



WEIPA TOWN AUTHORITY POLICY
Planning Policy Number 1
Duplex Dwelling & Multiple Dwelling Design
and Siting

Policy Number:	Planning policy 1	Date Adopted:	1995
Version:	2.0	Review Date:	14/4/2011

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Introduction

This policy is designed to provide a clear guide to applicants for duplex dwellings or multiple dwellings. The policy will be relied upon by the Weipa Town Authority (WTA) to assist in determining the outcome of applications.

The policy does not apply in respect of a single dwelling house where no other dwelling house is already erected on the land (refer to Local Planning Policy Number 2). The policy does not apply to sheds and carports (refer to sheds and carports in residential areas policy).

In deciding an application made for a duplex dwelling or a multiple dwelling, the WTA shall have regard to the level of compliance with this Local Planning Policy (LPP), the provisions of any Advisory Development Plan (ADP) in force in the area and relevant provisions of the Local Government Act and Sustainable Planning Act.

This policy may be amended from time to time and the WTA accepts no responsibility for any matter or action caused by subsequent amendments made to the policy. Intending applicants should check with the WTA before submitting a formal application.

This policy is for guidance only and compliance does not ensure approval. The Advisory Development Plan and Sustainable Planning Act list other matters which must be considered by WTA in making its decision.



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This policy establishes development standards which the WTA requires for new development. Policy compliance can be gained via two avenues being the performance criteria or the acceptable solutions.

Performance Criteria are used to encourage better design and siting of residential buildings. The various performance criteria are designed to achieve the overall objectives of this policy while not imposing specific requirements.

Acceptable Solutions are specific design requirements which must, in most cases, be achieved. The acceptable solutions relate to density control, carparking, landscaping and other similar issues. Any person wishing to make an application is advised to have pre-submission discussions with an appropriate officer of the WTA to ensure that the proposal accords with the objectives of this policy and any other relevant local planning policies or statutes.

Intent

General Intent: To realise the best residential development potential of individual sites while ensuring other objectives of the policy are satisfied.

Amenity: To ensure that the level of amenity enjoyed by neighbours and in the locality generally is preserved or enhanced.

Safety: To ensure that safe and convenient pedestrian and vehicle movement within and adjacent to the site is achieved and that the nearby road network is capable of accommodating additional traffic flows.

Parking: To ensure that adequate and convenient provision is made on the site for parking for both residents and visitors.

Health: To ensure that adequate provision is made for access to sunlight, breezes and outdoor living space for all residents and reasonable arrangements are made for the laundering and drying of clothes and the disposal of garbage.

Climate: To ensure that new development is suitable for and takes due account of Weipa's tropical climate.

Services: To ensure that all relevant services are supplied to the site a technically and environmentally satisfactory manner.

Land Suitable for Duplex Dwellings & Multiple Dwellings

The WTA has adopted an Advisory Development Plan (ADP) which states certain planning objectives and sets out to achieve those objectives by implementing strategies also contained in the ADP.

The ADP nominates preferred dominant land use types for various parts of Weipa. Duplex dwellings and multiple dwellings will generally be permitted only in areas designed as Residential in the ADP.



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Compliance

In assessing an application for a Development Permit, the WTA seeks to achieve the objectives of this policy through quality of build and good design. To achieve the objectives the WTA may relax the acceptable solution if it is satisfied that the performance criteria are achieved, that is, good quality residential development based on good design.

On the other hand, the WTA may refuse an application even if it complies with the minimum acceptable solutions if, in its opinion, the proposed development is substandard and would not achieve the broad objectives of this policy or desired performance criteria.

Definitions

The following definitions have been provided to assist in the interpretation of this policy.

Bedroom means a habitable room designed and constructed or adapted or capable of adaption so as to be suitable for exclusive use as a bedroom and includes a bedroom and a room described as sewing room, music room, study, computer room and the like.

Building: A fixed structure that is wholly or partly enclosed by walls and a roof (e.g. Dwelling house, shed).

Duplex Dwelling means two dwellings comprising self-contained accommodation, each for the exclusive use of one household, where the buildings are erected on one allotment and have the appearance of two dwelling houses or the appearance of one dwelling house when erected so as to abut at a common wall or when one is constructed wholly or partially above the other. The term includes such outbuildings as are incidental to and necessarily associated with duplex dwelling and includes hobby gardening and the keeping of domestic pets.

