



# SHIRE OF DONNYBROOK BALINGUP

## Town Planning Policy

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### 9.18 Residential Development Guidelines

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#### 1. Purpose

To provide flexible development controls in unique development precincts of the Shire.

#### 2. Objectives

- To provide local development guidelines for specific residential precincts within the Shire to assist developers, landowners and Shire officers in the preparation and assessment of residential development.
- To ensure socially conscious decisions are made in respect to unique residential development areas of the Shire.
- To facilitate high quality residential development and maintain a high level of residential amenity.

#### 3. Background

Development within several residential areas of the Shire is significantly constrained by contemporary planning standards.

To maintain consistent decision making it is important Council establish a policy document which provides for flexibility within designated residential precincts.

Where applicable, variations to the R-codes will enable positive development outcomes and facilitate the creation of a desirable residential amenity.

#### 4. Statutory Environment

Under Part 7 of the Residential Design Codes, Local Planning Policies may contain provisions that amend or replace deemed to comply provisions set out in Part 5 and 6 of the Codes.:

Council may, with the approval of the WAPC, vary any other acceptable development provision within the R-codes where it can be demonstrated that there is a need specific to a particular region that warrants such a variation.

Local Planning Scheme No. 7 provides general requirements for land zoned "Residential". This Policy has been implemented to provide specific guidance for development in designated residential areas.



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### 5. Application of Policy

The Policy shall apply to those precincts outlined below.

### 6. Interpretation

For the purpose of this Policy, words and expressions have the respective meaning given to them in Appendix 1 of the Residential Design Codes.

### 7. Approval Requirements

Where development within a designated residential precinct is consistent with the existing statutory framework and provisions of this Policy, a building licence application is required to be submitted to the Shire for approval.

Development at variance with the existing statutory framework and the provisions of this Policy will not be supported by the Shire.

### 8. Review

This Local Planning Policy shall be subject to review on an annual basis or as deemed necessary by Council.

### 9. “Residential East” Precinct

#### 1. Background

On 22 March 1900, three-hundred and twenty-two (322) lots were created to the south-east of the Donnybrook townsite. These lots were obviously not subject to contemporary infrastructure requirements in respect to the provision of reticulated services and road access.

The land is identified as “Residential East Precinct in the Shire’s Townsite Expansion Strategy (2009) and lacks services traditionally associated with contemporary residential development.

#### 2. Application

The following design guidelines apply to all new residential development within the “Residential East Precinct”.

#### 3. Design Guidelines

##### 3.1 Setbacks

- (i) Front setback - minimum of 4 metres, average of 6 metres;
- (ii) A zero lot line may be permitted on one side boundary;
- (iii) Where feasible, parapet walls shall be located adjacent to an existing neighbouring parapet wall.



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### 3.2 Open Space

A minimum 50% of the total site area is required as open space.

### 3.3 Housing Style

- (i) Passive solar and energy efficient housing design is encouraged for all residential development in the Precinct;
- (ii) Plumbing fixtures, hot water systems, ground or wall mounted air conditioning units, garden sheds and clotheslines must not be visible from the street.

### 3.4 Landscaping

A detailed landscaping plan shall be submitted with the building licence application.

### 3.5 Infrastructure

- (i) The developer / owner shall construct and dedicate the adjacent road reserve to the Shire's satisfaction prior to issue of a building licence;
- (ii) The developer / owner shall construct all associated drainage infrastructure to the Shire's satisfaction prior to issue of a building licence;
- (iii) All development shall be connected to reticulated services (sewer, water, telecommunications) prior to issue of a building licence.

<b>Adopted:</b>	26 November 2008
<b>Last Amended:</b>	17 December 2014
<b>Last Reviewed:</b>	1 May 2016
<b>Next Review Date:</b>	2017
<b>Responsible Department:</b>	Town Planning