



## **6.1.17 GREENLANDS ESTATE DEVELOPMENT STANDARDS**

### **1. Preliminary**

#### **1.1. Purpose**

Based on Scheme requirements design guidelines for the Greenland Estate (the Estate) are required to achieve high standard of development sympathetic to the built character and climate of the Pemberton area and to promote sustainability principles.

The Policy will ensure that the amenity of the subject property, surrounding properties and the locality in general is appropriately considered and addressed.

The purpose of this Policy is to:

- (i) provide the minimum residential development standards applicable to the Estate.
- (ii) maintain a standard of development that is sympathetic to the character of the surrounding area.
- (iii) avoid replication of standard metropolitan building designs, and promote sustainability principles in dwelling design.

#### **1.2. Objectives**

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 relevant to the Estate.

#### **1.3. Application of Policy**

This Policy applies to *Special Use Zone No.7* as stipulated in the Scheme, specifically those lots identified as Special Residential 1 hectare lots on the

Subdivision and Development Concept Plan 2007. The Policy is to be read in conjunction with the Scheme and any other relevant Local Planning Policy. If a provision of the Policy is inconsistent with the Scheme, the Scheme prevails.

#### 1.4. Definitions

For the purposes of this Policy, any definitions used are the same as outlined in Schedule One of the Scheme.

#### 2. Background

Successful places are distinctive and memorable, with a character that people can appreciate easily.

Good design responds intelligently and sensitively to these factors in order to positively contribute to the identity of an area including adjacent sites, streetscapes and the surrounding neighbourhood. New development should integrate into its landscape/townscape setting, reinforcing local distinctiveness and responding sympathetically to local building forms and patterns of development. Building materials, construction techniques and details should, where appropriate, enhance local distinctiveness.

(State Planning Policy 7.0 Design of the Built Environment)

#### 3. Assessment

##### 3.1. Performance Criteria

The following performance criterion applies to all development within the Estate subject to this Policy:

*“Development of lots within the Policy area is to provide for low density residential development in a rural setting consistent and compatible with adjacent land use activities, landscapes and the environmental attributes of the locality”.*

##### 3.2. General Development Provisions

Development of the lots within Special Use Zone No 7 is to meet the requirements outlined within clause 5.36.3 and the provisions applicable to Special Use Zone No 7 of the Scheme.

### 3.2.1. Setbacks

Lot boundary setbacks reinforce the transition from Agriculture to Residential and the location's character and are consistent with the existing or desired built form local character.

Residential Dwelling 1 hectare lots, Golf links Road (Precinct 1).

Any proposed dwelling on the lot must meet:

- a) the 170m Agricultural Setback from the northern road reserve boundary of Golf Links Road in accordance with the requirements of the Structure Plan endorsed August 2013. This setback cannot be varied through any application process unless supported by site specific environmental buffer assessment.
- b) the 10m setback requirement from the side and rear property boundaries.

*Refer attached example building envelope.*

### 3.2.2. Site Responsive Design

<b>Design Principle</b>	<b>Deemed to Comply</b>
Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	<ul style="list-style-type: none"> <li>a) Spilt floor level design;</li> <li>b) Excavation for single houses is permitted up to a depth of 2.5m, where setback a minimum of 5m from a lot boundary.</li> </ul>

### 3.2.3. Exterior Materials (Dwellings)

<b>Design Principle</b>	<b>Deemed to Comply</b>
Dwellings reflect a Western Australian regional character and sense of place through the sensitive use of materials and forms that relate well to Pemberton's local character and climate.	<ul style="list-style-type: none"> <li>a) Brick or timber clad construction is supported.</li> <li>b) Dwellings should incorporate timber (or timber-look materials) with feature elements of stone, masonry or concrete.</li> <li>c) The local government will consider small feature components, of metallic, or corrugated sheet cladding on the walls, which are generally limited to 25% of the total external surface wall area.</li> </ul>

### 3.2.4. Exterior Wall Colours

<b>Design Principle</b>	<b>Deemed to Comply</b>
Colours are in keeping with Pemberton's rural setting, exterior wall colours are encouraged to convey a strong earthy base derived from the natural elements of bushland, earth and scrub.	<ul style="list-style-type: none"> <li>a) Earth/Sandy and/or bush green hues.</li> <li>b) Other colours supported are heritage/manor reds.</li> </ul>

### 3.2.5. Exterior Roof Materials and Colours

<b>Design Principle</b>	<b>Deemed to Comply</b>
In keeping with Pemberton's rural character, metal roofs are preferred over tiled roofs.	<ul style="list-style-type: none"> <li>a) Powder coated sheets or zincalume is acceptable.</li> <li>c) Earth/Sandy, bush green and/or mid to light grey hues.</li> <li>b) Other colours supported are heritage/manor reds.</li> </ul>

### 3.2.6. Roof Eaves

<b>Design Principle</b>	<b>Deemed to Comply</b>
To achieve a consistency of roof-scapes and to moderate the impact of direct solar load on external walls and windows.	<ul style="list-style-type: none"> <li>a) depth of 600mm to northern and western facing windows though the provision of horizontal shading devices such as eaves, window hoods or fins; except for patios, minor roof nibs and entry porticos (or similar);</li> <li>b) roof line to be minimalistic with pitch of minimum 20 degrees other than for smaller components of the design or where a skillion roof pitch is proposed. The roof pitch on a skillion-roofed dwelling can be less than 20 degrees.</li> </ul>

### 3.2.7. Floor Area of Dwellings and Outbuildings

<b>Design Principle</b>	<b>Deemed to Comply</b>
To achieve a consistent dwelling size throughout the Policy area.	<ul style="list-style-type: none"> <li>a) no dwelling shall have a floor area of less than 70m<sup>2</sup> (excluding verandahs, carports and garages).</li> </ul>

### 3.2.8. Outbuildings

Outbuildings are to be considered in accordance with the *Rural Residential* provisions of Local Planning Policy 6.1.1 *Outbuildings*.

