



EXAMPLE OF ACCEPTABLE PERMEABLE FENCING



EXAMPLE OF ACCEPTABLE TEXTURED CONCRETE RETAINING

DETAILED AREA PLAN PROVISIONS

Objectives

1. To achieve a high standard of subdivision and residential development in keeping with the character and amenity of the site.
2. To encourage subdivision construction and residential development that maintains the natural contours of the land and onsite vegetation.
3. To create an attractive streetscape and encourage usable back yard space.
4. To limit the location, height and materials of earthworks and retaining walls.
5. To provide guidance for dwelling design to minimise earthworks and retaining walls.
6. To control fencing and residential development to provide a high level of surveillance of public open space.

Application of Guidelines

7. All subsequent purchasers and successors in title being advised in writing of the requirements of the Detailed Area Plans.
8. The Detailed Area Plan drawing number 09034P-01 has been adopted by Council under Clause 2.2 of the Shire of Jerramungup TPS No. 2 as a Town Planning Scheme Policy relating to the use and control of Lot 231 Bremer Bay Road and all future lots created from the subdivision of this parent lot.

Site Planning

9. Setbacks shall be in accordance with the Residential Design Codes (R-Codes) with the following exception.
10. The minimum front setback shall be 4m with no averaging provision permitted and porches and verandahs may be permitted with a 2m front setback.

Earthworks

11. Earthworks and retaining walls where required are to be undertaken in a manner, and of materials, which are consistent across the site.
12. Bulk earthworks will be undertaken as part of the subdivision approval process and it is intended that further site-specific earthworks and retaining walls be limited as follows:
 - 12.1. No earthworks or retaining walls will be permitted in front of the building line with the exception of the minimum works required to provide for safe vehicle access.
 - 12.2. Any changes in levels proposed between the front setback and rear of the dwelling shall be primarily incorporated into the integral structure of the dwelling.
 - 12.3. Earthworks and retaining walls along the side and rear boundaries behind building line shall be limited to a maximum cut/fill or retaining wall of 1 metre for the length of the dwelling, increasing to a maximum of 2 metres along boundaries behind the dwelling and shall be largely invisible from the street.
13. All retaining walls shall be constructed of textured concrete or a similar substitute material which, in the opinion of Council, has a similar character and will not contrast with the overall character of retaining walls.
14. As a guide to assist with implementation of DAP requirements for earthworks and retaining landowners are encouraged to consider and not be limited to the following dwelling design outcomes:
 - a) Split level and/or pole construction.
 - b) Brick-up to floor height.
 - c) The placement of garages/carports on the lower side of a lot or as an undercroft.
 - d) Examples of building on steep slopes in accordance with the requirements of this Detailed Area Plan are provided overleaf.

Fencing to Public Open Space

15. It is the subdivider's responsibility to install the fencing to the lot boundaries abutting public open space being the rear boundaries of Lots 330,331, 332, 333, 334, 335, 336, 361 and 362, and the side boundary of Lot 358.
16. Fencing to Public Open Space is to be open style and visually permeable to allow for adequate surveillance of the public open space.
17. Fencing to Public Open Space is to be maintained, to the same standard as constructed, by subsequent landowners to ensure the safety of users of the public open space and maintenance of amenity.
18. Where fencing is provided to Public Open Space no other fencing is permitted within the building setback and the fence boundary except for side boundary fencing.

Living Areas

19. The development of Lots 330, 331, 332, 333, 334, 335, 336, 361, 362 and 358 should provide with indoor (including a habitable window) and outdoor living areas required by clause 6.4.2 of the Residential Design Codes to achieve surveillance of the public open space.
20. No outbuildings or other visual obstructions such as screen fences, trellises, screening vegetation and the like are to be constructed between the residential dwellings and the boundary of lots adjacent to public open space:
 - a) unless constructed of materials, and colour scheme, in keeping with the associated residence, and,
 - b) do not, as determined by Council, reduce surveillance of the Public Open Space to an unacceptable level.

Water Conservation

21. New dwellings shall install a rainwater tank of at least 2000 litres that is connected to roof runoff and is plumbed into the dwelling and/or garden reticulation.

Variations

22. Variations to the Detailed Area Plan may be approved by the Shire Council provided they are demonstrated to be consistent with the objectives, following consultation with adjoining owners.

**DETAILED AREA PLAN
LOT 231 BREMER BAY ROAD,
BREMER BAY**

- SUBJECT LAND
- PROPOSED LOTS
- VISUALLY PERMEABLE FENCING
- ➡ PUBLIC OPEN SPACE SURVEILLANCE VIEW DIRECTION
- PUBLIC OPEN SPACE



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D	Amend Provisions Text	K.S.	22.02.2011
C	Amend Provisions Text	J.W.	20.05.2010
B	Amend Provisions Text	J.W.	05.05.2010
A	Issued for Council Endorsement	K.S.	26.02.2010

