



Shire of Wyndham East Kimberley
Council Policy
LPP1

POLICY NO:	LPP 1
DIVISION:	Development Services
SUBJECT:	Lakeside Residential Development Guidelines Policy
ENABLING LEGISLATION:	Town Planning Scheme No 7 - Kununurra & Environs

OBJECTIVE:

These guidelines apply to the Lakeside Park Estate and effectively form the basis of additional development control to achieve a sustainable, high amenity residential area for the benefit of local residents.

The policy addresses design aspects and issues such as:

- Building Form, Character & Materials
- Climate Sensitive Design
- Fencing
- Density and Setbacks
- Garages & External Storage Areas
- Solar Collectors and Clothes Lines.

These Guidelines have been prepared to provide:

- Visually attractive and appropriate development
- Integrated design
- Promotion of safety, variety and a sense of place
- Provide exemplary streetscapes and high quality design and aesthetics
- Promote sustainability through efficient construction, energy and water conservation

POLICY:

1.0 Introduction

These guidelines are “in addition” to all other statutory requirements pertaining to building development, design and construction. For any instances where these design guidelines are found to conflict with the statutory requirements of other authorities i.e. requirements of the Local Authority in accordance with Town Planning Scheme No 7, Building Code of Australia, Residential Design Codes etc, the statutory requirements are to take precedence. These design guidelines apply to the current and future stages of residential development within the Lakeside Park Estate.

2.0 Building Form, Character, Materials and Colours for all Housing

2.1 Minimum size of dwelling (excluding carport, garaging and verandahs) shall be:

- ❖ 140 square metres for lots with an area equal to or greater than 700 square metres.
- ❖ 100 square metres for lots with an area less than 700 square metres.
- ❖ 80 square metres for each group dwelling.

2.2 All dwellings shall have clearly defined entrances to the street.

2.3 Houses situated on corner lots shall address both street frontages through architectural design features.

2.4 Zincalume is not permitted to be used for external cladding due to its reflective nature and potential glare issues with neighbouring properties.

2.5 The use of light colours for external roof and wall claddings and finishes is encouraged.

3.0 Garaging & External Storage Areas

3.1 Garages (including doors) and carports shall be consistent in design (theme), materials and colours to the dwelling to reduce visual impact and add interest to the streetscape.

3.2 Outbuildings shall be constructed of the same materials as the main dwelling where they exceed 25 square metres in area.

3.3 No commercial vehicles are to be parked on the property or the street verge for any more than forty eight (48) hours, unless approval has been obtained by the Council.

3.4 Driveways and crossovers are encouraged to be completed in the same construction period as for the dwelling.

4.0 Fencing

4.1 All side and rear boundary fencing shall be no greater than 1.8 metres in height.

4.2 Side fences forward of the front building line of the house shall be no higher than 1.2 metre and be constructed of the same materials/matching in colour with the predominant side and rear boundary fences.

4.3 Fences on secondary streets (corner lots) boundaries shall be largely open in design and visually permeable above a height of 1.2 metre.

4.4 The installation of a front boundary fence is to accord with the Residential Design Codes which supports a solid front fence to 1.2 metres with fences between 1.2 to 1.8 metres in height being visually permeable. An exception to this is where a solid fence, or wall, up to 1.8 metres in height is required to shield constant headlight glare from oncoming traffic or is required for privacy of an outdoor living area. Should a solid front boundary fence be erected it shall not exceed 50% of the frontage of the lot unless otherwise approved by the local government.

5.0 Clothes Lines and Drying Areas

5.1 Clothes lines shall be screened from public areas.

5.2 Wherever possible, solar collectors should be:

- ❖ Concealed from the street or other public areas
- ❖ Colour coded to the colour of the roof
- ❖ Installed on the plane of the roof at the rear and ideally the storage tanks located within the roof space. Stands on rooftops are discouraged.

6.0 Climate Sensible Design

6.1 Where possible new houses should include:

- ❖ Installation of a solar hot water system.
- ❖ Water sensitive fixtures such as AAA rated dual flush toilet systems.
- ❖ Passive solar design, including appropriate room location and zoning for day lighting and ventilation.
- ❖ Extensive eaves overhang to support thermal comfort and efficiency.
- ❖ Verandahs to the front of houses to provide articulation and energy efficiency.
- ❖ The highest rated insulation under roof cladding, and within wall and ceiling cavities.
- ❖ Additional roof ventilation.
- ❖ Effective use of pergolas and vegetation for shade, particularly to east, west and south facing windows.

ADOPTED: 18 August 2009

REVIEWED:

AMENDED: