

## **RAKE PLACE DEVELOPMENT GUIDELINES**

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### **1.0 PURPOSE**

Local Planning Policies are guidelines used to assist the local government in making decisions under its Local Planning Scheme. The Scheme prevails should there be any conflict between the policy and the Scheme.

### **2.0 BACKGROUND:**

The Design Guidelines and associated Subdivision Guide Plan have been prepared to satisfy conditions of the Western Australian Planning Commission's subdivision approval for Lot 21 Robinson Street, Northampton, also known as the Rake Place (WAPC Ref: 138986).

The development can be accessed via Axle Rest and consists of 10 land parcels. This policy provides guidelines for development within the area.

Development proposals will be assessed against these Design Guidelines as well as the Local Planning Scheme, Council policy and the Residential Design Code (R-Code) requirements but with the Development Guidelines taking precedence where provisions vary.

### **3.0 OBJECTIVES:**

- To encourage development that acknowledges the strong visual linkages to the neighbouring properties and rural setting in which it is located.
- To identify building envelopes to maximise retention of vistas.

### **4.0 APPLICATION OF DESIGN GUIDELINES:**

- The Development Guidelines apply to the area subject of WAPC approval 138986 and as referenced by HTD drawing number 34008MS1-1-0 dated 14 February 2012 (refer to Appendix 1).

- The Guidelines are to be read in conjunction with the Residential Design Codes, Shire of Northampton Policies and relevant Scheme provisions applicable to the site.

## **5.0 POLICY STATEMENT – DESIGN ELEMENTS:**

The provisions of the Development Guidelines are set out in each of the following Design Elements.

### 5.1 Building Setbacks and Orientation

- All setbacks shall be in accordance with the requirements of the Residential Design Codes Table 1 for the R10/R30 density code, except where specifically identified on the Subdivision Guide Plan attached.

### 5.2 Architectural Form and Building Appearance

- The roof height shall be no greater than 9 metres as measured from natural ground level.
- Fill level no greater than 500mm as measured from natural ground level.
- Roof pitch shall be between 18 and 25 degrees. A shallower pitch may be acceptable for verandas and canopies.
- All roofing should incorporate eaves with a minimum width of 540mm.
- Visual intrusions on roofs are not permitted where visible from public roads (e.g. satellite dishes, aerials, air-conditioner units and other appurtenances).
- Satellite dishes greater than 1m diameter, to be located on the ground, and not visible from public areas.
- The use of zincalume cladding (roof or walls) in dwelling construction is not permitted.

### 5.3 Outbuildings

- All outbuildings and sheds shall be similar in appearance to the main dwelling, in regards to colour and roof pitch.
- The use of zincalume cladding (walls or roof) in outbuilding construction is not permitted.
- All outbuildings shall be no greater than 120m<sup>2</sup> in area or 20% in aggregate of the site area, whichever is the lesser, with a maximum wall height of 3.0m and a total maximum height of 4.5m as measured from natural ground level.

### 5.4 Landscape & Fencing

- Owners of lots will ensure that the landscaping shall consist of native species endemic to the locality and selected from list of acceptable plants and water wise landscaping alternatives provided by the Shire of Northampton.

- Fencing forward of the front building line is to be open in style (visually permeable) and constructed to a height of no more than 1.2 metres.
- Coated metal sheeting (Colorbond) fencing is permissible behind the front building line.

#### 5.5 Outside Storage

- Under no circumstances will storage of any goods, materials or the like be permitted on driveways, car parking areas, landscaped area or public space.

#### 5.6 Services & Effluent Disposal

- All service fittings, fixtures and rubbish bin storage are to be screened from public view.
- All piped and wired services, air conditioners, clothes drying area and hot water storage area to be concealed from public areas.
- Solar panels and solar water systems may be visible only where they are located in the same plane as the roof and there is no alternative location that will offer a similar level of solar efficiency.
- The provision of a reticulated sewerage service is not available. All future dwellings are required to be connected to an on-site effluent disposal system.

### **6.0 VARIATIONS:**

Variations to the Design Guidelines can be approved by the Shire of Northampton following consultation with adjoining landowners.

### **7.0 REFERENCE:**

The Shire of Northampton Local Planning Scheme and the *Planning & Development Act 2005*.

