

## **SHIRE OF DALWALLINU**

### **LOCAL PLANNING SCHEME No. 2**

The Shire of Dalwallinu under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly Clause 2.2, hereby adopts the following Policy.

#### **LOCAL PLANNING SCHEME No. 2      Policy No. 6**

#### **Aged Accommodation Development Lots 126, 127 & 128 McNeill Street Dalwallinu**

#### **Development of Buildings and Land Policy**

DATE ADVERTISED: 29 April 2014

DATE FINALLY ADOPTED: 03 June 2014

#### **DEFINITION**

For the purposes of this policy the Development comprises that land within McNeill Street, Dalwallinu, comprising Lots 126 – 128 McNeill Street and located adjacent to the existing development known as “Pioneer House”. Further development of lots 123 – 125 McNeill Street, Dalwallinu, will also be bound by this policy.

#### **BACKGROUND**

In most developed regions there is a desire and need to ensure that grouped residential development is controlled, maintained and constructed, in a manner which promotes additional development, is aesthetically pleasing, well presented and provides sufficient infrastructure to support the target population to develop the Aged Accommodation.

Census information provided shows that the average age of farmers within Dalwallinu is increasing and there is a lack of suitable accommodation to attract potential retirees to settle within the District. Aged development is occurring outside the region and infrastructure must be in place to retain this target group.

The development must encourage residential development which meets the standards set for aged housing including access and mobility, ease of access to all areas, common themes of construction materials, and address community activities within the Development.

This policy addresses the development of residences within the prescribed area, particularly setbacks, landscaping, car parking, building construction materials and access and mobility.

## **OBJECTIVES**

The objectives of the Policy are:

1. To protect the residential development from construction that is not compatible with aged development general standards. For example 720mm door widths, double storey construction, access via ramps (not steps) and materials not in keeping with a predetermined general theme.
2. To protect the visual amenity of areas that may have a direct view of the residential area or frequent the area.
3. To control the type of materials used within the construction of accommodation to ensure a degree of integration to minimise an adhoc undisciplined development of varying colours and materials utilised.
4. To provide developers of the lots of land with a minimum acceptable standard of planning and construction which compliments existing buildings and enhances the visual amenity of the area.
5. To provide potential purchasers with a Policy for development of the Aged Accommodation precinct which compliments the proposed use of the area and ensures a planned approach to development.
6. To permit individuals to provide aged accommodation without the financial support of government, which permits individuals to consider retirement within Dalwallinu.

## **POLICY PRINCIPLES**

### **Planning Requirements:**

The Shire of Dalwallinu Local Planning Scheme No. 2 does not require the submission of plans for a residence for planning approval. As such development within the Aged Precinct is controlled by this policy.

- All applications for development within the area shall include a planning application detailing a building envelope, front setbacks, proposed landscaping and materials to be used within the building. Information including elevations, colour schemes shall be included.
- All applications shall confirm compliance with Australian Standards relating to Design for Access and Mobility such as door widths, level access and bathroom layouts.
- Setbacks shall be determined by the development proposed and in accordance with the Residential Planning Codes, however it is acknowledged that block sizes will require a reduction in setbacks (minimum 3.5m without Council approval). Side setbacks and rear setbacks shall be a minimum of 750mm (eaves – side boundary) and 2,000mm (eaves – rear).
- Fences shall be post and rail colorbond construction with side and rear fences permitted to 1,800mm, and front fences limited to 900mm height.
- Pathways and entrances shall be ramped. Where steps are necessary the provisions of Australian Standards relating to Design and Access and Mobility are applicable.
- Building construction shall only occur between the hours of 7.00am & 6.00pm weekdays and 8.00am – 1.00pm Saturdays.
- Sheds shall be permitted and located behind the dwelling.

## **BUILDING CONSTRUCTION**

- The use of second hand materials or placement of second hand buildings within the development is not permitted.
- Materials to be used are not strictly controlled, however the use of galvanised iron is not approved. Colorbond materials for roofs and roof plumbing shall be utilised. Tiled roofs are permitted.
- Wall materials can be steel framed and clad z (painted), brick veneer or double brick.
- All bedrooms shall be provided with the infrastructure to install a paging system in the future. Infrastructure comprising a blank wall plate with conduit access from the roof space is required.
- All residences shall be connected to the Sewer system.
- All storm water shall be discharged to McNeill Street via the internal road access.

The Council may require a bond or bank guarantee from a Developer to ensure development works are designed and carried out to the approved plans and conformity with this Policy.

Where Council considers a particular development to be incompatible with the predominant character of the overall development, additional requirements may be necessary.