Dwelling Unit means a portion of a building which is used or intended, adapted or designed for use as a separate domicile including each dwelling unit of a duplex dwelling or multiple dwelling.

Floor area: For an enclosed space means the area including the outside wall and for unclosed spaces, the area measured along a line 600mm in from the perimeter of the roof.

Height: The height of a building or structure for any purpose of determining its setback from a boundary means the vertical distance between the outermost projection and the ground.

Multiple Dwelling means premises used wholly or in part for residential purposes by two or more households living separately in self contained dwelling units. The term includes buildings commonly known as flats, home units, apartments, terrace houses, town houses, villa units, holiday units and the like but does not include hotel, motel, caravan park or other accommodation which is not self contained.

Outermost projection: Any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.

Principal road frontage: The road frontage nominated by the Weipa Town Authority. This is usually the road frontage where legal access to the lot is permitted.



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Property boundary: the perimeter of a lot as shown on the applicable registered plan. The property boundary does not include a reference to roads, fences or the like.

Road frontage: the frontage of an allotment that is adjacent to a designated road.

Setback: Setback means the shortest distance measured horizontally from the outermost projection to the property boundary. In the case of swimming pools it is measured from the waters edge.

Weipa Town Authority means the Weipa Town Authority established in accordance with the provisions of the Comalco Aluminium Pty Ltd. Agreement Act of 1957 or in the absence of Weipa Town Authority for the time being, RTA Weipa or its delegated authority, acting in accordance with the provisions of the aforesaid Act.

Procedure

1. Density Control

Density control is the basic planning tool to govern the intensity of residential development in Weipa. The intention of density control is to limit the number of dwelling units per unit area of site of land designated as Residential in the Advisory Development Plan.

The important performance goals of density control are to ensure that:-

- a) There is no overcrowding or overbuilding on any site.
- b) The height, bulk, form, siting and character of development proposals are compatible in size and scale with the residential development in the locality. (See Figure 1)
- c) A comfortable living environment is achieved for residents by taking full advantage of the climate with proper orientation of buildings, maximum cross-ventilation and maximum protection against rain and sun. (See Figure 2)
- d) Adequate privacy is provided between new and existing neighbouring development. (See Figure 3)
- e) Urban services such as water and sewerage services, parks and recreation facilities, the local road network and immediate road frontage to any site are adequate to accommodate new development either individually or generally.

