

12.0 BROOKLYN RISE SPECIAL RESIDENTIAL ZONE BUILDING STANDARDS

Background

Brooklyn Rise is a unique development located at the base of the Darling Scarp. Its close proximity to the Waroona townsite and recreation facilities will allow prospective home owners to enjoy a rural environment with townsite amenities.

In order to reinforce and enhance the rural environment and ensure that a high standard of housing is achieved, development within the estate will be encouraged to comply with the measures as provided in this Policy.

The requirements of this Policy relate specifically to the Special Residential zoned lots within Brooklyn Rise and are in addition to those requirements as specified in Clause 4.9 of Council's Town Planning Scheme No. 7 which pertain to all Special Residential zones within the Shire.

Objectives

The objectives of the Policy are to maintain the attractive rural setting and to promote a high standard of built development which utilises colours and materials which will not detract from the visual appeal of the environment.

Legal Status / Considerations

The Policy is adopted as a Town Planning Scheme Policy pursuant to Clause 2.4 of Town Planning Scheme No. 7 (the Scheme).

Special Procedural Considerations

Council will assess Building Licence Applications for single dwellings against the requirements of this Policy. Where a proposed dwelling is considered to be inconsistent with the requirements of this Policy then Council will determine that the dwelling is not consistent with the objectives of the zone (Clause 4.9.1 of the Scheme) and require a Development Application to be lodged pursuant to Clause 6.1.2 (c) (i) of the Scheme.

Where Planning Consent applications are received where a dwelling or outbuilding is considered to be inconsistent to the requirements of this Policy (alternate materials, over sized shed, etc) such applications will be referred to the potentially affected adjoining neighbours for their comment. Any comments received will be considered by Council in its assessment of the proposal.



Policy Statement

Setbacks

As no building envelopes apply within the estate, setbacks shall be pursuant to Clause 4.9.2(c) of the Scheme, being:

- 10m minimum to front boundary
- 5m minimum to all other boundaries

Dwellings

Council will approve only one dwelling per Lot.

Council will not approve any dwelling with a floor area less than 170m² being that area inclusive of external walls but exclusive of garages, ancillary structures, external storage or entertaining areas and other open sided areas such as verandahs and carports.

Primary materials used on a dwellings walls are to include, clay brick, masonry, rendered masonry, stone, limestone and/or stabilised rammed earth.

New, transportable dwellings (or mobile homes), 'Kit' homes, and second hand relocated dwellings will not be approved within the estate.

Roof materials shall be constructed of tiles, zincalume or Colorbond®.

Outbuildings

The size, height and location of outbuildings are to comply with Clause 6.11.1 and 'Table 3 – Outbuildings' of the Scheme. In summary, these requirements are:

- 100m² maximum floor area of outbuilding per lot;
- 4.2m maximum roof height above natural ground level; and
- no shed may be constructed within the front building setback.

No outbuilding exterior wall may be constructed of zincalume, vivid white or off white (Colorbond) colour or second hand materials. The colour of an outbuilding should, where possible, match the colours of the dwelling on the Lot.

Fences, Walls, Screens

If any landowner wishes to erect fencing, the following will be deemed to be permitted without any written applications to Council:

- a boundary fence to a height of 1.4m constructed of post/wire or post/rail will be considered by Council to meet the minimum requirements of a 'sufficient fence' for the purposes of the Dividing Fences Act.
- internal security fencing located to the rear of the dwelling to create a 'secure area' constructed of wire, mesh or open metal fencing (eg, wrought iron) suitable for the purpose, but so as not to cause a visual barrier, at a height no greater than 1.8m.



- swimming pool fencing which complies with the Pool Fencing Regulations (Note: details of fencing materials, height and location is to be included in the building licence application for the pool);
- all types of fencing to be of new materials.

Material such as asbestos, super six, wooden pickets, solid metal sheeting (eg, Trimdek ®, Colorbond ®, custom orb, etc) or any other solid fencing will not be permitted as either boundary or internal security fencing.

The existing fence located along the common boundary between the Brooklyn Rise Estate and Council's Recreation Centre site is exempt from the above requirements. Any redevelopment of the fence is to be to the satisfaction of the Council.

Nothing in the above should be considered to limit the type of materials used to construct retaining walls.

Clearing

Pursuant to Clause 4.9.3 of the Scheme clearing or destruction of indigenous trees or other substantial vegetation is not permitted unless with the approval of Council, and approval will only be granted in this respect to the development of a dwelling and associated outbuildings, swimming pools etc where they are contained within the defined setback areas.

Notwithstanding the above, trees which are dead, diseased or pose a danger risk to life and/or property may be removed without approval. In such instances an owner should ensure that photographic evidence or written advice from an arborist is obtained prior to removal.

Subdivision

No further subdivision of Lots is permitted.

Covenants

The Estate Developer is intending to seek the application of restrictive covenants on all land within the estate to impose some further design controls in addition to the requirements as set out in this Policy. A prospective purchaser should make themselves aware of any Restrictive Covenants that may apply prior to purchasing a property.

Adoption/Amendments

Draft: **27.09.05 OCM05/118**

Final: **22.11.05 OCM05/159**

Amendment/s:

