



6.1.17 GREENLANDS ESTATE RESIDENTIAL DEVELOPMENT STANDARDS

Purpose

In order to satisfy a condition of subdivision, the developer of the Estate was required to formulate building design guidelines which achieve a consistent standard of development sympathetic to the built character and climate of the Pemberton area.

The Policy will ensure that the amenity of the subject property, surrounding properties and the locality in general is appropriately considered and addressed.

The purpose of this Policy is to:

- (i) provide the minimum residential development standards applicable to Greenland Estate (the Estate).
- (ii) maintain a standard of development that is sympathetic to the character of the surrounding area.
- (iii) avoid replication of standard metropolitan building designs, and promote sustainability principles in dwelling design.

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 *Special Use Zone No.7* as stipulated in the Scheme. 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.

The provisions of this Policy shall not retrospectively apply to the existing dwellings

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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.

Definitions

For the purposes of this Policy, any definitions used are the same as outlined in Schedule One of the Scheme.

Assessment

Performance Criteria

The following performance criterion applies to all development within the Estate subject to this Policy:

“Development of lots within the Policy area is to provide for low density residential development in a rural setting consistent and compatible with adjacent land use activities, landscapes and the environmental attributes of the locality”.

General Development Provisions

Unless otherwise stated in this Policy, residential development of lots within Special Use Zone No. 7 is to meet clause 5.36 *Rural Residential Zone* of the Scheme.

Residential Dwelling Setback

Any proposed dwelling on the lot must meet:

- a) the 170m Agricultural Setback from the northern road reserve boundary of Golf Links Road in accordance with the requirements of the Structure Plan.
- b) the 10m setback requirement from the side and rear property boundaries.

Exterior Wall Materials

The use of metallic, or corrugated sheet cladding on the walls of residential dwellings will not be supported by local government.

Exterior Wall Colours

In keeping with Pemberton’s rural setting, exterior wall colours are encouraged to convey a strong earthy base derived from the natural elements of bushland, earth and scrub, such as:

- a) Earth/Sandy and/or bush green hues.
- b) Other colours supported are heritage/manor reds.
- c) Outbuilding walls are to be of pre-painted sheets. Zinalume is not

permitted.

Boundary Fencing

In order to achieve consistency of development and contribute to the rural characteristics of the locality, all boundary fencing of allotments are required to be:

- a) constructed of rural standard post and wire;
- b) no greater than 1.5m in height;
- c) constructed to a standard capable of holding stock, and shall be maintained at that standard.

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, dwellings shall require a minimum:

- a) 550mm eaves; except for verandahs, patios, minor roof nibs and entry porticos (or similar);
- b) roof pitch of 25 degrees.

Development in Buffer Areas

Development is not permitted in the Vegetated and Agricultural Buffer Zones unless the proposal is for a non-habitable ancillary domestic structure (outbuildings, water tanks, etc) to be constructed in the 170m Agricultural Setback, provided it is not located within the 80m Vegetated Buffer Zone, and has a minimum setback of 5m from side boundaries.

Water Supply

A potable water supply for all allotments is required in accordance with clause 5.24 of the Scheme.

- a) the colour of water tanks are encouraged to be in keeping with the natural elements of the landscape such as earth/sandy, neutral/grey or bush green hues. heritage/manor red is also supported;
- b) dams are not permitted to be constructed within the Vegetated Buffer Zone.

Stocking of Lots

No land shall be stocked to an extent which, in the opinion of local government:

- a) may result in the land being laid bare and in danger of being eroded by the action of wind and/or water;
- b) No person shall permit a horse or other animal to harm existing trees.

Privacy Screening

Privacy screening is permitted at the rear of a dwelling, provided it is not:

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- a) higher than 1.8m in height from natural ground level;
- b) constructed of fibro cement or similar solid materials;
- c) constructed of second-hand materials;
- d) located within 0.9m of a lot boundary.

Vegetation

No native flora shall be removed from the 80m-wide vegetated buffer zone alongside Golf Links Road except where the vegetation is considered to be dead, diseased, or dangerous in the opinion of the local government.

Floor Area of Dwellings and Outbuildings

In order to achieve a consistent dwelling size throughout the Policy area;

- a) no dwelling shall have a floor area of less than 100m² (excluding verandahs, carports and garages).
- b) outbuildings are to be considered in accordance with the *Rural Residential* provisions of Local Planning Policy LPS4 6.1.1 *Domestic Outbuildings*.

Applications Requiring Variation of Policy

Where an Application for Development Approval requires a variation to an acceptable development provision it is required to be assessed against the performance criteria of this Policy. The onus is on the applicant to demonstrate to the satisfaction of the local government that the proposal complies with the performance criteria. Delegated authority is not to be exercised for the consideration of proposals that seek to use the performance criteria for any or all design elements instead of the relevant acceptable development provision.

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, Planning 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.

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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