

6.1.17 – GREENLANDS ESTATE DEVELOPMENT STANDARDS

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy (LPP) 6.1.17 – Greenlands Estate Development Standards

2. Introduction

2.1. Purpose

The purpose of this Policy is to:

- (i) provide the minimum residential development standards applicable to 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.

2.2. Background Information

Based on Scheme requirements design guidelines for the Greenland Estate (the Estate) are required to achieve high standard of development sympathetic to the built character and climate of the Pemberton area and to promote sustainability principles.

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

Successful places are distinctive and memorable, with a character that people can appreciate easily.

Good design responds intelligently and sensitively to these factors in order to positively contribute to the identity of an area including adjacent sites, streetscapes and the surrounding neighbourhood. New development should integrate into its landscape/townscape setting, reinforcing local distinctiveness and responding sympathetically to local building forms and patterns of development. Building materials, construction techniques and details should, where appropriate, enhance local distinctiveness.

(State Planning Policy 7.0 Design of the Built Environment)

2.3. Legislative references

Local Planning Scheme No. 4 Schedule 6, conditions of use.

3. Objectives

The objectives of this Policy are to:

- a) establish the minimum design requirements for the construction of dwellings on individual lots within the Estate.
- b) provide a standard for development on lots within the Estate to be climate sensitive and promote sustainable principles.
- c) 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.
- d) provide an interpretation of provisions stated in the Shire of Manjimup's Local Planning Scheme No.4 relevant to the Estate.

4. Application of Policy

4.1. 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.

4.2. This policy applies to development works only.

4.3. This policy applies to all dwellings and outbuildings, minor and incidental works associated with an existing dwelling and compliant with prescribed setbacks are exempt from requiring prior planning approvals.

4.4. Relationships with State and local planning frameworks

4.4.1. For Lots 1Ha or greater and fronting Golf Links Road, Outbuildings are to be considered in accordance with the *Rural Residential* provisions of Local Planning Policy 6.1.3 *Outbuildings*.

4.4.2. For other lots of a Residential typology:

- a) Dwellings are to be considered in accordance with the applicable R-Code density and assessed against the Residential Design Codes.
- b) Outbuildings are to be considered in accordance with the *Residential* provisions of Local Planning Policy 6.1.3 *Outbuildings*.

4.5. Applications for Dwelling - Single and Domestic Outbuildings Consistent with the Development Standards Compliance with the relevant deemed to comply provisions of this Policy allows a Dwelling – Single and Domestic Outbuilding to be exempt from the need to obtain Development Approval unless a Bushfire Attack Level of 40 or above is measured.

Item 20 Cl.61 *Planning and Development (Local Planning Schemes) Regulations 2015*.

4.6. Where an Application for Development Approval requires a variation to a

deemed to comply provision it is required to be assessed against the design principle and 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 design principle. The variation is to be considered by the local government after suitable advertisement of the application.

5. Policy Provisions

5.1. 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”.

5.2. General Development Provisions

Development of the lots within Special Use Zone No 7 is to meet the requirements outlined within clause 5.36.3 and the provisions applicable to Special Use Zone No 7 of the Scheme.

A. Residential Dwelling 1 hectare lots, Golf links Road (Precinct 1).

5.2.1. Setbacks

Lot boundary setbacks reinforce the transition from Agriculture to Residential and the location's character and are consistent with the existing or desired built form local character.

Any proposed dwelling on the lot must meet:

- a) the 120m Agricultural Setback from the northern road reserve boundary of Golf Links Road. This setback cannot be varied through any application process unless supported by site specific environmental buffer assessment.
- b) the 10m setback requirement from the side and rear property boundaries.

Refer attached example building envelope.

5.2.2. Site Responsive Design

Design Principle	Deemed to Comply
Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	a) Spilt floor level design; b) Excavation for single houses is permitted up to a depth of 2.5m, where setback a minimum of 5m from a lot boundary.

