



DALYELLUP BEACH ESTATE STAGE 4E DESIGN GUIDELINES

Adopted – 04.09.07
Modified – 06.04.09

1. ADOPTION UNDER TOWN PLANNING SCHEME NO.7

These Design Guidelines shall apply to the land as described on the "Dalyellup Beach School in Shops Outline Development Plan" as "Residential Lots/Possible Home Based Business".

These 'Design Guidelines' ('the Guidelines') form part of the supporting information for the Dalyellup Beach School In Shops Outline Development Plan (ODP) adopted by Council on the 10 October 2001 and endorsed by the Western Australian Planning Commission on the 12 November 2002, for the area bound by Norton Promenade, Gosse Way, Dalyellup Boulevard and Oxley Pass ('the Precinct'). For reference purposes the Precinct is herewith referred to as the Dalyellup Beach Estate "Stage 4E" Development Guide Plan area.

The Stage 4E Development Guide Plan identifies in accordance with Clause 5.10.3 of the Scheme the permitted uses of land being Residential with a Code of R20 and Home occupations where such activities comply with the Design Guidelines, the provisions of Town Planning Scheme No.7 and have obtained Planning Consent pursuant to Clause 8.3 of Town Planning Scheme No.7.

The provisions of Clause 5.1 "Development of Land" of the Scheme apply to lots within the Stage 4E area.

Unless other wise specified under the Stage 4E Development Guide Plan the development of land for the residential purposes shall conform to the provisions of the Residential Planning Codes 2002 ('the Codes') and the Scheme.

2 BACKGROUND

In November 2002 the Western Australian Planning Commission adopted the "Dalyellup Beach Schools in Shops Outline Development Plan". The notations on the Outline Development Plan identifies that "Design Guidelines" shall be nominated for residential/home based business lots to address placement of buildings, servicing and parking at the time the subject land is subdivided.

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

The benefits of this form of subdivision development and particularly this ODP area 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;
- Promotion of home occupation business development within close proximity to the established Dalyellup Local Centre;

- 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 a designated parking and pedestrian access area.

The following Design Guidelines for Stage 4E reflect paragraphs (a), (b) and (f) of Clause 5.10.2 as well as Clause 5.10.5 of Scheme No.7 and will embody the principles of Element 3 of the Liveable Neighbourhoods Edition 3 (2004).

3 OBJECTIVE OF DESIGN GUIDELINES

- 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.
- To promote the establishment of Home Occupation business development within close proximity to the established Dalyellup Local Centre.

4 APPLICATION OF GUIDELINES

- These guidelines apply to the area detailed in the 'Dalyellup Beach School in Shops Outline Development Plan' that forms part of this policy.
- These guidelines are to be read in conjunction with the 'Dalyellup Beach School in Shops Outline Development Plan' and the relevant Scheme provisions and policies related 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.
- Planning Consent is required for any development in the Guide Plan area even where such development complies with the Guidelines, the Codes and the Scheme.
- Any reference to "Home Based Business" shall comply with and have the same meaning as defined under Appendix 1 of the Shire of Capel Town Planning Scheme No.7 for the "Home Occupation" use class and Policy 15.4 – Home Occupations.

5 DESIGN GUIDELINE ELEMENTS

Element 1 – Building Setbacks

- The minimum setback for all buildings adjoining a laneway shall be 1.5m
- The minimum front setback shall be 4.5m where depicted on the Development Guide Plan.
- Where nil setbacks are applied to side setbacks, such development shall occur on the southern and western boundaries to achieve solar benefits to rear yard areas and north facing habitable rooms.
- All other setbacks shall be in accordance with the Residential Design Codes of Western Australia.

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 will not be accepted on the front and/or street façade or where visible from the street or other public spaces.
- The use of gables is preferred to hip rooves adding interest to the streetscape.

Element 3 – Fencing

- Street boundary fencing for lots 1232-1235 and 1228-1231, shall accord with the 'Retaining Wall, Fence and Stair Details for Cottage Lots' details as shown on Drawing Number 5443-4E-102 and 103 which comprise part of these Guidelines. This fencing has been provided by the subdividing developer and shall not be altered or removed.
- Front boundary fencing for lots not shown on drawing number 5443-4E-102 and 103 shall comply with the following objectives and standards:
 - 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 only in a masonry/brick/render and wrought iron/pool type fencing finish.
 - Steel or cement sheet fencing is not permitted.
 - Any fences higher than 750mm shall not exceed 1.8m in height and shall be visually permeable (i.e. wrought iron or pool type fencing). Brick piers forming part of a feature fence shall also not exceed 1800mm in height. It is preferable that fencing is lower to create a more open and interactive.
 - Where a private courtyard is desired in the front setback area, and no other alternatives are available, screening with planting or provision of a permeable fence should be considered.
- On secondary street frontages of corner lots brushwood fencing consistent with other treatments throughout the Estate maybe constructed in accordance with the intent of the Shire of Capel Policy 18.2 Fencing Guidelines for Residential Lots.
- Rear laneway fencing shall:
 - Be installed and may be solid or permeable to a maximum height of 1800mm.
 - Gates along the rear laneway shall be visually permeable.

Element 4 – Vehicular Access, Traffic Management and Car Parking

- Vehicular access for all lots abutting Eyre Lane and Ross Lane shall be restricted to these laneways.
- On-site parking shall be provided which may be accessed from the rear or side laneway and should be integrated with the dwelling.
- All parking shall comply with the minimum manoeuvring standard of 6.5 metres.
- The minimum number of on-site parking spaces per dwelling shall be two (2). Depending upon the nature of the Home Occupation, Council may require the provision of an additional visitor parking space as part of the application required for Planning Consent.
- Where located on a corner allotment, garages shall be located at the furthest point from the intersection of the street and laneway.
- Vehicular access arrangements shall be restricted to Norton Promenade for Lot 20 and such access shall be designed to ensure vehicles enter the street in a forward gear.

