

## **1 INTRODUCTION**

The purpose of this Planning Policy is to guide the development of those lots within the Special Residential Zones that are affected by steep topography (shown marked with an "S" on approved Subdivision Guide Plans – see Appendix 1) by the implementation of special housing design requirements. These requirements are necessary in order to minimise the amount of site earthworks to protect the landscape character of each lot.

## **2 POLICY APPLICATION**

In Town Planning Scheme No.2, Schedule No.5 sets out provisions relating to specified areas within each Special Residential Zone. In this regard, Schedule No.5 requires that the 'Council' shall have due regard to this Planning Policy in its assessment of applications for planning approval on those lots marked with an "S" on the following approved Subdivision Guide Plans:-

1. Planning Unit 3, Locations 3(i) and 3(iii), Golden Bay.

## **3 POLICY OBJECTIVES**

In considering applications for the construction of a 'building' on each lot marked with an "S" on an approved Subdivision Guide Plan, the Council shall have regard to the following objectives:-

- (a) The need to prevent the importation of an excessive amount of fill that would raise a 'building envelope' to an artificially high level;
- (b) The need to seek a balance between cutting and filling in attaining the proposed finished levels of the property; and
- (c) The need to retain significant stands of native vegetation.

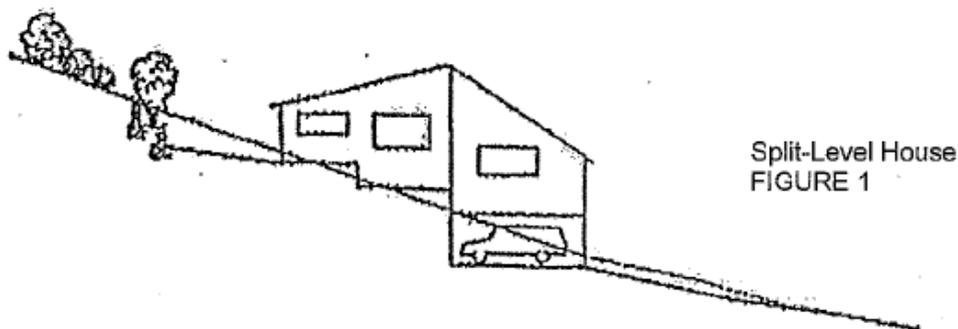
## **4 POLICY OBJECTIVES**

### **4.1 Earthworks and Clearing**

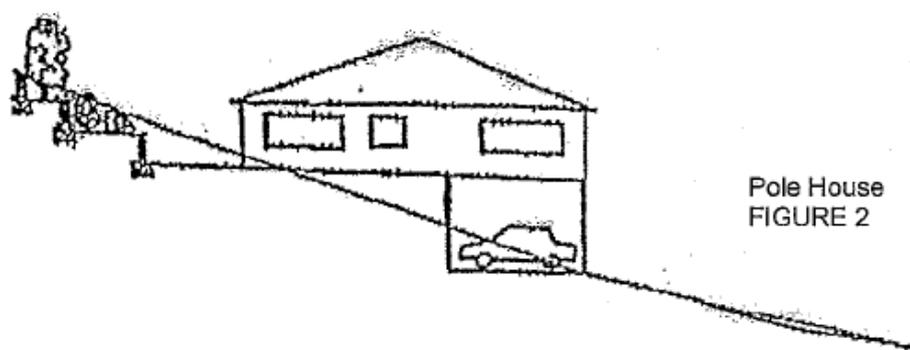
Consistent with the intention of retaining the character of the natural landscape as much as is reasonably practicable, housing on the subject lots shall generally take the form of split-level (see Figure 1) or pole housing (see Figure 2).

In this regard, the general design principles to be followed prior to development being undertaken on each lot are as follows:-

- (a) If the block slopes basically left to right or right to left, select a narrow frontage housing design with split-levels to suit;
- (b) If the block slopes rear to front or front to rear, select a wide frontage design, again with split-levels to suit;
- (c) Flexible design, such as timber or steel frame, should be used on the steeply sloping and reactive soil type blocks;
- (d) Avoid cutting into natural soil where possible, and retain as much of the natural vegetation as possible.



