



RESIDENTIAL DEVELOPMENT – INFORMATION SHEET

The following is provided as information to guide sustainable and high amenity residential development within the Shire.

At all times, statutory requirements pertaining to building development, design and construction take precedence, including but not limited to: Local Planning Scheme No. 9 (LPS 9), Building Code of Australia, Residential Design Codes, Shire Fencing Local Law etc.

Setbacks:

R-Code	Dwelling type	Minimum setbacks	
		Primary Street	Secondary Street
R15	Single house or grouped dwelling	6m	1.5m
	Multiple dwelling	6m	1.5m
R20	Single house or grouped dwelling	6m	1.5m
	Multiple dwelling	6m	1.5m
R25	Single house or grouped dwelling	6m	1.5m
	Multiple dwelling	6m	1.5m
R30	Single house or grouped dwelling	4m	1.5m
	Multiple dwelling	4m	1.5m
R40	Single house or grouped dwelling	4m	1m
R50	Single house or grouped dwelling	2m	1m

- Side setbacks are dependent on wall height and length, and whether there are any major openings (windows, doors etc.).
- For further information with regards to the R-Codes and setbacks, please visit the Department of Planning, Lands and Heritage website: www.dplh.wa.gov.au/rcodes

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

- All dwellings should have clearly defined entrances to the street.
- At least one habitable room should have a window that looks onto the primary street for passive surveillance opportunities.
- Houses situated on corner lots should address both street frontages through architectural design features, avoiding blank walls.
- The use of light colours for external roof and wall claddings and finishes is encouraged.
- Zincalume is not permitted to be used for external cladding due to its reflective nature and potential glare issues with neighbouring properties.



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- Pedestrian entry points should be clearly defined and separate from vehicle entry/carports.
- A portico or porch should be provided at the entrance to the dwelling.

Climate Sensible Design:

Good orientation, combined with other energy efficiency features, can reduce or even eliminate the need for auxiliary cooling, resulting in lower energy bills, reduced greenhouse gas emissions and improved comfort.

- Where possible new dwellings 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;
 - Effective use of architectural shading devices (ie pergolas, awnings, louvre windows and eaves);
 - Extensive eave overhang to support thermal comfort and efficiency (minimum 900mm is recommended to provide 80% shading of all walls);
 - Verandahs to the front of dwellings to provide articulation and energy efficiency;
 - The highest rated insulation under roof cladding, and within wall and ceiling cavities;
 - Additional roof ventilation – recommended minimum inclusion of 1 x ceiling fan per each habitable room; and fans to covered external living areas are also encouraged;
 - Habitable rooms with at least two operable windows, and at least one operable window (min 1m²) on each external wall to allow for breeze flow.
 - Security mesh doors are encouraged for the provision of breezes.
- Dwellings should be oriented to take advantage of breeze paths for habitable rooms.
- Openings should be designed and oriented to maximise good passive cooling from prevailing dry season cooling breezes (predominantly south-easterlies).
- Landscaping for shade is encouraged around the whole perimeter of the dwelling;
- Steeper roof pitches are encouraged on single level dwellings.

Garaging and External Storage Areas:

- Garages (including doors) and carports should be consistent in design (theme), materials and colours to the dwelling to reduce visual impact and add interest to the streetscape.
- Carports are a preferred option, due to potential to allow greater breeze flow through properties.
- Outbuildings should be constructed of the same materials as the main dwelling where they exceed 25 square metres in area.
- Commercial vehicles should not be parked on the property or the street verge for more than forty-eight (48) hours, unless approval has been obtained from the local government.
- Driveways and crossovers are encouraged to be completed in the same construction period as for the dwelling.



Outdoor Living Areas:

- Outdoor living areas should be shaded. The proportion of shaded open space, compared to non-shaded open space may exceed the Residential Design Codes 2/3 proportion.
- Multiple outdoor living spaces are encouraged, with at least one being directly accessed from indoor living space.

Fencing:

- Side and rear boundary fencing should be no greater than 1.8 metres in height;
- Side fences, forward of the front building line of the house, should be no higher than 1.2 metres and be constructed of the same materials/matching colour with the predominate side and rear boundary fences;
- Fences on secondary street (corner lot) boundaries, should be largely open in design and visually permeable above a height of 1.2 metres;
- The installation of a front boundary fence should accord with the Residential Design Codes which supports a solid front fence to 1.2 metres, with fences between 1.2 metres to 1.8 metres in height required to be 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 cannot exceed 50% of the frontage of the lot, unless otherwise approved by the local government.

Air Conditioners, Bin Storage Areas, Clothes Lines, Drying Areas:

- Air conditioning units should not be located adjacent to neighbouring outdoor living areas and should not be visible from the primary street.
- Bin storage areas should be screened from public view.
- Clothes lines should be screened from public view.
- Wherever possible, solar collectors should be:
 - Concealed from the street or other public areas;
 - Colour matched to the colour of the roof;
 - Installed on the plane of the roof at the rear and the storage tanks ideally located within the roof space. Storage tanks on rooftops are discouraged.

Building Permit

- Building permits are required for all structures within the Shire, including rainwater tanks exceeding 5,000 litre capacity and free-standing sheds/patios which exceed 10m² in floor area or a height of 2.4 metres.
- Building applications shall be assessed for compliance with the relevant National Construction Code (Building Code of Australia) in effect at the time of lodgement.
- The Shire encompasses Wind Regions A, B and C and it is advised to contact the Building Surveyor to ascertain which wind region structures are to be designed to.
- Further property specific enquiries on building requirements may be forwarded to Building@swek.wa.gov.au

