

## LPP 2.6 DRIVE-IN ESTATE RESIDENTIAL DEVELOPMENT GUIDELINES

### 1. Introduction, background and purpose

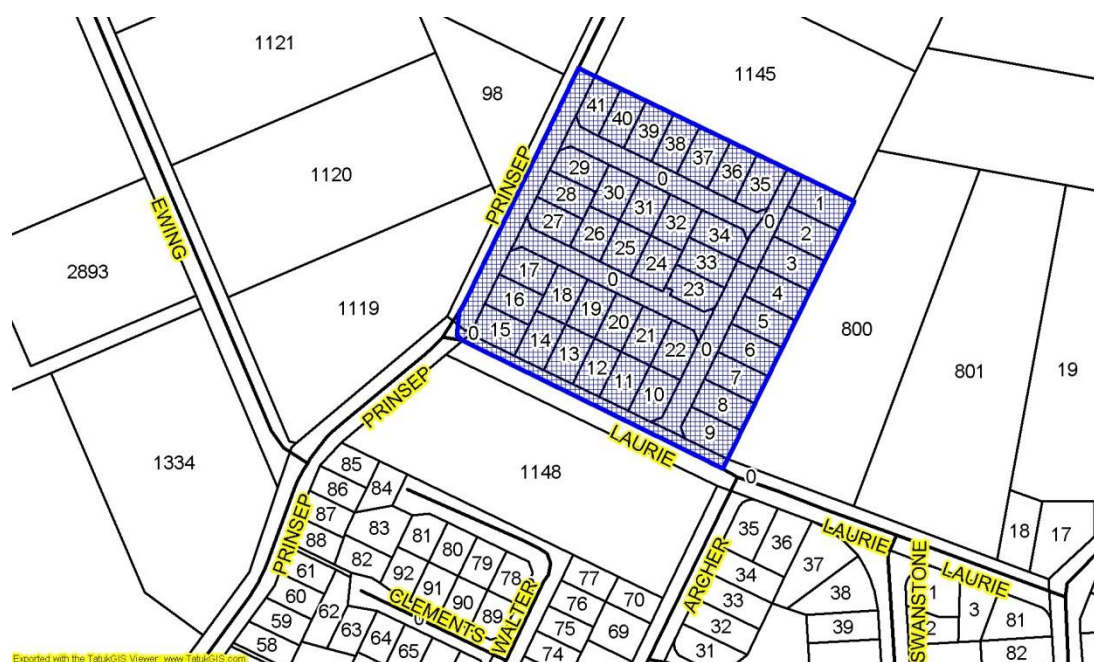
The Drive-In Estate (the Estate) is located in North Collie on the north eastern side of the Laurie Street/ Prinsep Street intersection. Upon subdivision a Caveat was imposed on all the properties within the Estate which outlined design guidelines and acceptable development standards of the Estate. These design guidelines were written to guide development in order to ensure a high level of amenity for the properties within and around the estate.

This policy has been created as a result of the Shire of Collie's desire for the intent of the caveat to be continued after the developer no longer has an interest in enforcing the caveat. In doing this the Shire can ensure that the estate maintains a high level of amenity through quality residential design.

The standards outlined within this policy have been taken from the caveat previously mentioned.

### 2. Application of policy

This policy applies to all land within the area bordered by Laurie Street to the south and Prinsep Street to the west, and covers all of the land indicated on the plan with blue cross-hatching.



The development standards outlined in this policy are similar to those outlined in the above mentioned caveat. The Residential Design Codes of Western Australia still apply to all developments, although where there are any inconsistencies, this policy should prevail.

This policy will continue to have effect to guide development and maintain amenity within the Drive-In Estate after the expiry of the original caveats on 31 December 2012.

### 3. Policy objectives

3.1 To guide development within the Drive-In Estate to ensure a minimum standard of housing design.

- 3.2 To outline acceptable development standards in respect to carports, building materials, landscaping, outbuildings, fencing, retaining walls and dividing fences and other miscellaneous matters as set out in this policy.
- 3.3 To facilitate an organised approach to assessment of development within the Drive-In Estate.
- 3.4 To provide guidelines for the use by property owners, builders, building designers and other persons when considering development of land within the Drive-In Estate.