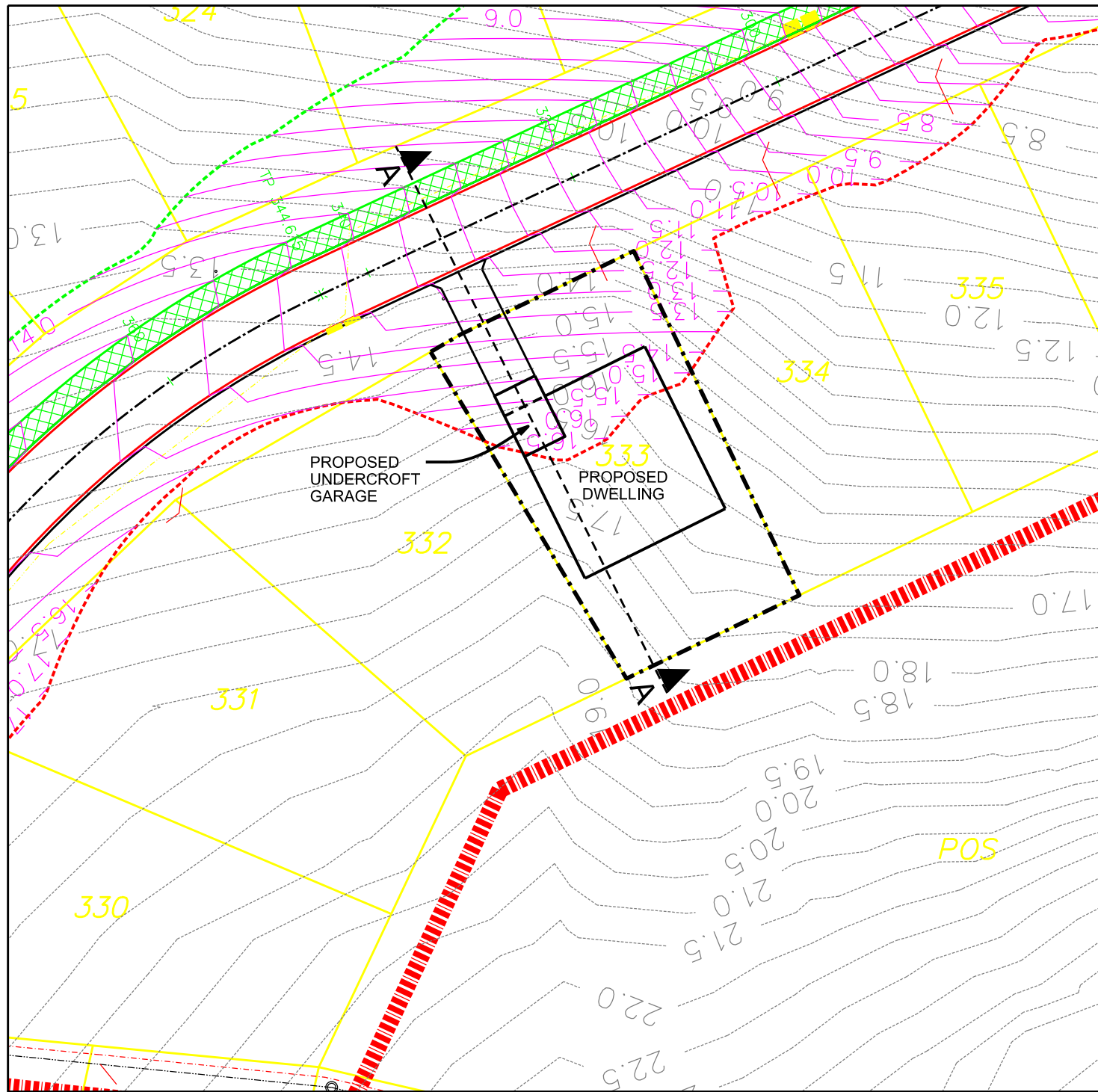
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ORIGINAL PLANNER:	S.C.
ORIGINAL DRAFTER:	J.W.
CREATED DATE:	26/11/2009
AERIAL DATA:	
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	

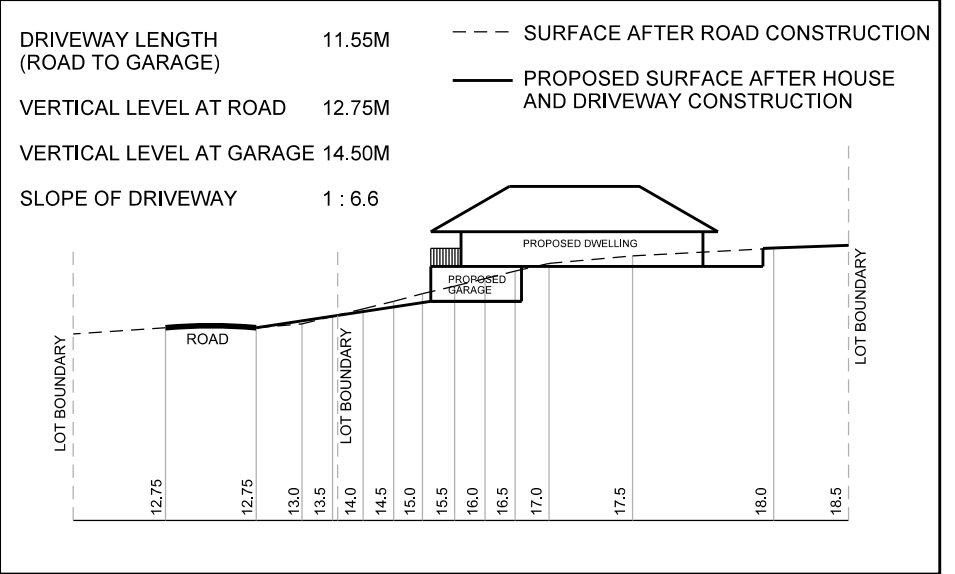


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PLAN VIEW

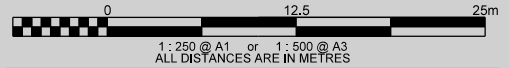


SECTION A - A



EXAMPLES OF HOUSING ON SLOPING SITES

EXAMPLE OF POSSIBLE HOUSE/DRIVEWAY LOCATION AND EARTHWORKS BREMER BAY



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REVISION	DESCRIPTION	DRAFTER	DATE

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ORIGINAL PLANNER:	
ORIGINAL DRAFTER:	K.S.
CREATED DATE:	03.10.2010
AERIAL DATA:	
CADASTRAL DATA:	
TOPOGRAPHIC DATA:	



08276P-MP-04

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