



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

6.1.15 BORONIA RIDGE ESTATE DEVELOPMENT STANDARDS

1. Purpose

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

2. Objectives

2.1. 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 (the Scheme) relevant to the Estate.

3. Application of Policy

3.1. 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 adoption of this policy. Any new development within the policy area is subject to the requirements of this policy.

3.2. The Policy is to be read in conjunction with the *Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) Scheme and any other relevant Local Planning Policy.

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

4. Relationship to Residential Design Codes and Scheme

4.1. This Policy is made under Part 7 of State Planning Policy 7.3 Volume 1 - Residential Design Codes (the R-Codes).

4.2. 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.

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

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

5. Background

- 5.1. This policy has been prepared to provide minimum development standards applicable to Boronia Ridge Estate, Walpole.
- 5.2. 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.

6. Assessment

- 6.1. Development within Boronia Ridge should comply with the following provisions:

<p><i>Roof Eaves</i></p> <p>In order to achieve a consistency of roof-scapes and to moderate the impact of direct solar load on external walls and windows.</p>	<p>Eaves to dwellings shall be a minimum of:</p> <ul style="list-style-type: none">) 600mm to north facing windows; except for verandahs, patios, minor roof nibs and entry porticos (or similar).
<p><i>Roof Colours</i></p> <p>The colours should be in keeping with the natural elements of the landscape such as earth/sandy, neutral/grey or bush green/blue hues. Other roofing material types are supported.</p>	<p>Metal roofing for dwellings and outbuildings shall be guided by the following Colorbond® or equivalent range:</p> <ul style="list-style-type: none">) Windspray, Shale Grey, Classic Cream, Surfmist, Dune, Bushland, Sandbark, Ironstone, Pale Eucalypt, Woodland Grey, Paperbark, Jasper. Zincalume is not permitted.
<p><i>Exterior Wall Colours</i></p> <p>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</p>	<p>Earth/Sandy and/or bush green/blue hues.</p>
<p><i>Clearing for Bushfire Prevention</i></p>	<p>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</p>

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	accordance with the Firebreak Notice and any other relevant legislation.
<p><i>Fencing</i></p> <p>Consideration is to be given <u>on a case-by-case basis</u> 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.</p>	<p>In addition to the minimum standard post and wire fencing outlined by the Scheme, solid-panel fencing within Boronia Ridge Estate is permitted <u>without development or other local government approval</u>, subject to the following:</p> <ul style="list-style-type: none">) 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® <i>Grey Ridge®</i>, 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): <ul style="list-style-type: none"> o <i>Domain®</i>; o <i>Teatree®</i>; o <i>Harvest®</i>; o <i>Meadow®</i>; o <i>Grey Ridge®</i>; o <i>Terrace®</i>; and o <i>Riversand®</i>. <p>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.</p>

7. Applications Consistent with Policy

7.1. 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 9 of the Regulations will be granted under delegated authority to the Chief Executive Officer.

8. Applications Requiring Variation of Policy

8.1. 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 July 2021

EFFECTIVE – 21 July 2021

NEXT DUE FOR REVIEW – July 2025

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