Split-Level House  
FIGURE 1



Pole House  
FIGURE 2

Yard space within the building envelope should be graded so that it is integrated with the natural contour of the adjacent land. More level yard spaces can be achieved by terracing, however, retaining structure should generally not be higher than 1.2 metres.

Apart from the need to secure driveway access between the building envelope and the adjacent road, general clearing and earthworks shall be restricted to the building envelope on each lot. Several exceptions to this restriction are identified in Schedule No.5 – Special Residential Zones of the Scheme.

Driveways should align around, rather than across, the natural contours in order to minimise earthworks and reduce visual impact. In Planning Unit 3, Locations 3(i) and 3(iii), Golden Bay, no driveway access will be permitted from Sawley Close over the Landscape Protection Area (see approved Subdivision Guide Plan in Appendix 1).

Driveways should also avoid significant stands of vegetation.

Measures should be taken to avoid the potential for sand drift, as a result of wind erosion, throughout the development of each lot. Such measures to include stabilising the building envelope following earthworks and house construction, together with retaining and planting native vegetation. Compliance with the Sand Drift Prevention and Abatement Local Law 2000 will be necessary.

#### **4.2 Building Designs and Materials**

The Council will encourage the innovative use of materials in designs that complement rather than impose upon the natural environment and landscape of the site. The design of and external materials applied to dwellings shall have regard for and be in sympathy with the environment and the setting within which it is located in an endeavour to reinforce and promote development that has a distinctly rural character.

#### **4.3 Visual and Landscape Considerations**

Buildings should be designed so that they are not generally visible to passing traffic along Mandurah Road.

All buildings and outbuildings are to be sympathetic in design, materials and colour to compliment surrounding landscape elements and be sited away from focal points and located where screening vegetation or landform can be utilised.

Retention of natural vegetation within the building envelope is encouraged, as is new plantings of native species. Garden design minimising water and fertiliser application is encouraged, particularly in areas that are graded towards wetlands (For example, adjacent to Sawley Close, Golden Bay).

### **5 APPLICATION PROCEDURE**

Applications for planning approval for buildings within Special Residential zones shall be made on the form prescribed by the Council, and shall be signed by the owner(s), and accompanied by the following information:-

- (a) Written submission describing the proposal, which should include confirmation that the requirements of this Planning Policy can be achieved;
- (b) Such plans and other information that the Council may reasonable require to enable the application to be determined. Refer to clause 6.2.2 of Town Planning Scheme No.2;
- (c) Any specialist studies that the Council mat require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies; and
- (d) The payment of an Administration Fee as detailed in the Council's Planning Information Bulletin No.2.2 – Scale of Fees for Planning Services.

### **6 AUTHORITY**

This Planning Policy has been adopted by the Council under clause 8.9 of Town Planning Scheme No.2 and whilst it is not part of the Scheme and does not bind the Council in respect of any application for planning approval, the Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its decision.

### **7 INTERPRETATIONS**

For the purposes of this Planning Policy, the following terms shall have the same meaning as in Town Planning Scheme No.2:-

Building: *has the same meaning as is given to that term in the Residential Design Codes.*

**Building Envelope:**                    *means an area of land within a lot marked in a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the lot must be contained.*

**Council:**                                *means the Council of the City of Rockingham.*

## **8        DELEGATION**

Applications for planning approval that comply in all respects with the objectives and provisions of this Planning Policy will be dealt with under delegated authority, pursuant to clause 8.10 of Town Planning Scheme No.2 and Planning Procedure 1.1 – Delegated Authority.

## **9        ADOPTION**

This Planning Policy was originally adopted by the Council at its ordinary Meeting held on the 27th May 2008.