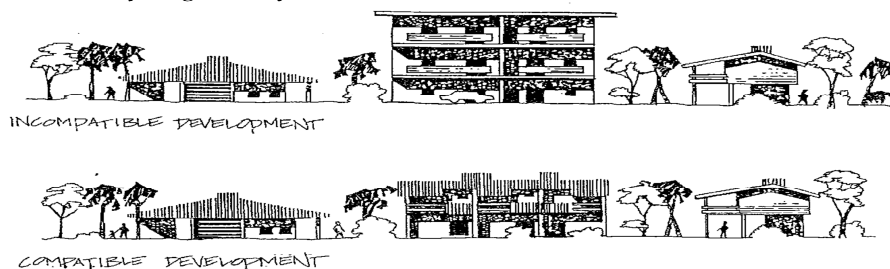


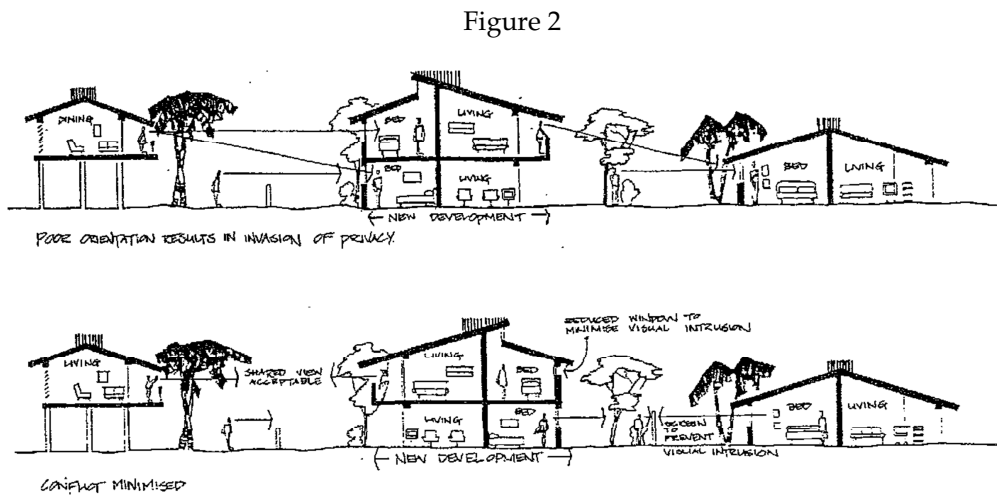
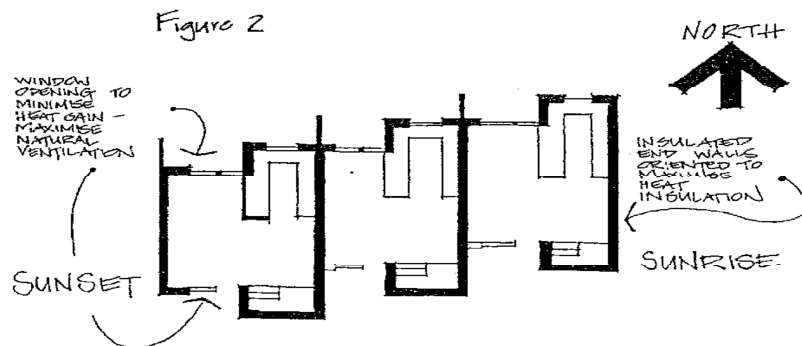
Figure 1



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1.1 Performance Criteria 1 - Density Control

- a) The minimum allotment size for any multi dwelling development is to be 1000m²
- b) The street frontages of allotments incorporating multi dwellings are to have a minimum width of 15m.
- c) The maximum floor area of buildings/structures covered by roofed or impervious materials does not exceed 60% of the lot area.



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The performance criteria for density control are as shown in Table 1 below:

Use Type	Number of Storeys	Site area required in respect of each dwelling unit
Duplex Dwelling	1	1 bedroom – 300m ² 2 bedrooms – 350m ² 3 or 4 bedrooms – 380m ²
	2	1 bedroom – 250m ² 2 bedrooms – 300m ² 3 or 4 bedrooms – 350m ²
Multiple Dwelling	1	1 bedroom – 250m ² 2 bedrooms – 300m ² 3 or 4 bedrooms – 350m ²
	2	1 bedroom -220m ² 2 bedrooms – 260m ² 3 or 4 bedroom – 310m ²
	3	As determined by the Weipa Town Authority on a site specific basis

Table 1

2 .Vehicle Access, Driveways and Carparking

2.1 Performance Criteria 2 - Vehicle Access, Driveways and Carparking

Vehicle access and on-site carparking areas should be designed:

- a) to provide adequate off-street parking for residents and visitors.
- b) to ensure that vehicles can be driven within designated parts of the site and enter or leave the property in forward gear.
- c) so that the residents on the site or the adjoining site are not unduly annoyed by noise, headlight glare or suffer general lack of privacy.
- d) to minimise interruptions to the free flow of traffic in the street.
- e) to ensure that the location of vehicular crossings and footpaths within the site are conducive to both pedestrian and vehicular movement and safety.
- f) to protect sight-lines for vehicles entering or leaving the property.



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2.2 Acceptable Solution 2 - Vehicle Access, Driveways and Carparking