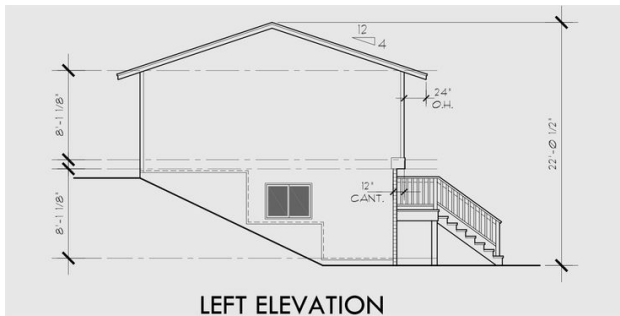


Figure 1 Section of Split Level House Design retaining



Figure 2 Section of Split Level House Design on Stumps

5.2.3. Exterior Materials (Dwellings)

Design Principle	Deemed to Comply
Dwellings reflect a Western Australian regional character and sense of place through the sensitive use of materials and forms that relate well to Pemberton's local character and climate.	a) Brick or timber clad construction is supported. b) Dwellings should incorporate timber (or timber-look materials) with feature elements of stone, masonry or concrete. c) The local government will consider small feature components, of metallic, or corrugated sheet cladding on the walls, which are generally limited to 25% of the total external surface wall area.

5.2.4. Exterior Wall Colours

Design Principle	Deemed to Comply
Colours are 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.	a) Earth/Sandy and/or bush green hues. b) Other colours supported are heritage/manor reds.

5.2.5. Exterior Roof Materials and Colours

Design Principle	Deemed to Comply
In keeping with Pemberton's rural character, metal roofs are preferred over tiled roofs.	a) Powder coated sheets or zincalume is acceptable. c) Earth/Sandy, bush green and/or mid to light grey hues. b) Other colours supported are heritage/manor reds.

5.2.6. Roof Eaves

Design Principle	Deemed to Comply
To achieve a consistency of roof-scapes and to moderate the impact of direct solar load on external walls and windows.	a) depth of 600mm to northern and western facing windows though the provision of horizontal shading devices such as eaves, window hoods or fins; except for patios, minor roof nibs and entry porticos (or similar); b) roof line to be minimalistic with pitch of minimum 20 degrees other than for smaller components of the design or where a skillion roof pitch is proposed. The roof pitch on a skillion-roofed dwelling can be less than 20 degrees.



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Figure 3 – Minimalistic roof line

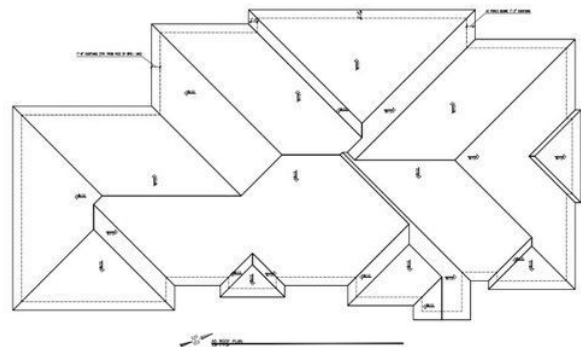


Figure 4 Hip and Valley Complex roof line

5.2.7. Floor Area of Dwellings and Outbuildings

Design Principle	Deemed to Comply
To achieve a consistent dwelling size throughout the Policy area.	a) no dwelling shall have a floor area of less than 70m ² (excluding verandahs, carports and garages).

5.2.8. Boundary Fencing

Design Principle	Deemed to Comply
To achieve consistency of development and contribute to the rural characteristics of the locality.	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.

5.2.9. Development in Buffer Areas

Non-habitable domestic structures (outbuildings, water tanks etc) may be permitted within the 120m agricultural setback, but not within the 80m landscaped buffer. A minimum side and rear setback of 5 metres applies to non-habitable buildings and structures.

5.2.10. Water Supply

Design Principle	Deemed to Comply
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) Zincalume is supported c) dams are not permitted to be constructed within the Vegetated Buffer Zone and shall comply with the side and rear setbacks of the Rural Residential zone.