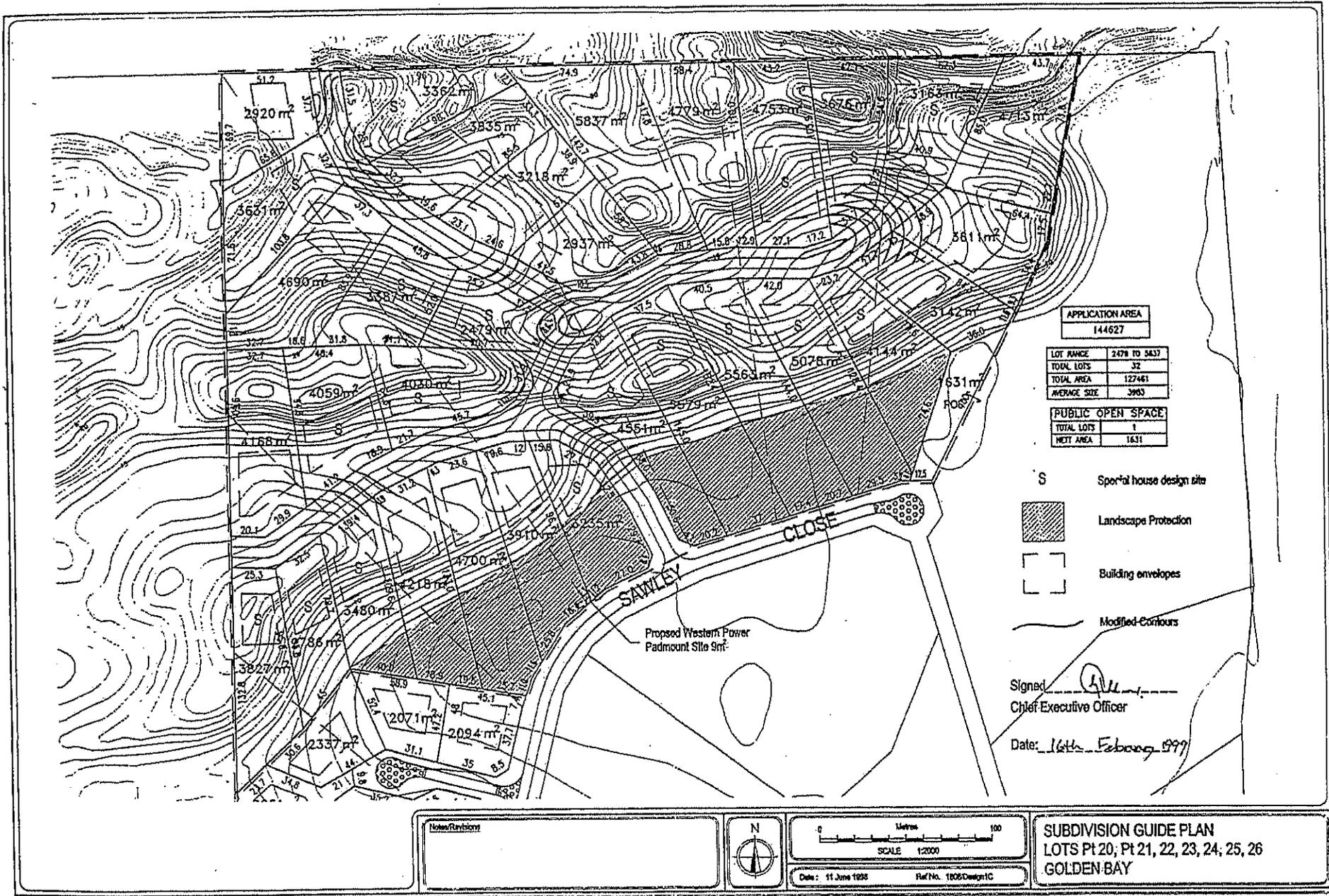
## **10      REVOCATION**

This Planning Policy supersedes the Council's Statement of Planning Policy No.2.14 – Development Guidelines for the Peelhurst Special Residential Estate.

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### **Appendix 1 – Subdivision Guide Plans**

1.        Planning Unit 3, Locations 3(i) and 3(iii), Golden Bay.



APPLICATION AREA  
144627

LOT RANGE	2478 TO 2637
TOTAL LOTS	32
TOTAL AREA	127461
AVERAGE SIZE	3983

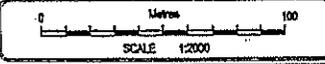
PUBLIC OPEN SPACE	
TOTAL LOTS	1
NETT AREA	1631

- S Special house design site
- [Hatched Box] Landscape Protection
- [Dashed Box] Building envelopes
- [Wavy Line] Modified Contours

Signed: *[Signature]*  
Chief Executive Officer

Date: 16th February 1999

Notes/Revisions



Date: 11 June 1998 Ref No. 1806 Design/C

**SUBDIVISION GUIDE PLAN**  
LOTS Pt 20, Pt 21, 22, 23, 24, 25, 26  
GOLDEN BAY