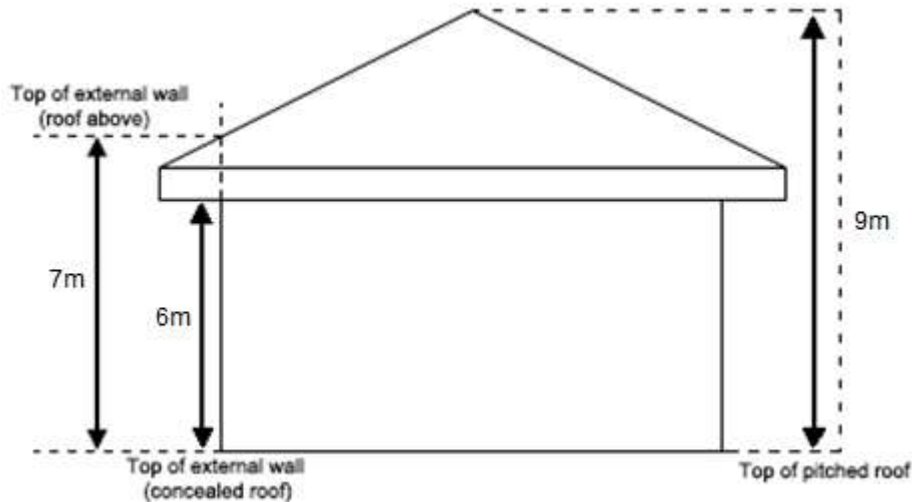


Figure 1: Building height requirements (maximum heights indicated)

7.1.4 Vehicular Access

All garages, carports, parking areas and access ways should be located and designed to promote safety and not detract from the streetscape. Vehicle crossovers should be limited generally to one per property. Details relating to the development and design of car parking and vehicle access are set out in *Local Planning Policy 9 Car Parking and Vehicle Access*.

7.1.5 Remnant Vegetation and Landscaping

Remnant (native) vegetation is an integral part of the district and it assists to provide amenity and a sense of place. Remnant vegetation should, wherever possible and practical, be maintained to conserve the unique character and identity of the area.

Clearing of remnant vegetation for a dwelling or other development is only to occur following Shire and/or Department of Environment and Conservation approval. At other times, the clearing of remnant vegetation is only permitted where exempt under the *Environmental Protection (Clearing of Native Vegetation) Regulations*. Where clearing is exempt from the Regulations and is “permitted development”, as set out in clause 6.1.2(d) of LPS2, no Planning Application is required for clearing remnant vegetation.

The Council will require landscaping to comply with the R Codes, LPS2 or as required unless suitably justified by the applicant to the satisfaction of Council. Where associated with conditions of planning approval, the applicant shall plant, and maintain trees, bushes and other landscaping satisfactory to the Council. Such trees, bushes and other

landscaping must be planted in locations approved by the Council. Landscaping is to be maintained at all times to the satisfaction of the Council.

Further details on landscaping are set out in other Local Planning Policies.

7.1.6 Stormwater Management

The Council will require applicants to ensure that stormwater from dwellings is appropriately managed so as not to create undesirable impacts to adjoining/nearby properties. The Council prefers that stormwater disposal is contained within the site wherever possible. If this is not possible, stormwater should be directed to a Council stormwater legal point of discharge.

7.1.7 Applicant to Justify

The “onus of proof” rests with the applicant to justify their application and variations to this Policy.

7.2 Variation of Residential Design Code or LPS2 requirements

A Planning Application for a single house, extension to a single house or extension to other dwellings is required where it necessitates the exercise of discretion by the Council:

- to vary the R Codes;
- to vary LPS2 e.g. Appendix 2 and other provisions;
- is outside a designated/approved building envelope or;
- is within a designated building exclusion area.

Boundary setbacks for dwellings are set out in the R Codes for the Residential Zone, Special Residential Zone, Commercial Zone and Special Use Zone (with a land use allocation of Residential and Special Residential) and in Appendix 2 of LPS2 for other zones.