- a) All carparking spaces shall be not less than 5.5 metres long x 2.7 metres wide provided that where the side of a carparking space adjoins a wall or columns which in the opinion of the WTA may unreasonably restrict free access to the carparking space, then the minimum width shall be 3.0 metres.
- b) Aisle width adjacent to carparking spaces shall be sufficient to allow ingress to and egress from the space. Aisle width of 6 metres is generally required adjacent to carparking spaces.
- c) Provision shall be made for ingress and egress of vehicles to and from the site in a forward gear. In special circumstances where sites abut streets designed to carry low volumes of traffic and particularly in the case of a duplex dwelling located on a corner allotment, permission may be granted for a maximum of two reverse car spaces for each frontage of the property.
- d) Any internal driveway which serves as an access to the street for nine (9) or more carparking spaces shall be a minimum of 6 metres in width, provided that where only one way traffic flow is permitted, then the driveway shall be a minimum of 3.5 metres in width.
- e) Any internal driveway which serves as a point of access to the street for eight (8) or fewer carparking spaces shall be a minimum of 3.5 metres in width provided that:
 - i) where any such driveway exceeds 15 metres in length, then a passing bay not less than 2.5 metres in width and 6 metres in length (with extended tapers) shall be provided, and,
 - ii) the driveway width from the property boundary for a distance of 5 metres shall be not less than 6 metres.
- f) Points of pedestrian access to buildings containing more than ten dwelling units shall be provided separately from vehicle access points. Pedestrian access at ground level which serves more than one dwelling shall not pass closer than 3 metres to any window of any habitable room of any other dwelling.
- g) Driveways shall be constructed of concrete, paving blocks or other aesthetically acceptable, generally impervious material, to the satisfaction of the WTA.
- h) Driveways shall be designed and constructed to be self draining to a lawful point of discharge.
 - i) A minimum of two parking spaces are to be provided for the exclusive use of each dwelling unit (one of which is to be covered by an impervious roof). In addition one visitor parking space is to be provided per dwelling unit. Ingress and egress to each space must be achievable independently of any other space.
 - j) In the case of a development comprising four (4) or more dwelling units, visitor parking spaces are to be delineated and marked "Visitors Parking Space" and a sign clearly visible from the street must be placed at the entrance to the driveway indicating that visitor parking is provided on-site.



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- k) No parking space may be located within 6 metres of the principal street frontage and no parking space or driveway may be less than 0.5 metres from any side or rear boundary. In the case of a corner lot, no parking space shall be permitted within 2 metres of the secondary frontage.
- l) A parking area designed for three or more vehicles shall be no less than 1.5 metres from windows of habitable rooms, or no less than 4 metres to major openings to living rooms.
- m) No access points should be less than 10 metres from a street intersection.
- n) Vehicle crossovers from the property boundary to the kerb and channel are required. In the case of a duplex dwelling, car tracks, constructed of concrete or an acceptable alternative paving system is acceptable.

3. On Site Open Space

3.1 Performance Criteria 3 - On Site Open Space

For the purposes of this policy, on-site open space is classified into categories as follows:-

- a) Common open space which serves the predominantly visual function of providing relief from building bulk and form, separating buildings and providing opportunity for screen planting,
- b) Private usable open space, usually in the form of a courtyard, balcony or screened area and usually adjacent to habitable rooms, particularly a living room, and offering a relatively secure and private area for barbecues, games or gardening, and
- c) Service open space which provides spaces for clothes drying, bin storage, pedestrian links, driveways and uncovered carparking areas.

Use of on site open space is demonstrated in Figure 4.