- *Parking of vehicles in the rear laneways shall not be permitted at any time.*
Modified

Element 5 – Landscape

- Landscaping of all verges to Bass Fairway and the side verges for lots 1228, 1231, 1232 and 1235 shall be developed by the subdivider in accordance with an approved landscaping plan.
- Tree and shrub selection should be made on the basis of size, form and scale appropriate to the street environment and form of development.
- Landscaping of the verges to Gosse Way, Norton Promenade, Oxley Pass and Dalyellup Boulevard shall be in accordance with an approved Landscaping Plan.

Element 6 – 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 7 – Outside Storage

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

Element 8 –Pedestrian Access

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

Element 9 –Servicing, Maintenance, and Use of Laneways

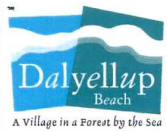
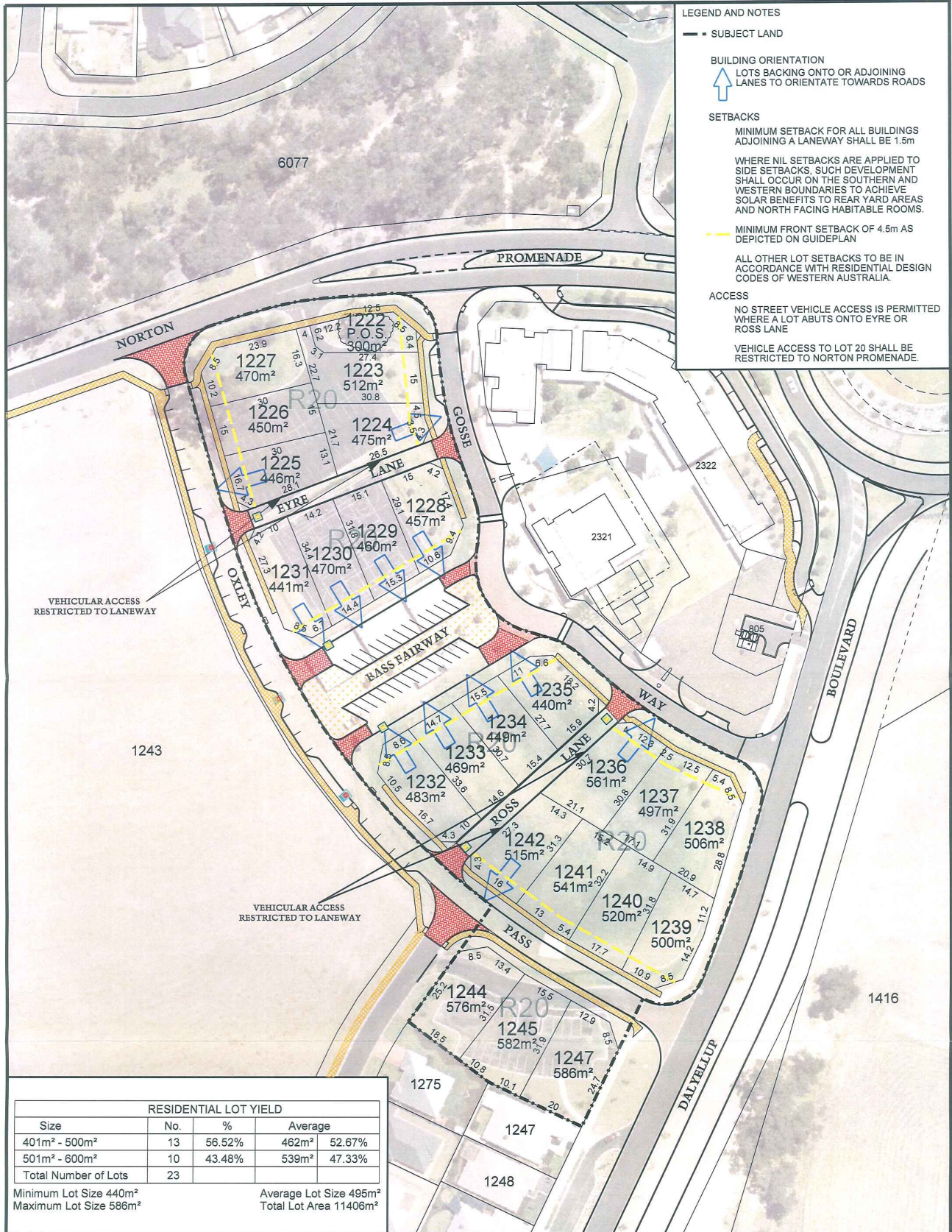
- For all lots obtaining access from the laneway, a recess of minimum 2.5m wide x 1.5m deep shall be provided as a bin pick up area to be accessed by rubbish collection vehicles.
- Refuse bins shall only be stored in recess areas adjacent to laneways on bin pick up day to avoid bins being utilised to 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.

Adoption

These modified Design Guidelines for Dalyellup Beach Estate Stage 4E 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 “Further Planning Requirement” of the Dalyellup Beach School in Shops Outline Development Plan.

**C M BURWOOD
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**NOTE: THE PARTICULARS OF THIS BROCHURE ARE SUPPLIED FOR INFORMATION ONLY.
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**Dalyellup Beach Estate
Stage 4E
Development Guide Plan**

ORIGINAL A1 SIZE
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