Where a variation to the R Codes or LPS2 is proposed, the local government may advertise the Planning Application to neighbours/stakeholders.

7.3 Flood Prone Land

A Planning Application for all dwellings and extensions to dwellings (including an extension to a single house) is required within flood prone land either as set out in the *Shire of Boddington Floodplain Management Strategy* (floodway or flood fringe) or for other flood risk land in the opinion of the Council. The Council will consider the Floodplain Management Strategy, *Local Planning Policy 6 Development in Flood Affected Areas* and advice from the Department of Water in determining Planning Applications.

7.4 Transportable Buildings

7.4.1 Overview

No Planning Application is required for new purpose built transportable dwellings, if not constructed of sea containers or dongas, if other planning considerations are met.

A Planning Application for a single house, extension to a single house or extension to other dwellings is required where the building, dwelling or structure consists of skid mounted transportable unit (sea container) or a donga.

The Council considers that the relocation of transportable buildings (consisting of sea containers and/or dongas) can be detrimental to the amenity of the area in which it is located. The Council generally does not support this form of construction. The relocation of transportable buildings constructed of sea containers or dongas is not supported in the Residential, Special Residential, Rural Residential, Commercial and Special Use Zones (with land use allocations of Residential, Special Residential and Rural Residential).

The Council will consider Planning Applications on their merits for transportable buildings, including those constructed of sea containers or dongas, in the Rural Smallholding and Rural Zones. In considering whether or not to grant planning approval for a transportable building, the Council shall have regard, but not be limited to Policy objectives in section 4 and details in section 8.4.

7.4.2 Planning Conditions

Should planning approval for a transportable building be granted, the following conditions may apply:

- a specific time period to which planning approval applies and the requirements for removal of structures which are intended to be temporary;
- external repainting and/or re-cladding of the building;
- the construction and/or replacement of verandahs;
- modification of roof design if considered necessary to ensure the transportable building is consistent with surrounding dwellings;
- require landscaping to be established within a specified time and thereafter maintained; and
- require the applicant or owner to provide a bond or unconditional bank guarantee to Council as surety for the completion of the transportable building to a standard or presentation acceptable to Council within a specified time frame, usually within 6 months. A bond will only be returned upon the completion of the necessary works to Council's satisfaction.

7.5 Relocated Second Hand Building

7.5.1. Overview

A Planning Application is required for second hand relocated dwellings or buildings in all zones. This refers to a dwelling that has been occupied on one property and is then removed at a later date and transported to another property.

Second-hand dwellings and buildings are not supported in areas zoned Residential, Special Residential, Rural Residential and Special Use (allocated Residential, Special Residential and Rural Residential) unless comprised of high-quality design features suitable to the surrounding area and use, as decided by Council. The local government will publically advertise the application in areas zoned Residential, Special Residential, Rural Residential and Special Use (allocated Residential, Special Residential and Rural Residential) before being determined by Council.

The Council will consider Planning Applications on their merits for second hand dwellings and buildings in the Rural Smallholding and Rural Zones.

In considering whether or not to grant planning approval for a relocated dwelling, the Council shall have regard, but is not limited to Policy objectives in section 4 and details in section 8.4.

The Council will not approve the use of a relocated dwelling or other building containing asbestos.

7.5.2 Planning Conditions

Should planning approval for a relocated dwelling be granted, it may include the following conditions:

- certification from a practicing structural engineer that the design and condition of the building is suitable for relocation and re-use;
- all asbestos is removed prior to relocation;
- require landscaping and to be established within a specified time and thereafter maintained; and
- require the applicant or owner to provide a bond or unconditional bank guarantee to Council as assurance for the completion of the relocated dwelling to a standard or presentation acceptable to Council within a specified time frame, usually within 6 months. A bond will only be returned upon the completion of the necessary works to Council's satisfaction.