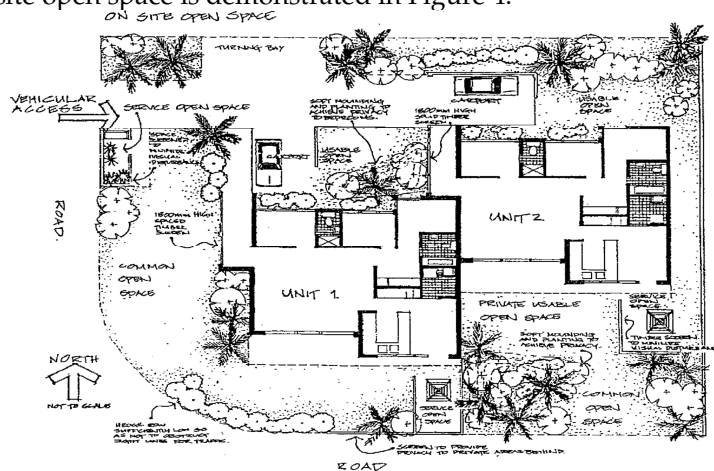


Figure 4

3.2 Acceptable Solution 3 - On Site Open Space



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- a) Common Open Space should be provided in sufficient area and will] dimensions and location so that habitable rooms of dwelling units have adequate privacy separation and there is ample opportunity for landscaping to soften the building form and integrate the development into the streetscape of the locality.
- b) Common Open Space may also include active open space functions for use by residents and guests, such as a swimming pool or barbecue area.
- c) Private Usable Open Space should be provided immediately adjacent to a dwelling unit and be capable of use by the residents of that dwelling unit for passive recreation or outdoor dining with a high degree of privacy.
- d) Service Open Space is by and large constrained by dedication to its primary purpose. However, design should take care that this class of open space is positioned so as to best serve the goals of high amenity, privacy, convenience and health. For instance, the primary parking space for each dwelling unit should be conveniently located with respect to the dwelling unit, preferably with the connection being under cover. Similarly, bin storage areas should be provided and be easily accessed but at discreet locations and yet with good connectivity to the street frontage.
- e) Common Open Space shall be provided in accordance with Table 2.

	Minimum Common Open Space per Dwelling Unit	Minimum Dimension of Common Space
Duplex Dwelling	200	Between building and street frontage – 6 metres Other locations – 4 metres
Multiple Dwelling	100	4 metres

NOTE: Common Open Space may include swimming pool enclosures and similar recreation areas

Table 2

- f) Private useable open space shall be provided in accordance with table 3

	Minimum Usable Private Open Space	Minimum Dimension of usable Private Open Space
Duplex Dwelling Or Multiple Private Dwelling	50m ²	In the case of a balcony – 2.5 metres In any other case – 4 metres

Table 3

- g) Service open space shall be provided so that:-
 - i) no driveway is located within 3 metres of a habitable room,
 - ii) no parking space is located within 1.5 metres of a habitable room,
 - iii) each dwelling unit has direct access to a parking space dedicated to use in connection with that dwelling unit,



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- iv) each dwelling unit has located adjacent to it, a bin storage area which is concrete or similarly paved, screened and conveniently serviced by an outdoor tap.
- h) Multiple dwelling units are each to be provided with a lockable storage facility with a minimum floor area of 2m² and a minimum height of 1.5m
- i) Multiple dwelling units are each to be provided with clothes drying facilities open to the outside environment (eg. Clothesline)
- j) Dwelling units have a maximum of one kitchen and laundry per residence.

4 .Building Setbacks

4.1 Performance Criteria 4 - Building Setbacks

- a) Building setbacks from street boundaries can give scale or importance to a street or a public place. For example, a suburban avenue with large setbacks gives the road a feeling of spaciousness.
- b) Building setbacks from street boundaries also serve as a buffer against street traffic and noise and allow "framing" of the built structures by landscaping.
- c) Safety considerations are also addressed by setbacks. Sight lines for traffic, especially at street corners, can be protected through adoption of appropriate setbacks.
- d) Side and rear setbacks, in combination with building design should be used to ensure privacy. Setbacks should be chosen having regard to the space between buildings rather than just the distance to a property boundary. The prime objective always is the achievement of privacy both for existing and proposed buildings.

4.2 Acceptable Solution 4 - Building Setbacks

Road boundary setbacks shall be as follows

- a) For dwellings, the minimum road frontage setback to all road frontages is 6m to the outermost projection.
- b) For swimming pools, the minimum road frontage setback to all road frontages to the water's edge is 6m.
- c) On corner allotments no building or structure over 2m in height are to be built within a 9m by 9m truncation at the corner of two road frontages (refer to figure 5).



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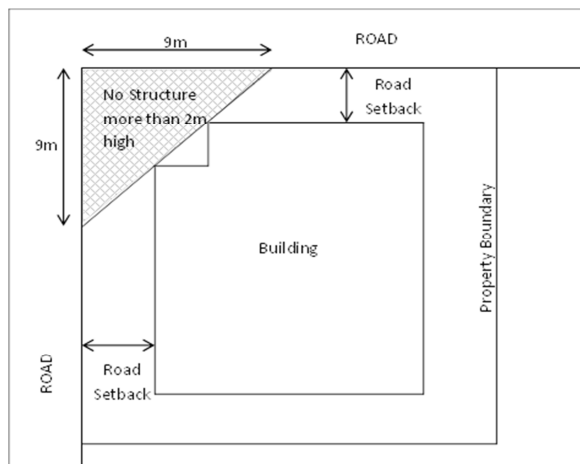


Figure 5

- c) On corner allotments no fences, screens, retaining walls and other structures more than 1m in height within a truncation made by three equal chords of a 6m radius curve at the corner of two road frontages (refer to figure 6).

