

**DALYELLUP EAST  
STAGE 2A – THE TUARTS – DEVELOPMENT GUIDE PLAN AND  
DESIGN GUIDELINES FOR R40 COTTAGE LOTS 523 – 527 WITH REAR  
LANEWAYS/FRONTING PUBLIC OPEN SPACE**

Adopted      06.04.2009  
Modified

**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 to Development Guide Plan No. 11120-4-001- Revision a ('the DGP) and are adopted as a minor modification to the Dalyellup East Structure Plan. These Guidelines are applicable to Lots 523 – 527 within "Stage 2A" of the Tuarts.

**2. OBJECTIVE OF DESIGN GUIDELINES**

The following Design Guidelines for Lots 523 – 527 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 3 (2007).

**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.

**3. APPLICATION OF GUIDELINES**

- The Guidelines apply to Lots 523 - 527 as indicated on the DGP for "Stage 2A" of the Tuarts - Plan No. 11120-4-001 (revision a) and dated 17 November 2008.
- The Guidelines are to be read in conjunction with the DGP, 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 DGP area where such development complies with the Guidelines, the Codes and the Scheme.

#### **4. 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 unless specifically identified on the Development Guide Plan.
- 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 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.

##### ***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***

- Owners of lots will ensure that the landscaping of street verges shall reflect that consistent with other treatments throughout the estate. In this regard, the verge shall consist of maintained grass and no more than one street tree (Peppermint) per lot.
- 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 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 criteria for 'Water Wise' gardens.

##### ***Element 5 -Vehicular Access, Traffic Management & Car Parking***

- All lots shall obtain all vehicular access and vehicle parking access from the rear laneway,
- On-site parking shall be provided which is accessed from the rear laneway and should be integrated with the dwelling.
- All parking shall comply with the minimum manoeuvring standard of 6.5 metres.

- The minimum number of on-site parking spaces per dwelling shall be two (2).
- 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 are to address the laneway.
- No direct vehicular access shall be provided to Lewana Approach.
- Vehicular access to secondary streets shall be limited in accordance with the DGP.
- Parking of vehicles in rear laneways shall not be permitted at any time.

#### **Element 6 – Fencing**

- 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:
    - (a) All solid materials do not exceed 750mm in height except that brick piers will be considered up to a maximum height of 1800mm.
    - (b) All materials higher than 750mm (with the exception of brick piers) shall be visually permeable (i.e. wrought iron or pool type fencing) to a maximum height of 1800mm.
  - Where a private courtyard is desired in the front setback area, screening with planting or provision of a permeable fence should be considered.
- On secondary street frontages of corner lots brushwood fencing consistent with other treatments throughout the Estate maybe constructed in accordance with the intent of the Shire of Capel Policy 18.2 Fencing Guidelines for Residential Lots.
- Rear laneway fencing shall:
  - be installed and may be solid or permeable to a maximum height of 1800mm and setback a minimum of 1.5 metres from the laneway unless permeable.
  - Gates along the rear laneway shall be visually permeable.

#### **Element 7 –Pedestrian Access**

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

#### **Element 8 –Safety in Laneways**

- Where a rear fence adjoins a laneway, it shall be truncated at least 1.5m x 1.5m where it abuts a driveway.

#### **Element 9 –Servicing, Maintenance, and Use of Laneways**

- A recess of minimum 3m wide x 1.5m deep shall be provided as a bin pick up area to be accessed by rubbish collection vehicles. The recess shall be vertically clear from any obstructions such as eaves overhangs or vegetation.

- Refuse bins shall only be stored in recess areas adjacent to laneways on bin pick up day to avoid bins being utilised to gain unauthorised access.
- Vehicles or machinery of any form shall not be parked in laneways for any period of time.
- Shire of Capel maintenance vehicles will from time to time require access to rear lanes for pavement repairs and drainage cleanouts.
- Land owners are responsible for ensuring land adjoining a lane way is maintained in a tidy and clean manner free from debris and weeds.

**Element 10 - Outside Storage**

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

**Adoption**

These Design Guidelines for Lots 523 – 528 “Stage 2A” of the Tuarts were adopted by the Council of the Shire of Capel under delegation on the 6 April 2009 (Delegation No.210), and hereby form part of the Dalyellup East Local Structure Plan.