Where a relocated dwelling is not completed to an acceptable standard within the specified time, the Council may either:

- require the building to be removed, pulled down, altered or otherwise made to comply with the planning approval and Building Permit; or
- undertake the works necessary to complete or rectify any outstanding condition/s and/or items listed on the Schedule of Works. If this occurs, a portion or the entire bond may be forfeited.

7.6 Lots without Access to a Dedicated or Constructed Road

A Planning Application is required for a single house where the lot does not have access to a dedicated public road ("land locked" lot) or constructed public road. The Council will assess Planning Applications on their merits and may or may not approve the application in regards to matters including the environmental impact as well as practical and legal vehicular access.

As set out in *Local Planning Policy 5 Developer and Subdivider Contributions*, the Council has no legal obligation to provide existing lots with legal or practical vehicular access.

7.7 Residential Design Development in Heritage Areas and for Places on the Heritage List

A Planning Application is required for a single house and extension to any dwelling for land contained within a Heritage Area (set out in clause 5.2 of LPS2), for places on the Council's Heritage List and for places on the State Heritage List.

When dwellings have heritage value (on the Council's Heritage List or on the State Heritage List) and are intended to be developed and/or modified, landowners are required to consider conserving heritage design features. This is to ensure that the site's heritage significance and the character of the area are retained.

7.8 Development and Design

7.8.1 Overview

A wide range of building designs are supported in the municipality in the spirit of allowing architectural choice. To account for climatic conditions, enhanced sustainability and local character, the Council has a preference for the following design elements to be incorporated into any dwelling:

- dwellings having a verandah along the front which faces the street and eaves around the remainder of the dwelling;
- roof pitch being consistent with surrounding dwellings; and
- details set out in Attachment 2.

The following designs are considered inconsistent to the municipality's character:

- Tudor;
- Georgian;
- "A Frame";
- Mediterranean; and
- barn-style shed/houses being constructed for the purpose of human habitation (except in the Rural Smallholding and Rural Zones).

A Planning Application for a single house or any dwelling throughout the municipality is required where the above designs are proposed (except barn style dwellings are situated in the Rural Zone). Accordingly, unless appropriately justified by the applicant (e.g. the proposed dwelling is screened from public view), the Council will not approve the above designs.

A Planning Application is also required where the dwelling design proposes:

- more than 20% of the surface area of the front external wall in Zincolume in the Residential, Special Residential, Rural Residential, Commercial and Special Use Zones (allocated Residential, Special Residential and Rural Residential); and
- a roof pitch of less than 5% in any zone.

7.8.2 Dwelling Wall Materials and Colours

The Council supports materials and colours that do not detract from the amenity of the surrounding area. Generally, the Council will not dictate colours other than:

- in heritage areas;
- on heritage listed buildings;
- within the town centre (subject to Local Planning Policy No.2);
- in a Special Control Area (landscape); and
- where set out in an adopted site specific Local Planning Policy.

Dwellings in the municipality should not be constructed of materials or colours which, in the opinion of the Council, are undesirable or are inconsistent and have the potential to create a negative visual impact or create a detrimental impact on the area's amenity. Generally, external building materials and finishes should be sympathetic to the existing landscape in design, colour and material. The Council encourages dwelling walls and roofs to be constructed of non-reflective colours that are essentially natural and earthy, rather than colours such as white or silver.

Steel wall cladding should generally be pre-painted Colourbond custom orb type. The use of unpainted Zincolume wall sheeting is not supported unless used as an architectural feature on no more than 20% of the surface area of the front external wall in the Residential, Special Residential, Rural Residential, Commercial and Special Use Zones (allocated Residential, Special Residential and Rural Residential). A Planning Application is required where a dwelling proposes more than 20% of the surface area on the front external wall with unpainted Zincolume in the Residential, Special Residential, Rural Residential, Commercial and Special Use Zones (allocated Residential, Special Residential and Rural Residential).

No Planning Application is required for a dwelling proposing more than 20% of the surface area on the front external wall of unpainted Zincolume in the Rural Smallholding or Rural Zones.

