



SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO. 3 – DESIGN GUIDELINES AND DETAILED AREA PLAN

1.0 BACKGROUND

The Western Australian Planning Commission approved a subdivision (Stage 1) for a portion of Lot 231 Bremer Bay Road, Bremer Bay in June 2006.

Due to the significant location of the subdivision and physical attributes of the site, a Local Planning Policy has been prepared to guide future development.

2.0 POLICY BASIS

The Residential Design Codes of Western Australia provide the basis of assessment for all types of residential development proposals. This Policy complements the Residential Design Codes.

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

3.0 POLICY AREA

All land generally bound by the foreshore reserve, Esplanade Road and Bremer Bay Road, Bremer Bay.

4.0 APPLICATION OF THIS POLICY

All development will be assessed having regard for the provisions of this Policy.

5.0 POLICY OBJECTIVES

To achieve a high standard of residential development and subdivision outcomes for the Shire in appropriate locations based on sound planning principles.

To facilitate a harmonious and attractive living environment which can be appreciated by both residents of the Precinct and the wider community.

To prevent direct vehicular access to Bremer Bay Road to facilitate safe and efficient vehicular movement.

6.0 SCHEME REQUIREMENTS

6.1 Flexible coded areas

The subject land is zoned 'Residential R15/30' under Town Planning Scheme No 2. The base code of R15 applies however Council has the discretion to approve densities up to a maximum density of R30 if the proposal complies with specific criteria. The higher code of R30 is not automatically applied.

Clause 5.3 (a) of the Scheme includes criteria for proponents who want to apply for a higher density up to a maximum of R30 in the R15/30 flexible coded area. The criteria is listed below:

- (i) adequate connection to reticulated sewer is available;
- (ii) in the opinion of the local government the lot is suitably located close to services and facilities;
- (iii) the local government after following the advertising procedures in clause 9.4 is satisfied that there will be no adverse impacts on local amenities;
- (iv) the local government considers the design of the development will enhance the amenity of the local area; and
- (v) the development is compatible with the surrounding landuses and development.

Any application seeking a density above the base code of R15 would be assessed in accordance with the requirements of the Scheme.

6.2 Other Relevant Scheme Requirements

Clause 10.2 of the Scheme lists matters to be considered by the local government relevant to the use or development subject of the application. Under Clause 10.2 Council may have regard for a number of matters including but not limited to;

- The compatibility of a use or development with its setting;
- The preservation of the amenity of the locality;
- The relationship of the proposal to development on adjoining land or on land other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal.

7.0 POLICY REQUIREMENTS

The intention of this Policy is to provide guidance to landowners, developers, key stakeholders and the Shire when examining new proposals within the Policy Area.

The policy requirements complement the Shire of Jerramungup Local Planning Scheme and Residential Design Codes.

7.1 Setbacks

The requirements of the Residential Design Codes will be used to assess any development and will be applied according to the density applicable to the lot size.

The setback requirements under the Residential Design Codes for 'Residential R15' will be applied for single house applications on the proposed lots.

For lots adjacent to existing retaining walls, greater setbacks and requirements may apply unless the retaining walls have been constructed to be 'load bearing' and Council is satisfied that they can support the additional load of a dwelling.

7.2 Retaining Walls

Retaining walls and associated fill to the boundary adjacent to the foreshore reserve is not to exceed 1.3 metres.

7.3 Fencing

All fencing to the foreshore reserve is to be uniform with an open style / visually permeable. The fencing must be maintained to a high standard by subsequent landowners who shall not attach panels or materials to the fence or alter the fence in any way.

The fencing is required to be maintained in a neat and uniform manner so as not detract from the streetscape along Bremer Bay Road or the foreshore reserve.

7.4 Orientation

All active living areas are to be located on the northern side of the proposed lots to maximise solar access and surveillance of the foreshore reserve by Lots 1-4.

Windows facing the north should be provided to active living areas so that there is informal overlooking of the foreshore reserve.

7.5 Outbuildings

No outbuildings, other structures or screening vegetation capable of causing visual obstruction (such as screen fences, trellises and the like) are to be constructed, erected or planted between the residential dwellings and foreshore reserve.