### 3.2.9. Boundary Fencing

<b>Design Principle</b>	<b>Deemed to Comply</b>
To achieve consistency of development and contribute to the rural characteristics of the locality.	<ul style="list-style-type: none"> <li>a) constructed of rural standard post and wire;</li> <li>b) no greater than 1.5m in height;</li> <li>c) constructed to a standard capable of holding stock, and shall be maintained at that standard.</li> </ul>

### 3.2.10. Development in Buffer Areas

Non-habitable domestic structures (outbuildings, water tanks etc) may be permitted within the 170m agricultural setback, but not within the 80m landscaped buffer. A minimum side and rear setback of 5 metres applies to non-habitable buildings and structures.

### 3.2.11. Water Supply

<b>Design Principle</b>	<b>Deemed to Comply</b>
A potable water supply for all allotments is required in accordance with clause 5.24 of the Scheme.	<ul style="list-style-type: none"> <li>a) the colour of water tanks are encouraged to be in keeping with the natural elements of the landscape such as earth/sandy, neutral/grey or bush green hues. heritage/manor red is also supported;</li> <li>b) Zinalume is supported</li> <li>c) dams are not permitted to be constructed within the Vegetated Buffer Zone and shall comply with the side and rear setbacks of the Rural Residential zone.</li> </ul>

### 3.2.12. Stocking of Lots

No land shall be stocked to an extent which, in the opinion of local government may result in the land being laid bare and in danger of being eroded by the action of wind and/or water.

- a) no person shall permit a horse or other animal to harm existing trees;

- b) the stocking of animals is to be in accordance with the Shire of Manjimup's Health Local Law 2020; and
- c) no stock is permitted in the Golf Links Road Vegetated Buffer area, this area is to be adequately fenced prior to the holding of any livestock on a lot.

3.2.13. Privacy Screening

<b>Design Principle</b>	<b>Deemed to Comply</b>
Privacy screening ( 25% visually permeable) is permitted at the rear and side of a dwelling	Provided it is not: <ul style="list-style-type: none"> <li>a) higher than 1.8m in height from natural ground level;</li> <li>b) constructed of fibro cement or similar solid materials;</li> <li>c) constructed of second-hand materials;</li> <li>d) located within 10m of a lot boundary.</li> </ul>

3.2.14. Vegetation

<b>Design Principle</b>	<b>Deemed to Comply</b>
Planting densities are maintained to the 80m-wide Vegetated Buffer area alongside Golf Links Road.	<ul style="list-style-type: none"> <li>a) No native flora shall be removed from the 80m-wide Vegetated Buffer area alongside Golf Links Road except where the vegetation is considered to be dead, diseased, or dangerous in the opinion of the local government.</li> <li>b) All plants removed under point a) are to be replaced with a species approved by the Shire of Manjimup in all circumstances;</li> <li>c) Any intentional damage to the planted vegetation will result in legal action for unauthorised clearing of vegetation.</li> </ul>

**4. Green Building Design Considerations**

Sustainable built environments use passive environmental design measures at various scales, responding to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the life-cycle of the project. Sustainable design also includes the use of sustainable construction materials, recycling, good waste management practices, re-use of materials and existing structures,

harnessing of renewable energy sources, and total water cycle management.  
(State Planning Policy 7.0 Design of the Built Environment)

The following elements are encouraged (does not form part of the assessment) to be considered and incorporated into dwellings within the Estate.

**4.1. Indoor Environment Quality**

To provide a naturally comfortable indoor environment, lowering the need for building services such as artificial lighting, mechanical ventilation and cooling and heating devices.

**4.2. Energy Efficiency**

To reduce greenhouse emissions, energy peak demand and any associated energy costs.

**4.3. Water Efficiency**

To reduce potable water use, encourage collection and reuse of stormwater and the appropriate use of alternative water sources.

**4.4. Stormwater Management**

To reduce the impact of stormwater run-off and incorporate water sensitive urban design principles.

**4.5. Building Materials**

To minimise the environmental impacts of materials used by encouraging the use of materials with a favourable lifecycle assessment.

**4.6. Waste Management**

To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development and to ensure long-term reusability of building materials.

**4.7. Innovation**

To encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

**5. Administration**

**5.1. Applications for Dwelling - Single and Domestic Outbuildings Consistent with the Development Standards**

Compliance with the relevant deemed to comply provisions of this Policy allows a Dwelling – Single and Domestic Outbuilding to be exempt from the need to obtain Development Approval unless a Bushfire Attack Level of 40 or above is measured.

Item 20 Cl.61 *Planning and Development (Local Planning Schemes) Regulations 2015*.

6. Applications Requiring Variation of Policy

Where an Application for Development Approval requires a variation to a deemed to comply provision it is required to be assessed against the design principle and performance criteria of this Policy. The onus is on the applicant to demonstrate to the satisfaction of the local government that the proposal complies with the design principle. The variation is to be considered by the local government after suitable advertisement of the application. Where an objection has been lodged and is based on substantive planning grounds, the application is to be determined at an Ordinary Meeting of Council.

**ADOPTED – 3 March 2022**

**EFFECTIVE – 23 March 2022**

**NEXT DUE FOR REVIEW – March 2027**

The Administration of this Policy is by the Development and Regulation Division.
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ROAD RESERVE 23m WITH WIDENING  
THROUGH SUBDIVISION PROCESS

# GOLF LINKS ROAD