7.8.3 Roof Pitch and Design

Dwelling roofs should be consistent with neighbourhood design. Unless justified by the applicant and agreed to by the Council, roof pitch within the municipality should be at least 12.5 degrees (see Figure 2). Roofs to garages, carports and outbuildings should be consistent in roof pitch.

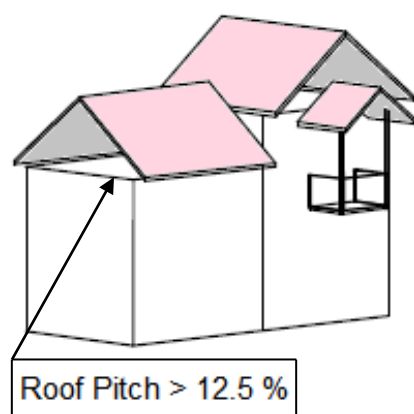


Figure 2: Recommended roof pitch

A roof with a pitch of less than 5% in any zone will require the submission of a Planning Application. Roof design can utilise gable, hipped, skillion or butterfly design.

7.8.4 Barn Style Dwellings

A Planning Application is required for “barn style” dwellings in any zone except the Rural Zone.

The Council does not support dwellings which resemble sheds or “barn-style” dwellings in the Residential, Special Residential, Rural Residential, Commercial and Special Use Zones (allocated Residential, Special Residential and Rural Residential). As proponents are granted the opportunity for increased screening on larger lots, the Council may consider these designs in the Rural Small Holding zone and raises no objection to these designs in the Rural zone.

In the Rural Small Holdings Zone, the Council will have regard to the proposed siting of the building, particularly its visibility from surrounding properties and roads, as well as the form of external cladding proposed to be used on the building.

7.8.5 Garages and Carports

In the interest of enhancing streetscapes, garages and carports, which face the street are to be consistent to the requirements set out in the R-Codes. The Council requires that garages and carports do not occupy more than 50% of the total property frontage (see Figure 3). This percentage can be increased to 60% where an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the street.

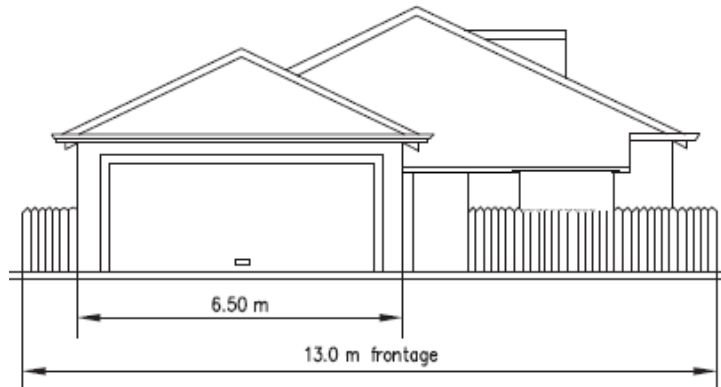


Figure 3: Proportion of garage frontage to width of property

7.8.6 Walls and Fences

No Planning Application is required for side or rear fences/walls throughout the municipality unless it is within the floodway. LPS2 sets fencing standards in certain zones.

To retain character, the Council prefers that properties in the Residential, Special Residential, Special Use (allocated as Residential and Special Residential) and Commercial zones do not have front fences. Where front fencing is provided in the Residential, Special Residential, Special Use and Commercial zones, the Council supports the delineation of private front yards by hedging, plantings and other visually permeable landscaping provided a clear view of the dwelling from the street and vice versa is maintained.

A Planning Application is required for front fences in the Residential, Special Residential, Special Use (allocated as Residential and Special Residential) and Commercial zones where the fence is above 1.2 metres. If the fence is above 1.2 metres, unless justified by the applicant, the fence should be visually permeable.

To balance privacy and neighbourhood character, no Planning Application is required for a fence/wall above 1.2 metres on the side boundary of corner lots.

Fences on front boundaries in areas zoned Rural Residential, Rural Small Holdings and Rural are supported where consistent with LPS2 and Council's *Fencing Local Law*.

