



SHIRE OF MANJIMUP
6. LOCAL PLANNING POLICIES
6.1.15 Boronia Ridge Estate Development Standards

6.1.15 BORONIA RIDGE ESTATE DEVELOPMENT STANDARDS

Purpose

The purpose of this Policy is to provide the minimum residential development standards applicable to Boronia Ridge Estate, Walpole (the Estate).

Objectives

The objectives of this Policy are to:

- (i) establish the minimum design requirements for the construction of dwellings on individual lots within the Estate.
- (ii) provide a standard for development on lots within the Estate to be climate sensitive and promote sustainable principles.
- (iii) achieve a consistency of residential development. Applications proposing the use of the 'shed-like' structures for habitation, even if designed to meet the requirements of the current Building Code of Australia, will not be supported by Council.
- (iv) provide an interpretation of provisions stated in the Shire of Manjimup's Local Planning Scheme No.4 relevant to the Estate.

Application of Policy

This Policy applies to the entire Estate. The provisions within this policy shall not retrospectively apply to the existing dwellings which were approved and constructed prior to the gazettal of this policy. Any new development within the policy area is subject to the requirements of this policy.

The Policy is to be read in conjunction with the Scheme and any other relevant Local Planning Policy.

If a provision of the Policy is inconsistent with the Scheme, the Scheme prevails.

Relationship to Residential Design Codes and Scheme

This Policy is made under Part 7 of the Residential Design Codes of Western Australia (the R-Codes).

The Policy is intended to replace the acceptable development provisions contained in the R-Codes for the matters it relates to. Where a provision of the Policy is inconsistent with an acceptable development provision of the R-Codes, the Policy shall prevail.

Unless otherwise stated in this Policy, all development on these allotments is to be in accordance with the Scheme.

In accordance with section 7.3.2 of the R-Codes, this Policy has been approved by the Western Australian Planning Commission.

Background

This policy has been prepared to provide minimum development standards applicable to Boronia Ridge Estate, Walpole.

In order to satisfy a condition of subdivision, the developer of the estate was required to formulate design guidelines which helped promote the sustainability of the development by ensuring a minimum standard of building design. These guidelines were received by the Shire at the time and the condition of subdivision was cleared.

Assessment

Development within Boronia Ridge should comply with the following provisions:

Roof Eaves

In order to achieve a consistency of roof-scapes and to moderate the impact of direct solar load on external walls and windows, Eaves to dwellings shall be a minimum of:

- 550mm; except for verandahs, patios, minor roof nibs and entry porticos (or similar).

Roof Colours

Metal roofing for dwellings and outbuildings shall be guided by the following Colorbond or equivalent range:

- Windspray, Shale Grey, Classic Cream, Surfmist, Dune, Bushland, Sandbark, Ironstone, Pale Eucalypt, Woodland Grey, Paperbark, Jasper. Zincalume is not permitted.

Other roofing material types are supported. The colours should be in keeping with the natural elements of the landscape such as earth/sandy, neutral/grey or bush green/blue hues.

Exterior Wall Colours

In keeping with the bushland-coastal setting, exterior wall colours are required to convey a strong earthy base derived from the natural elements of bushland, earth and scrub, such as:

- Earth/Sandy and/or bush green/blue hues.

Clearing for Bushfire Prevention

The Scheme outlines when development approval is required for vegetation clearing. As a point of clarification, clearing is permitted to be undertaken without development approval where the purpose of the clearing is to accommodate sensible bushfire prevention measures in accordance with the Firebreak Notice and any other relevant legislation.

Building Envelope

The Scheme allows Council to vary the position, shape or size of a building envelope where the slope of the land, vegetation or site conditions justify a variation. The scheme does not provide definition or interpretation regarding those terms.

The following is an interpretation of what is considered to be a land, vegetation or site condition that may warrant a variation. These interpretations are by no means exhaustive.

Site conditions that may warrant a change to a building envelope include (but is not necessarily limited to):

- Solar orientation. Council may support the alteration of a building envelope where it will result in improved solar passive design.
- Natural feature. Council may support the alteration to a building envelope where there is an identifiable feature that will otherwise restrict development.

Vegetation conditions that may warrant a change to a building envelope include (but is not necessarily limited to):

- Significant vegetation. Council may support the alteration of a building envelope if it results in the retention of significant vegetation.
- Prominent tree. Council may support the alteration of a building envelope if it results in the retention of a prominent tree that would otherwise be removed if the existing building envelope were to remain.

Land conditions that may warrant a change to a building envelope include (but is not necessarily limited to):

- Council may support the alteration to a building envelope where the slope of the site is significant and therefore restricts development.
- Council may also support the variation to a building envelope where it results in less alteration to the natural slope of the land by cut and fill and retaining walls.

Fencing

In addition to the minimum standard post and wire fencing, solid-panel fencing within Boronia Ridge Estate without development or other local government approval, subject to the following:

- Maximum height of side / rear fence to be 1.8m, can be lower if agreed by affected landowners;
- Fencing to be installed so that cross-land drainage is not impeded (i.e. minimum gap between ground and bottom rail of 50mm);
- Fencing along boundaries to Shire-managed land (i.e. road reserves, public open space, etc.) to be Colorbond® *Grey Ridge*®, or its equivalent in another product range;
- Fencing between two private properties to be Colorbond® in the following colours (or their equivalents in another product range):
 - *Domain*®;
 - *Teatree*®;
 - *Harvest*®;
 - *Meadow*®;
 - *Grey Ridge*®;
 - *Terrace*®; and

- *Riversand®*.

Front fencing to remain open post, rail and wire. No solid-panel fencing will be permitted along the front boundary, but will be permitted on a side street boundary and on side boundaries in front of the setback line, although at a maximum of 1.2m high to reduce the visual impact on the streetscape.

Consideration is to be given on a case-by-case basis to other forms of solid-panel fencing other than Colorbond® or similar steel fencing products for fencing between two private properties and where both affected landowners agree to the alternative product.

Applications Consistent with Policy

Where an Application for Development Approval is consistent with this Policy and any other requirement of the Scheme or relevant Local Planning Policy, Development Approval under Part 10 of the Scheme will be granted under delegated authority to the Chief Executive Officer where no objections have been received during advertising.

Where an objection has been lodged, the application is to be determined at an Ordinary Meeting of Council.

Applications Requiring Variation of Policy

Where an Application for Development Approval requires a variation to a provision of this Policy, the variation is to be considered by the local government after suitable advertisement of the application, and can be determined by delegated authority in the absence or remediation of any objections received.

ADOPTED – 8 December 2016

EFFECTIVE – 21 December 2016

NEXT DUE FOR REVIEW – December 2020

The Administration of this Policy is by the Development and Regulation Division.
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