



WEIPA TOWN AUTHORITY POLICY

Planning Policy Number 2 Single Dwelling Design and Siting

Policy Number: Planning Policy 2
Version: 1.0

Date Adopted: 14/4/2011
Review Date: -----

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Intent

The intent of this policy is to provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents and facilitate off street parking.

Scope

Local Planning Policy 2 applies to all development on residential land within the Weipa Town Authority boundaries. Developments applicable to this policy include single detached class 1 buildings (dwellings) and swimming pools as defined in the Building Code of Australia. The policy does not apply to sheds and carports (refer to sheds and carports in residential areas policy).

Compliance

Compliance with this policy can be met by either complying with the performance criteria or the acceptable solutions. If compliance is to be achieved via the performance criteria, an application is to be lodged with the Weipa Town Authority outlining how the applicable performance requirement has been met and why a dispensation to the acceptable solution should be approved.

Definitions

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

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

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.

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



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include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments. In relation to swimming pools the outermost projection is measured to the outer face of the coping.

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.

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.

Procedure

1. Road frontage setbacks

1.1 Performance Criteria P1

The location of buildings facilitate an acceptable streetscape, appropriate for-

- a) the bulk of the building; and
- b) the road frontage setback of neighbouring buildings/structures; and
- c) the outlook and views of neighbouring residents; and
- d) nuisance and safety to the public.

1.2 Acceptable solution A1

- a) The minimum road frontage setback for buildings and swimming pools to all road frontages is 6m to the outermost projection.
- b) On corner allotments no building over 2m in height are to be built within a 9m by 9m truncation at the corner of two road frontages (refer to figure 1).

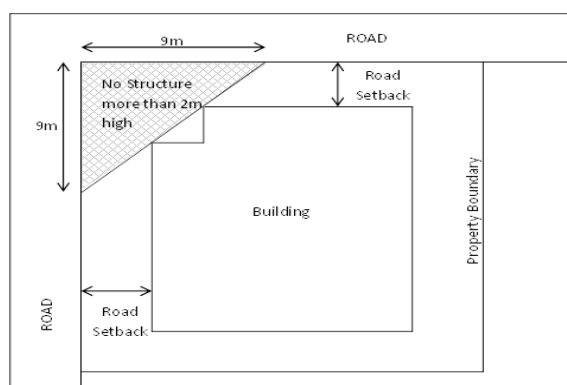
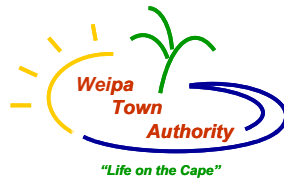


Figure 1: No buildings more than 2m high allowed in shaded area



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- a) 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 2).

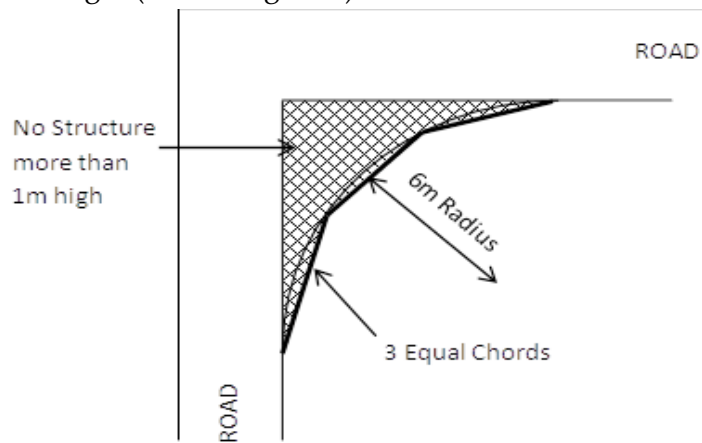


Figure 2: No structures more than 1m high allowed in shaded area

2. Side and rear boundary setbacks

2.1 Performance Criteria P2

Buildings and structures-

- provide adequate daylight and ventilation to habitable rooms;- and
- allow adequate daylight and ventilation to habitable rooms of buildings on adjoining lots.
- do not adversely impact on the amenity and privacy of residents on adjoining lots.

2.2 Acceptable Solution A2

- For buildings, the side and rear boundary clearance that is not a road frontage, is to be
 - 1.5m - where the height of that part is 4.5m or less.
 - 2m - where the height of that part is greater than 4.5m and not more than 7.5m.
 - 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

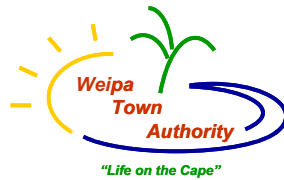
3. Site coverage

3.1 Performance Criteria P3

Adequate open space is provided for recreation, service facilities and landscaping

3.2 Acceptable Solution A3

- Dwelling houses are only constructed in residential preferred dominant land type uses



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- b) The maximum floor area of buildings/structures covered by roofed or impervious materials does not exceed 50% of the lot area.
- c) Dwellings have a maximum of one kitchen and laundry per residence.

4. Building heights

4.1 Performance Criteria P4

The height of buildings or structures is not to unduly -

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

4.2 Acceptable Solution A4

- a) The maximum height of class one 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.
- c) The maximum heights of fences are to be 2m.

5. Onsite parking

5.1 Performance Criteria P5

Sufficient space for onsite car parking is provided to satisfy the needs of residents and visitors, appropriate for-

- a) the availability of on-street parking; and
- b) the desirability of on street parking in respect to the streetscape and
- c) the need to protect vehicles from the natural elements.

5.2 Acceptable Solution A5

For each detached dwelling, space is provided for parking three vehicles (one of which is to be covered by an impervious roof) on the lot. The parking spaces may be in tandem. The undercover spaces are to have minimum dimensions as follows:

- a) for a single uncovered parking space - 5.5m by 2.7m wide and
- b) for a single covered space - 5.5m by 3m wide.

Associated Documents

Advisory Development Plan for Weipa Local Government Area

Weipa Urban Design

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

WTA - P - B01 Sheds and Carports in Residential Areas

WTA - P - B02 Residential & Commercial Property Access