Additional fencing and wall provisions are subject to the R-Codes, the *Shire of Boddington Fencing Local Laws* and the *Dividing Fences Act 1961*.

7.8.7 Incidental Structures

No Planning Application is required for incidental structures, generally associated with dwellings, as set out in clause 6.1.2(d) of LPS2 as follows:

- (i) dog house, domestic animal or bird enclosure or a cubby house which:
 - does not exceed 2.4 metres in height above natural ground level; and
 - does not have any part of its structure located within 1.0 metre of the boundary with an adjoining lot;
- (i) flag pole which does not exceed 6.0 metres in height above natural ground level;
- (ii) pole, tower or device used solely for the purpose of providing outdoor lighting which is no more than 6.0 metres in height above natural ground level;
- (iii) satellite dish and other domestic telecommunication installation located on a lot which is not in a designated Heritage Precinct or subject to a standard in an adopted Local Planning Policy;
- (iv) landscaping;
- (v) letter boxes;
- (vi) clothes lines;
- (vii) effluent disposal systems where it complies with Scheme requirements;
- (viii) LPG gas tanks for domestic purposes; or
- (ix) other structures as determined by the Council.

7.8.8 Conversion of Outbuildings to Dwellings

The Council considers that the conversion of an outbuilding to a dwelling can result in substandard housing being produced and this form of housing is potentially detrimental to the amenity of the area.

The Council does not support an outbuilding being converted to a dwelling within the Residential, Special Residential, Rural Residential, Commercial and Special Use Zones (allocated Residential, Special Residential, Rural Residential).

The Council considers that these conversions should only be permitted in Rural Smallholding and Rural Zones generally in locations which are not easily visible from major roads and tourist routes.

A Planning Application is required for a conversion from an outbuilding to a dwelling in any zone.

The Council will consider, on its merits, an outbuilding being converted to a dwelling within the Rural Small Holdings and Rural zones. In considering whether a proposed conversion would be appropriate, Council will amongst matters consider:

- whether the proposed dwelling is visibly intrusive from major roads and tourist routes including whether adequate screening (vegetation etc.) exists;
- the impact of the proposed development in relation to adjoining or nearby properties; and
- whether the external appearance of the proposed dwelling is adequate.

The Council will not support the conversion of an outbuilding to a dwelling in areas designated as floodway in the *Shire of Boddington Floodplain Management Study*.

7.8.9 Commercial Zone

Dwellings in the Commercial Zone are subject to the Council's *Boddington Town Centre Guidelines* (Local Planning Policy No.2).

7.8.10 Building and Landscape Design Guidelines

The Council supports developers and subdividers formulating Building and Landscaping Guidelines for specific areas to guide the design of the subdivision/development to achieve a shared vision. The guidelines can further assist to promote sustainability, respond to site characteristics, provide a sense of place and assist to ensure that landowner investment is protected by maintaining similar standards for the development of neighbouring properties. The guidelines may be adopted as a Local Planning Policy. If a Building and Landscaping Guideline is adopted as a Local Planning Policy, it will override this Policy if there are any inconsistencies.

A Planning Application is required for single houses and extensions which are inconsistent with Building and Landscaping Guidelines which are adopted as a Local Planning Policy.

7.9 Tennis Court with lighting

A Planning Application is required for tennis courts proposing lighting. No Planning Application is required for tennis courts where lighting is not proposed.

7.10 Special Control Area

A Planning Application is required for a single house for land contained within a Special Control Area shown on LPS2 maps. Planning Applications will be assessed against relevant LPS2 requirements.

7.11 Grouped and Multiple Dwellings

Where it is proposed to develop land for grouped and multiple dwellings, the Council will only approve Planning Applications that are of a high standard to ensure the character of Boddington is maintained or enhanced.

7.12 Energy and Water Efficient Design

The Council encourages energy and water efficiency in residential building design. Attachment 2 sets out energy and water management strategies and other matters that are encouraged by the Council. It is highlighted that Attachment 2 does not constitute formal requirements regarding the design and construction of a house which is regulated by the planning system. Rather these are considered better practice. Implementation of strategies for energy and water efficiency over and above requirements set out in the Building Code of Australia is left to the personal preferences of the home owner.

