

Development Guidelines.

To provide development guidelines for the Southbay Development area that are aimed to guide development to maintain an open streetscape and prevent development that is not considered to be in the general interest of the community.

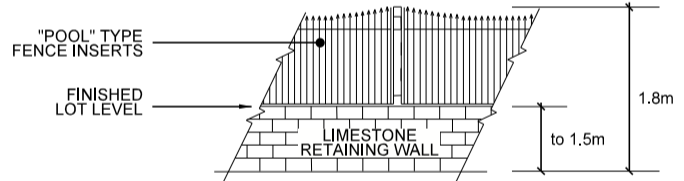
The design requirements of the R-codes apply in all respects except where modification is indicated below.

The Residential Density applied to the area is R15.

The Application of the Town Planning Scheme and the R-Codes restricts the height of buildings to no more than 8m in height, with walls not to exceed 6m in height for normal roof design or 7m in height for concealed roofs. These levels apply from the established ground level.

The Council also has planning policy that has application to the Southbay Area. The objective of this policy is to provide development guidelines with the aim of maintaining an open streetscape and preventing development that is not in the general interest in the community. Clauses that are specific to this land release are as follows:

1. No second-hand transportable dwellings will be permitted.
2. Buildings are to be generally designed to complement existing development and enhance the overall streetscape.
3. The minimum area of dwellings is to be 100m² (measured on the exterior face of external walls), exclusive of carports, garages, verandas, and the like.
4. A Development Approval will not be issued for any outbuilding, or other stand alone ancillary structure, until the main dwelling has reached the stage of lockup. (Exception will be granted where the outbuilding or ancillary structure is a masonry structure constructed concurrently with a masonry residence)
5. Where a lot fronts two streets, or a street and POS, the house is to be designed to address both street frontages, or the POS and the street.
6. Lots 744, 745, 749 & 750 are to have the boundary that adjoins the POS treated as the primary street frontage for the purposes of the R-Codes, and consequently the boundaries of lots 744 & 750, that adjoin streets are to be treated as secondary street frontages for the purposes of the R-Codes.
7. Houses on blocks that adjoin POS are to be orientated to have a main living area overlooking the POS.
8. Dwellings entrances, letterboxes and garages/carports are to address the primary street.
9. Roofs shall be tiled or colorbond metal deck or equivalent. The use of zincalume or like finish on roofs is not permitted.
10. No dwelling shall be constructed with a roof pitch of less than 9 degrees.
11. The roofs of all houses shall incorporate architectural features such as eaves and overhangs or, where appropriate, verandas.
12. Ancillary structures, when visible from a public street, shall be designed and constructed in the same or complementary materials as the dwelling, whether they be appended to or constructed separate from the house on the block.
13. Where sheds and the like are constructed behind a house and are not generally visible from a public street they shall be clad in colorbond or in a material with a similar finish to colorbond, unless the total area of the building is less than 9m² and less than 2.1m in height.
14. Fencing in the primary frontage of any lot will generally be required to be visually permeable fencing unless it can be demonstrated that the use of an alternative type will not reduce the passive surveillance of the streetscape.
15. Where open aspect fencing has been constructed as part of the subdivision it shall not be altered. Should it be that private space is required by the house occupant it shall be obtained by the erection of buildings or other screening (such as lattice) setback at least 1.5m from the open aspect fencing. The property owner will maintain landscaping between the open aspect fencing and the screening.
16. Solid fencing consisting of bare Zincalume metal, bare galvanised metal or unpainted hardifence or the like shall not be used.
17. Driveways within properties and the street crossover are to be constructed of the same material, unless construction is interrupted to maintain an existing public path.
18. Water tanks and clothes drying areas shall be positioned to the rear of properties or behind privacy screen fencing.
19. Stormwater runoff from roofs and paved areas is to be contained within the boundaries of each property.



TYPICAL VISUALLY PERMEABLE FENCING
(Shown Indicative Only - N.T.S.)

Approved By:

Shire of Coorow _____ Date _____ Signed by Purchaser _____ Date _____
Signed by Purchaser _____ Date _____

SOUTHBAY DEVELOPMENT GUIDELINES
Greenhead

LEGEND

- Visually Permeable Fencing
- P.O.S. Lots

Accuracy +/- 4m. Projection N/A.

All buildings, landscaping, road treatments are indicative only. Areas and dimensions shown are subject to final survey calculations. All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

Shire of Coorow : CLIENT
N.T.S.@A3 : SCALE
19 October 2011 : DATE
3939-4-001.dgn : PLAN No
- : REVISION
N.T. : PLANNER
L.W. : DRAWN
- : CHECKED



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