### **8.0 SCOPE:**

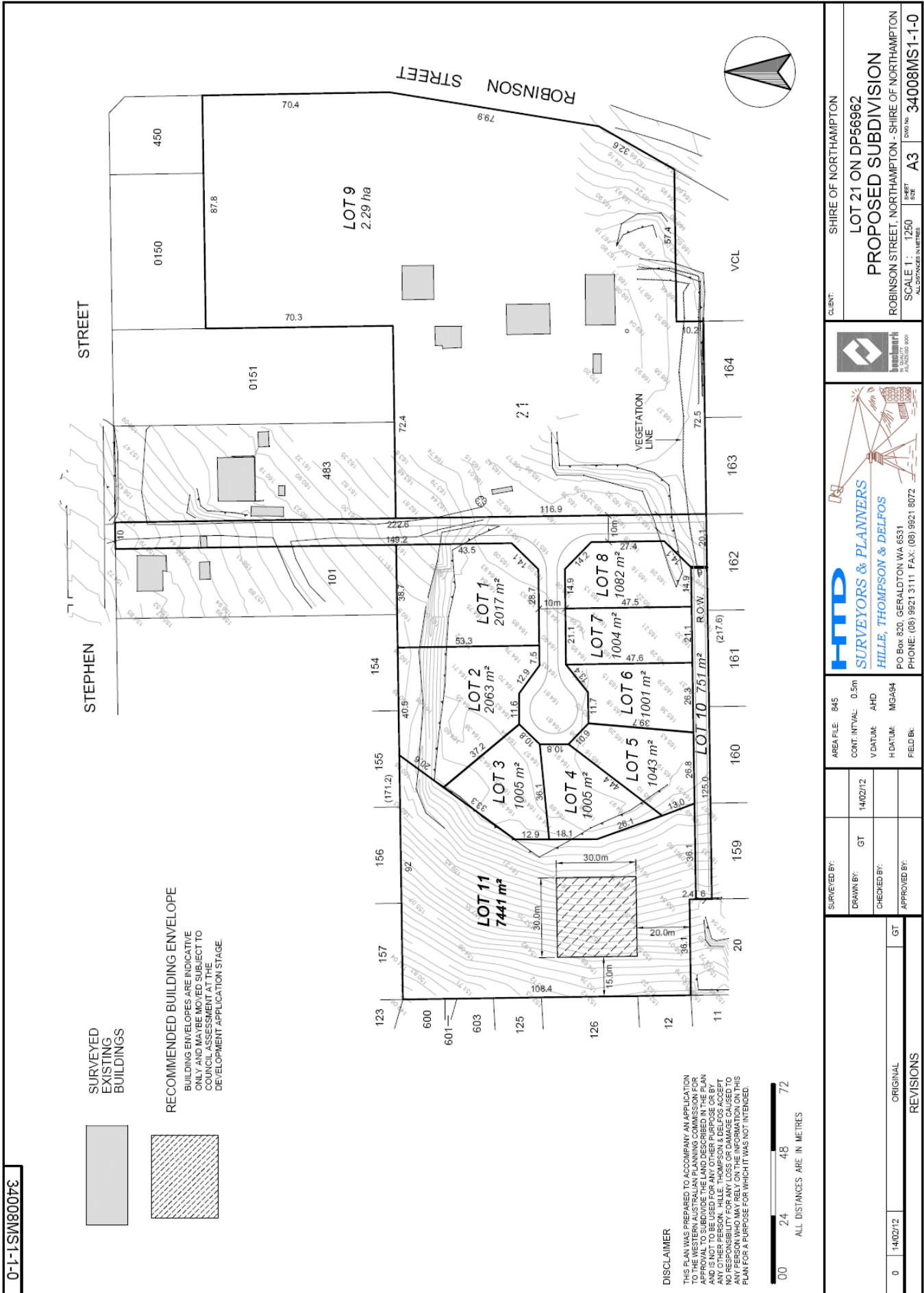
A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

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### **Council Adoption:**

**Advertising & Adoption: 19 December 2012**

**APPENDIX 1 – SUBDIVISION GUIDE PLAN**



CLIENT: SHIRE OF NORTHAMPTON LOT 21 ON DP56962 <b>PROPOSED SUBDIVISION</b> ROBINSON STREET, NORTHAMPTON - SHIRE OF NORTHAMPTON SCALE 1: 1250 SHEET SIZE A3 DWG No 34008MS1-1-0	
AREA FILE: 845 CONT. INT'VAL: 0.5m V. DATUM: AHD H. DATUM: MGA94 FIELD Bk:	
SURVEYED BY:	DRAWN BY: GT
CHECKED BY:	APPROVED BY:
0 14/02/12 ORIGINAL	GT REVISIONS