8. Administration

8.1 Matters to be addressed prior to formally lodging the Planning Application

Proponents are encouraged to discuss residential proposals that seek to vary Policy requirements with the Shire administration early on in the planning process and prior to the formal lodgement of any Planning Application.

8.2 Application Requirements

Planning Applications are to include the following:

- the requirements set out in sections 6.2.1 and 6.2.2 of LPS2 which includes a site plan and setting out the location of any easements;
- a floor plan/s and elevations; and
- external materials and colours to be used.

Subject to the proposed location and the scale of the proposed dwelling, the Council may also require the applicant to provide:

- detailed contour information from a licenced surveyor;
- cross sections showing the extent of cut and fill;
- written information relating to the reasons why any standard requirements of this Policy should be varied; and
- any other plan or information that the Council may reasonably require to enable the application to be determined.

Should a Planning Approval be issued, it will also be necessary for the proponent to submit a Building Permit Application (which gains necessary approvals) prior to undertaking construction.

8.3 Consultation With Affected Landowners

Where an application for a dwelling is made that does not comply with the requirements of this Policy, a copy of the application may be referred to adjoining/nearby landowners for comment. Additionally, where a proposed dwelling is considered to have the potential to adversely impact on adjoining and/or nearby landowners, in the opinion of the Council, the Council will either:

- require the applicant to supply written comments from adjoining and other affected landowners, with the process undertaken in accordance with the consultation requirements of the R Codes to the satisfaction of Council; or
- require the Shire administration to provide written advice to affected landowners of the application and invite them to submit comments to the Shire.

8.4 Assessing the Planning Application

The Council will have regard to matters including the following in assessing dwellings:

- the character, location, siting, bulk, size, height, design and external appearance;
- zoning of the lot;
- lot size, shape and features;
- height of the proposed dwelling;
- setbacks and location of the proposed dwelling;

- impact and amenity on adjoining/nearby properties including the potential for overshadowing;
- effect on the streetscape and visibility from nearby vantage points – especially main roads/tourist routes;
- the extent of existing screening including vegetation;
- the level of cut and fill;
- construction materials and proposed colour/s;
- provisions and requirements set out in LPS2 and other Local Planning Policies;
- the R Codes and other relevant State Planning Policies;
- other planning considerations including Structure Plans, Development Guide Plans and/or Detailed Area Plans;
- written comments from affected landowners; and
- any other circumstance and factor affecting the application in the opinion of Council.

Should a Planning Application for a residential dwelling not comply with requirements of this Policy, or matters not able to be addressed through conditions of approval, the application will be considered by Council.

Where objections are received and the objections are not able to be adequately dealt with through conditions of approval, the Planning Application will be referred to Council for determination.

The Council may grant its consent with or without conditions or refuse its consent. The Council may refuse a Planning Application where the application is inconsistent with this Policy, LPS2, the R-Codes and other State Planning Policies, or be based on information provided by the applicant, or be based on information set out in any submissions received.

8.5 Need for a Building Permit

Notwithstanding that Planning Approval for a single house is not required in many instances, a Building Permit is required to be sought and issued prior to on-site works commencing. The dwelling will need to meet all relevant requirements under the Building Code of Australia.

8.6 Other Requirements

All relevant requirements of LPS2, other Local Planning Policies, Local Laws and relevant environmental health and building legislation are applicable to new or extended dwellings.

9. Approval Authorisation

Authority to implement the Policy will be delegated to the Chief Executive Officer, other than as outlined in this Policy.

10. Final Adoption

Final adoption of the Policy was resolved by Council on 21st August 2012.