7.6 Low Fuel Zone

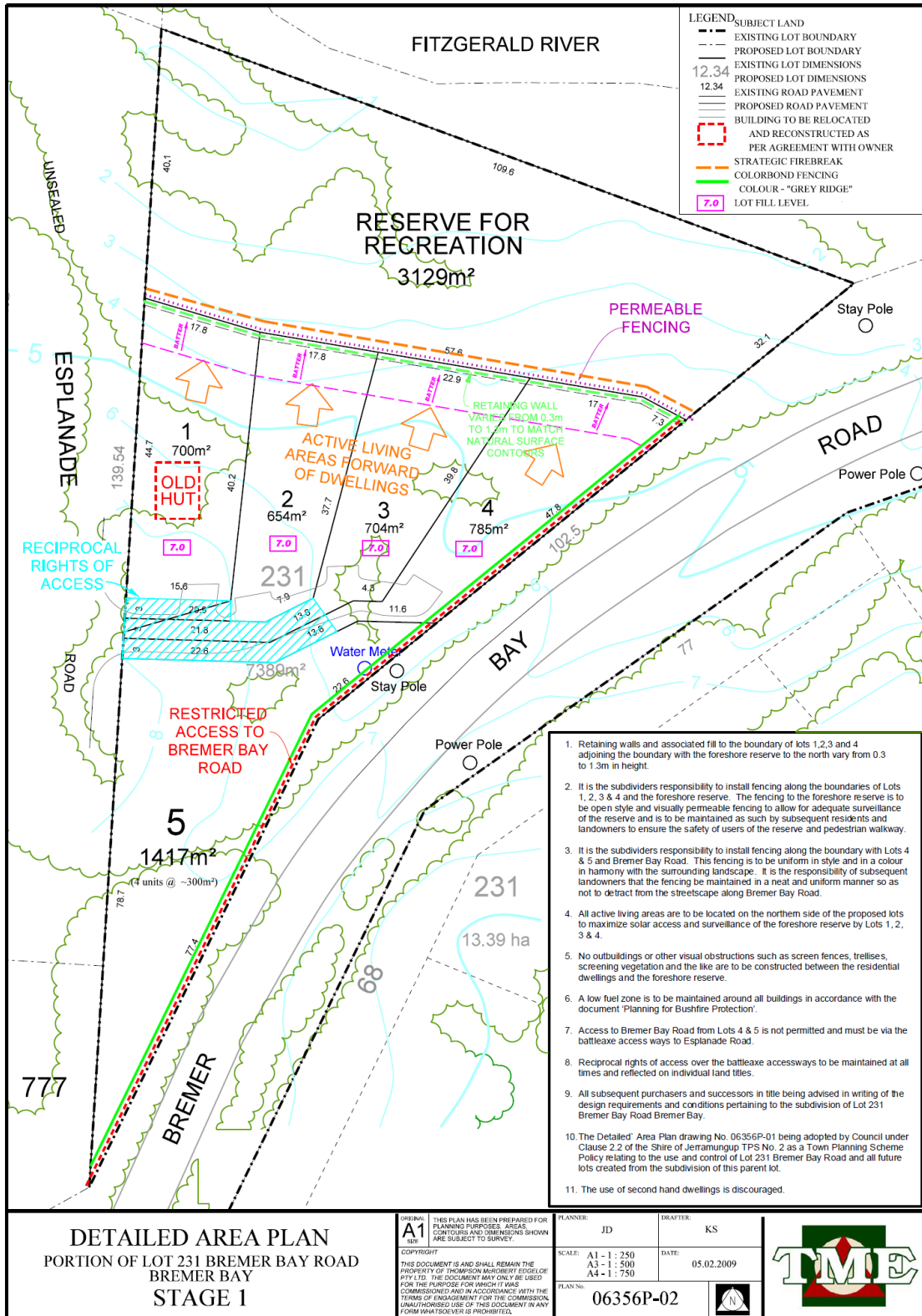
A low fuel zone is to be maintained around all buildings in accordance with 'Planning for Bush Fore Protection'.

7.7 Access

There shall be no vehicular access to Bremer Bay Road. Access for Lots 1-4 shall be restricted to Esplanade Road via battleaxe legs with reciprocal rights of access. The reciprocal rights over the battleaxe legs shall be maintained at all times and be reflected on the Certificate of Title for each affected lot.

7.8 Detailed Area Plan

A Detailed Area Plan (DAP) has been adopted by the Shire of Jerramungup and reflects the Local Planning Policy requirements. The DAP forms part of this Local Planning Policy.



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