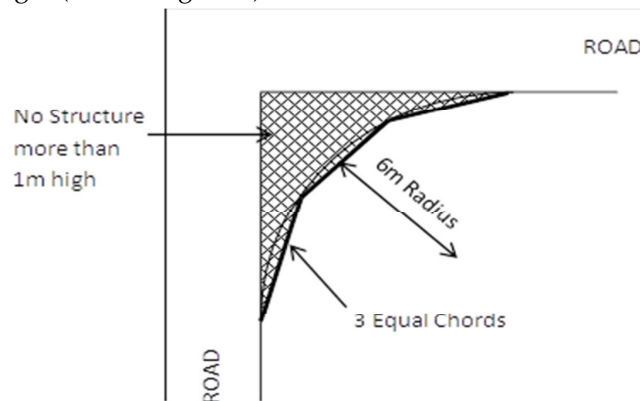


Figure 6

- d) Side and Rear boundary setbacks shall be as follows
- (a) For dwellings, the side and rear boundary setback clearance that is not a road frontage, is to be
 - (i) 1.5m - where the height of that part is 4.5m or less.



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(ii) 2m - where the height of that part is greater than 4.5m and not more than 7.5m.

(iii) 2.5m - where the height is greater than 7.5m.

(b) For a swimming pool, the side and rear boundary clearance that is not a road frontage is to be 1.5m unless a water resistant fence or wall 1.8m high is constructed between the pool and boundary. Note the top of the water resistant fence or wall is to be at least 1.0m above the top of the coping of the pool

5. Building Heights

5.1 Performance Criteria P5 – Building heights

The height of a building or structures is not to unduly –

- a) overshadow adjoining houses and
- b) obstruct the outlook from adjoining lots.

5.2 Acceptable Solution A5 – Building heights

- a) The maximum height of two storey buildings and any adjacent decks, patios or the like are to be 7.5m and 8.5m to the apex.
- b) The space above 7.5m is not to include any habitable rooms.

6. Screening

6.1 Performance Criteria 6 - Screening

- a) to maximise the privacy of private usable open space without inhibiting natural ventilation.
- b) to achieve a standard using materials or landscaping which will enhance the composition of developments along a street.
- c) in special circumstances such as street corners, limit height to protect the sight-lines of approaching traffic.

6.2 Acceptable Solution 6 - Screening

- a) Minimum height of screening shall be 1.5 metres unless subject to special circumstances. This height requirement does not apply to bin storage areas.
- b) Each unit must be provided with an area for the storage of a 240 litre refuse bin which is screened from view of other units

7. Landscaping/Fencing

7.1 Performance Criteria A7 - Landscaping/fencing

Sufficient area of landscaping/fencing is provided to enhance the visual amenity appropriate to the size and density of the allotment

7.3 Acceptable Solution A7 - Landscaping/fencing



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- a) Landscaping a minimum depth of 1m along the frontage of the allotment is to be provided excluding driveways'
 - b) All landscaping areas are to have underground watering/sprinkler systems installed
 - c) In addition to landscaping at the frontage of allotments, a minimum area of 3 m² per dwelling unit is to be provided and maintained. This landscaping is to be evenly distributed between dwelling units.
 - d) Each unit must be provided with an area for the storage of a 240 litre refuse bin which is screened from view of other units
 - e) The perimeter of the site and each dwelling unit's open space must be appropriately fenced
 - f) The maximum heights of fences are to be 2m.

Associated Documents

Advisory Development Plan for Weipa Local Government Area

Weipa Urban Design

Planning Policy Number 1 - Duplex Dwelling & Multiple Dwelling Design & Siting

Planning Policy Number 2 - Single Dwelling Design & Siting

WTA - P - B01 Sheds and Carports in Residential Areas

WTA - P - B02 Residential 7 Commercial Property Access