Attachment 1 – Summary of when a Planning Application is required		
Dwelling type	Zone (further details in Zoning Table of Local Planning Scheme No. 2)	Is a Planning Application required?
Aged or Dependent Persons Dwelling	Residential	Yes
Ancillary Accommodation	All zones except Industrial	Yes
Grouped Dwelling	Residential, Commercial and relevant Special Use Zones	Yes
Multiple Dwelling	Residential, Commercial and relevant Special Use Zones	Yes
Residential Building	Residential, Commercial, Rural, Rural Small Holding and relevant Special Use Zones	Yes
Single House or extension to dwelling:	All zones except Industrial	No, unless subject to matters 1 – 9.
1. When proposing a variation to the Residential Design Codes or Local Planning Scheme No. 2 (LPS2)	All zones except Industrial	Yes
2. Outside of designated building envelope or within designated building exclusion area	Generally Rural Residential and Rural Small Holding	Yes
3. Within flood prone area	Various zones	Yes
4. Transportable building:	All zones except Industrial	No
a) New purpose built dwelling (not constructed from sea containers / dongas)		
b) Any building or structure which is not a new purpose built dwelling	All zones except Rural and Industrial	Yes
5. Second hand transportable dwelling	All zones except Industrial	Yes
6. On a lot which does not have access to a dedicated and/or constructed road	Generally the Rural Zone	Yes
7. Within a Heritage Area	No Heritage Areas currently in LPS2	Yes
8. On State Heritage Register or Heritage List of LPS2	Various zones	Yes
9. Inconsistent with Local Planning Policies relating to development and design:	Various zones	Yes
a) Tudor/Georgian/"A" Frame/Mediterranean	All zones except Industrial	Yes
b) Barn style dwelling	All zones except Industrial and Rural	Yes

		No Planning Application is required in the Rural Zone.
c) Flat Roofs (less than 5%)	All zones except Industrial	Yes
d) Zincalume Walls (if more than 20% of surface area on front external wall)	Residential, Special Residential, Rural Residential, Commercial and Special Use	Yes
e) Zincalume Roofs	All zones except Industrial	No, unless restricted by adopted Building and Landscaping Guidelines.
f) Conversation of outbuilding to dwelling	All zones except Industrial	Yes
g) Inconsistent with adopted Building and Landscaping Guidelines for site specific area	Generally Residential, Special Residential, Rural Residential, Commercial and Special Use (land allocated as Residential, Special Residential or Rural Residential).	No, unless inconsistent with adopted Building and Landscaping Guidelines.
Garages and Carports		
Garages and Carports	Residential, Special Residential, Special Use (land allocated as Residential, Special Residential or Rural Residential).	No, subject to consistency with R Codes and LPS2 and not within flood prone land.
	Rural Residential, Small Rural Holding and Rural	No, subject to consistency with LPS2 and not within flood prone land.
Fencing		
Side and rear fencing	All zones except Industrial	No, unless within flood prone land
Front	Residential, Special Residential, Commercial and Special Use (allocated Residential or Special Residential)	No, unless fence is over 1.2 metres in height.
Tennis Courts		
a) Tennis Court without lighting for night game	All zones except Industrial	No
b) Tennis Court with lighting for night game	All zones except Industrial	Yes
Incidental structures		
	All zones except Industrial	No – unless within flood prone land

Attachment 2 – Encouraged Residential Development and Design Guidelines

Overview

The following does not form part of *Local Planning Policy No. 16 Residential Development and Design*. Instead, the following are guidelines that are supported by the Council to further enhance the character of the municipality and deliver increased sustainability.

LPS2 and/or Building and Landscaping Guidelines may set out higher minimum standards.

Site Analysis Plan

Before positioning a dwelling, a site analysis plan is recommended to address climatic considerations, reduce the potential for risk and damage of fire and flood, minimise visual impacts from major roads/key tourist routes and address stormwater. The siting and design of a dwelling should amongst other matters:

- maximise northerly light into living areas and provide for solar access and warmth;
- provide adequate cross ventilation from summer breezes (particularly from the south-westerly direction);
- protect from summer afternoon sun;
- consider the lot's topography and views;
- be compatible with front setbacks of adjoining properties;
- address the primary street and have a positive civic presence to complement or enhance existing street aesthetics;
- have clearly defined main entrances (using paths, lighting and porticos);
- minimise overlooking and overshadowing of adjoining properties (where possible and practical);
- account for fire risk and low fuel areas; and
- address flooding risk.

