

Local Planning Policy 12 – Ashton Street Development

AMRSC Planning Policy

November 2010

This Policy was adopted by Council to give guidance as to how discretion under a town planning scheme or other regulatory instrument may be exercised. It also serves to help proponents, landowners and the community understand how decisions are likely to be reached.

Authority

LPP12 provides additional development controls to the area identified in the Ashton Street Outline Development Plan (ODP) included as Attachment 1. These controls are either in addition to or vary the provisions of the Residential Design Codes with respect to this land through Part 2 of Local Planning Scheme No. 1 (LPS1), and Part 5 of the Residential Design Codes (April 2008). This policy also makes a site specific determination of what is considered a 'sufficient fence' for the purpose of the Dividing Fences Act.

Objectives

1. The development of the ODP Area is undertaken in a manner that:
 - i. Limits the visual impact of buildings and fences; and
 - ii. Ensures the preservation of significant vegetation.

Policy

2. Development within the ODP area will be subject to the following controls and additions to the requirements of LPS1 and the R Codes:
 - i. Exterior cladding of buildings and structures shall be of non-reflective materials.
 - ii. Fences shall be of an 'open standard' and solid fencing such as sheeting, timber or timber picket fencing is not permitted. For the purpose of this location a fence is considered a 'sufficient fence' in this area where constructed in accordance with the requirements described in the Council's Local Planning Policy - Fencing.
 - iii. Building on land steeper than 1:10 (10% gradient) shall require split level or pier (timber pole construction) where retaining of natural ground level would otherwise exceed 0.5 metres in height.
 - iv. No clearing of land will be granted Planning Approval within the 'landscape buffer' identified on the Outline Development Plan. (Note: Clearing for the purpose of compliance with the Bush Fires Act or LPS1 does not require planning approval).
 - v. For the purpose of part 4.20.2(b) of LPS1, certain land identified in the ODP is subject to building envelopes identifying the extent of the permitted area for building on that land.
 - vi. Where buildings envelopes do not apply, all buildings shall be set back an absolute (ie. not average) minimum distance of 10 metres from the front boundary.

Margaret River

Monday to Friday: 9am – 4pm
Phone inquiries: 8am – 4:30pm
Ph: +61 8 9780 5265 or 9780 5270

Augusta

Monday to Friday: 9am – Noon, 1pm – 4pm
Ph: +61 8 9780 5265 or 9780 5270

PO Box 61, Margaret River WA 6285
www.amrsc.wa.gov.au

Application

This policy will be applied through:

1. Consideration by the Council of applications for Building or Planning Approval, as may be relevant;
2. In the undertaking of maintenance of the area by individual landowners, including compliance with directions under the Bush Fires Act; and
3. In the determination of matters related to dividing fences by individual landowners.

Adopted for Advertising	24 November 2010
Adopted by Council	9 February 2011
Policy Reviewed	