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

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

# DEVELOPMENT GUIDE PLAN

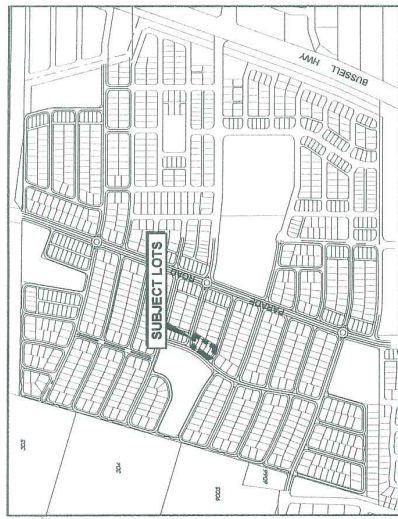
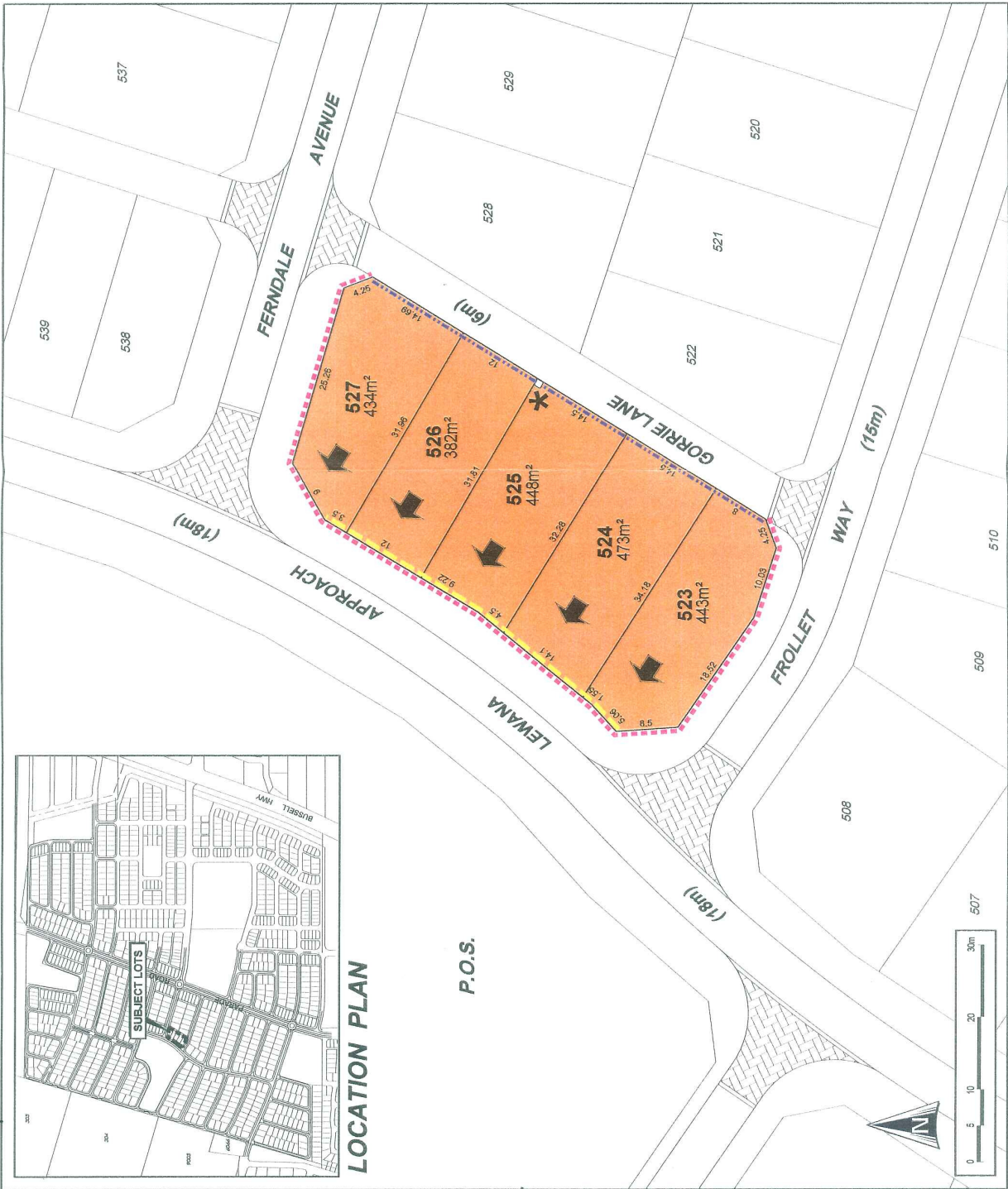
LOTS 523-527, "THE TUARTS"