Other details are set out in the R Codes.

Orientation and Major Openings

Dwellings should front the street and have at least one major opening from a habitable room to overlook the public street or as relevant a common access driveway.

Verandahs and Eaves

The use of verandahs and wide eave overhangs to shade walls and provide sheltered outdoor living areas are encouraged. Verandahs are an attractive design feature that provide protection from the weather especially rain and summer sun. The Council supports verandahs on dwellings throughout the municipality to provide comfort and enhance streetscapes. In keeping with the country town and rural nature of the municipality, dwellings should generally provide verandahs, porches, porticos or other architectural relief on the elevations that are viewed from the street.

A verandah, portico or covered entry in keeping with the overall house design, should generally be a minimum length of 25% of the front facade of the house.

Dwelling roofs within the municipality should have eaves that are a minimum of 550mm in width to assist in enhancing the visual amenity as set out in Figure A.

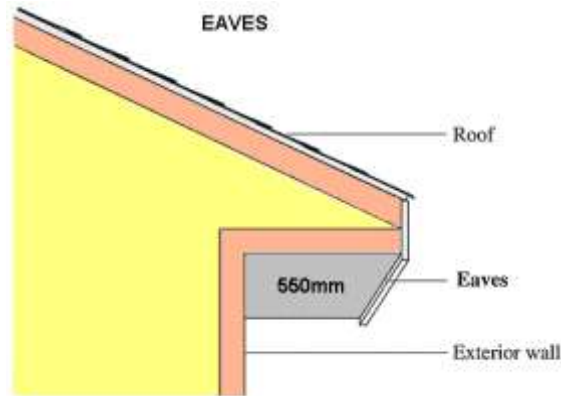


Figure A: Required width of eaves

Preferred External Building Materials

Preferred materials should generally be made of:

- brick;
- rendered cement;
- stone;
- a lightweight material with rendered effect;
- painted weatherboards;
- stucco (plaster or cement either fine or coarse); and
- tilt-up (construction technique using pre-cast concrete to build walls) which is painted or rendered.

The Council will also consider materials including:

- reverse cladding with internal brickwork;
- fibre cement;
- cedar or timber weatherboard;
- fibre cement, mini orb ®, colourbond ®;
- rammed earth; and
- combination of colour rendered brickwork, limestone, stone and cladding products.

The use of Zinalume or light coloured Colourbond roof sheeting is generally supported. However, care must be taken to ensure the location of the house and the roof pitch used does not produce a glare nuisance to surrounding properties or passing traffic.

Energy Efficiency

The Council encourages new dwellings and major additions to dwellings that maximise energy efficiency and reduce the demand on energy sources for heating and cooling. Various strategies to maximise energy efficiency in a dwelling include:

- location of living areas on the north elevation;
- location of non-habitable rooms on the eastern and western elevations, such as bathrooms, laundries and carports/garages;
- adequate insulation in walls, floor and roof cavities;
- ventilation control;
- appropriate room zoning;

- use of eaves, verandahs and shading devices;
- use of solar hot water systems;
- use of energy efficient appliances and lighting; and
- location of refrigerators and freezers away from external walls and hot areas.

Water Conservation

The Council encourages water conservation. Various strategies to minimise water use include:

- rainwater tanks which are of an appropriate size, given this has a range of benefits including with stormwater management. Water from rainwater tanks should be fit for purpose;
- AAA rating of all shower heads and tap ware;
- use of a grey water reuse system approved by the Western Australian Department of Health;
- lawn areas to be minimal;
- use of lawn varieties that require lower water usage;
- use of low-flow trickle irrigation, such as drippers, mulching and soil conditioners; and
- use of indigenous plant species and other drought-resistant trees and shrubs.