#### **4. Policy statement**

Any proposed development on land within the Estate should comply with the following design guidelines. Home design excellence is encouraged through the minimum standards which are set in this policy, and are used to guide residential development approval throughout the Estate. On the basis that new building products are continually developed and available to the market, the local government may approve other building products, materials and finishes if it is considered suitable and meets the minimum standards set out in this policy.

##### **4.1 Dwellings**

Any dwelling should have a minimum floor area of 150 m<sup>2</sup> inclusive of external walls but exclusive of carports, garages, verandahs and other un-enclosed areas.

Transportable or relocated dwellings should not be permitted for development on land within the Drive-In Estate.

##### **4.2 Carports**

Any dwelling constructed within the estate should include and incorporate a double carport or garage.

##### **4.3 External Building Materials**

External walls of all proposed dwellings should be constructed with clay brick finish in face brick work or render. Roofing materials may include clay, concrete tiles or Colourbond metals which are non-reflective or a matt finish. Zinalume is not an acceptable roofing finish.

The owner should provide a driveway to the dwelling together with a crossover which is to be completed prior to the habitation of the dwelling. The driveway should be constructed of brick or similar paving materials to the satisfaction of the local government and be no more than 6 metres in width and located no closer than 0.6 metres from any side boundary of the lot.

##### **4.4 Landscaping**

Within three months of completion of an approved dwelling, all grounds visible from the street or a neighbouring property should be landscaped to the satisfaction of the local government. Details of landscaping proposals are to be submitted with any application for planning or building licence approval.

A contribution is to be paid by Council to property owners upon application following completion of landscaping of the verge area adjacent to their lot.

Property developers are encouraged to utilise water sensitive and sustainable design in landscaping proposals.

#### 4.5 Outbuildings

Outbuildings which are greater than 50 square metres should be constructed of materials the same as or complimentary to the dwelling. If the outbuildings have a floor area of less than 50 square metres they may be constructed in other materials provided the roof does not project over any adjacent fence line or is screened from public view.

#### 4.6 Fencing

All rear and side boundary fencing behind the line of the front of the dwelling should be no less than 1 800mm high. Colourbond fencing is acceptable in the colour 'domain' (or equivalent), and is expected on lots 1 to 9 and 35 to 41. Colourbond fencing should only extend forward of the dwelling if at a height equal to or less than 900mm. In front of the dwelling fencing is required which is complimentary to the dwelling (i.e. usually masonry or brick). All fencing within the front setback area in excess of 1.2 metres above natural ground level is to be visually permeable.

Corner lots and lots 10, 15, 17, 22, 23, 27, 29, 34, 35 and 41 should have brushwood fencing to a height of 1800mm along boundaries adjacent to roadways. Any corner lots may have a rear fence constructed of Colourbond in 'domain' (or equivalent) colour, for its entire length up to 1800mm in height.

Internal screen fencing is subject to the same requirements of rear and side boundary fencing provided it is not constructed on or forward of the building line, in which case it should be constructed of masonry or brick to compliment the dwelling. Vegetation may be used for screen fencing provided it adequately blocks views from the street.

#### 4.7 Retaining Walls and Site Levels

Where retaining walls already exist on boundaries, site levels should not be altered. Existing retaining walls and fences should not be removed. If any repair or renewal of these walls or fences is required, it should be constructed in a style and of materials the same as the current walls and fences, or complimentary to the dwelling.

#### 4.8 Site Levels

The finished site level of the lot should not be raised more than 0.5 metres above natural ground level unless otherwise approved by the local government.

#### 4.9 Air-conditioning

Air conditioners should as far as practical be screened from public view.

#### 4.10 Commercial Vehicles

Commercial vehicles, including caravans, boats and trailers should not be parked or stored on a lot unless contained within a carport or garage and screened from public view.

#### 4.11 Use of Lot

The carrying out of repairs or restorations to any motor vehicle, boat, bus, trailer, aircraft or any other vehicle, is prohibited unless screened from public view. Vacant lots are not to be used for storage of building materials.

#### 4.12 Clotheslines and Rainwater Tanks

Clotheslines and rainwater tanks should not be visible from the street unless otherwise approved in writing by the local government.

*Date of Adoption: 25 May 2010.*

*Resolution: 5017*

*Date of Next Review: June 2015*