5.2.11. Stocking of Lots

No land shall be stocked to an extent which, in the opinion of local government may result in the land being laid bare and in danger of being eroded by the action of wind and/or water.

- a) no person shall permit a horse or other animal to harm existing trees;
- b) the stocking of animals is to be in accordance with the Shire of Manjimup's Health Local Law 2020; and

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- c) no stock is permitted in the Golf Links Road Vegetated Buffer area, this area is to be adequately fenced prior to the holding of any livestock on a lot.

5.2.12. Privacy Screening

Design Principle	Deemed to Comply
Privacy screening (25% visually permeable) is permitted at the rear and side of a dwelling	Provided it is not: 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 10m of a lot boundary.

5.2.13. Vegetation

Design Principle	Deemed to Comply
Planting densities are maintained to the 80m-wide Vegetated Buffer area alongside Golf Links Road.	a) No native flora shall be removed from the 80m-wide Vegetated Buffer area alongside Golf Links Road except where the vegetation is considered to be dead, diseased, or dangerous in the opinion of the local government. b) All plants removed under point a) are to be replaced with a species approved by the Shire of Manjimup in all circumstances; c) Any intentional damage to the planted vegetation will result in legal action for unauthorised clearing of vegetation.

B. Residential Dwelling all other lot sizes (Precinct 2).

- i. All proposed dwellings are to comply with the Residential Design Codes Volume 1 for the applicable density for the lot size.
- ii. All proposed Outbuildings are to comply with Local Planning Policy 6.1.3 Outbuildings for a Residential Zone.

5.3. Green Building Design Considerations

Sustainable built environments use passive environmental design measures at various scales, responding to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the life-cycle of the project. Sustainable design also includes the use of sustainable construction materials, recycling, good

waste management practices, re-use of materials and existing structures, harnessing of renewable energy sources, and total water cycle management.

(State Planning Policy 7.0 Design of the Built Environment)

The following elements are encouraged (does not form part of the assessment) to be considered and incorporated into dwellings within the Estate.

5.3.1. Indoor Environment Quality

To provide a naturally comfortable indoor environment, lowering the need for building services such as artificial lighting, mechanical ventilation and cooling and heating devices.

5.3.2. Energy Efficiency

To reduce greenhouse emissions, energy peak demand and any associated energy costs.

5.3.3. Water Efficiency

To reduce potable water use, encourage collection and reuse of stormwater and the appropriate use of alternative water sources.

5.3.4. Stormwater Management

To reduce the impact of stormwater run-off and incorporate water sensitive urban design principles.

5.3.5. Building Materials

To minimise the environmental impacts of materials used by encouraging the use of materials with a favourable lifecycle assessment.

5.3.6. Waste Management

To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development and to ensure long-term reusability of building materials.

5.3.7. Innovation

To encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

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Local Planning Policy Document Control				
Responsible Business Unit and/or Officer		Previous Policy Title (if applicable)		Next Review Date
Development Services		Greenlands Estate Residential Development Standards		December 2030
Version	Decision to Adopt/Amend		Brief Details of Modifications	
1.	Ordinary Council Meeting 14/08/2014 Item Number 9.1.3		Not applicable - Version 1 should be the initial adoption of the policy	
2.	Ordinary Council Meeting 16/12/21 Item 9.5.5		Reformatted, enhanced provisions around high quality design and site responsive design	
3.	Ordinary Council Meeting 26/3/26 Item 9.5.2		Reformatted consistent with draft WAPC draft local planning manual, reduced setback for agricultural buffer, explanatory figures included.	
WAPC Approval Required (Yes/No)		N	Date approved by WAPC (if applicable)	N/A
Document Reference				

6. Appendices

Building Envelope Example 1 Ha lots.

ROAD RESERVE 23m WITH WIDENING
THROUGH SUBDIVISION PROCESS

GOLF LINKS ROAD