## LEGEND

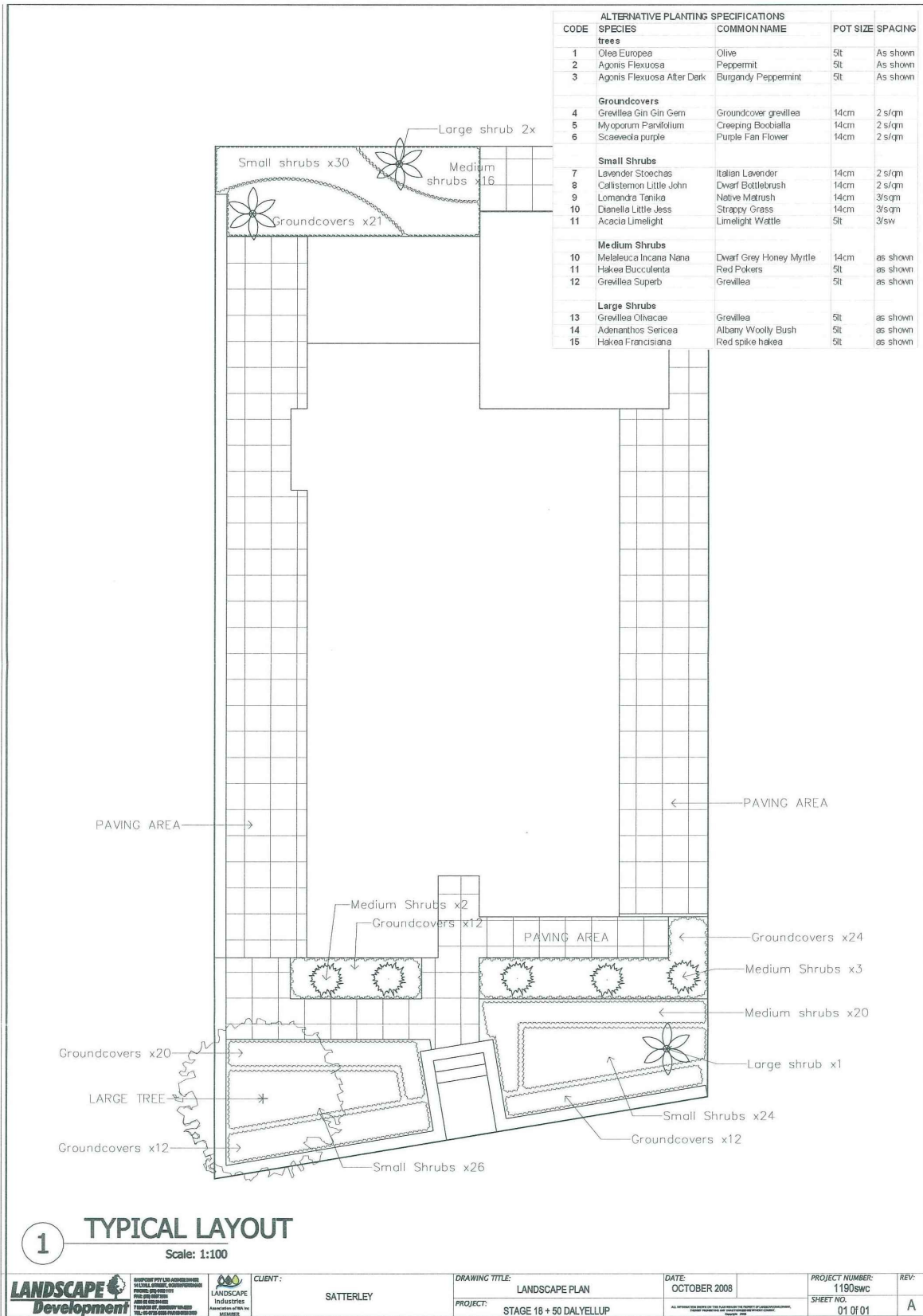
-  R40 LOTS
-  ORIENT TOWARDS STREET / OPEN SPACE
-  MIN. FRONT SETBACK IN ACCORDANCE WITH R40 CODE
-  MIN. 1.5m FROM REAR LANEWAYS
-  VEHICLE ACCESS RESTRICTIONS
-  STREET LIGHT LOCATION (1m x 1m EASEMENT)

IRONBRIDGE : CLIENT  
 HOLDINGS PTY LTD  
 1:500@A3 : SCALE  
 17 November 2008 : DATE  
 11120-4-001 : PLAN No  
 a : REVISION  
 S.LB : PLANNER  
 B.L : DRAWN

Base case supplied by Landgate  
 Projection MGA Zone 50  
 Areas and dimensions shown are subject to field survey verification.  
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LOCATION PLAN



1 TYPICAL LAYOUT  
Scale: 1:100

	<small>LANDSCAPE INDUSTRY ASSOCIATION OF AUSTRALIA</small> <small>MEMBER</small>	CLIENT:	DRAWING TITLE:	DATE:	PROJECT NUMBER:	REV:
		SATTERLEY	LANDSCAPE PLAN	OCTOBER 2008	1190swc	A
PROJECT:			STAGE 18 + 50 DALYELLUP	SHEET NO:		01 OF 01