

Policy 3.13 : St John's Wood, Mt Claremont

INTRODUCTION

This policy is adopted as a local planning policy under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. It covers specific issues relating to the residential development at St John's Wood, Mount Claremont for those matters not otherwise covered by the Town's residential policies or the Residential Design Codes of Western Australia.

The policy will guide future development within the subject area.

APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in Lot 13409 (No. 2) Rochdale Road, Mount Claremont to be developed as the St John's Wood residential estate. (See Insert A and Figure 1 below).



AIMS

- To prohibit vehicular access to subdivisional lots, where such access would be undesirable;
- To ensure the implementation of uniform fencing between private lots and public land as the Estate develops over time;
- To ensure uniform, high quality fencing over time, which balances the need for privacy with an effective interface to public open space, including with respect to passive surveillance;
- To reflect for informational purposes the Bushfire Protection Zone applicable to the land;
- To limit crossover widths to 4.5 metres; and
- To allow a nil setback to one side boundary where appropriate.

RELATIONSHIP WITH RESIDENTIAL DESIGN CODES (R-CODES)

This policy should be read in conjunction with the R-Codes and the Town of Cambridge planning policies.

Where no reference is made to particular design elements the relevant provisions of the R-Codes or local planning policies shall apply.

Where any conflicts arise, the provisions of this policy shall prevail.

Where the development does not satisfy the provisions of this policy the relevant design principles of the R-Codes or Town of Cambridge planning policies apply.

PRECINCT DEVELOPMENT PROVISIONS

1. Estate Fencing

- 1.1. Where identified in Figure 1, boundaries will be fenced by LandCorp and are not to be altered by lot owners without Council consent. Other boundaries as shown in Figure 1 will remain unfenced or will need to be fenced by the developer in accordance with Appendix 1.
- 1.2. Where identified in Figure 1, estate fencing shall accord with the design outcomes (including colours and materials) included in Appendix 1.
- 1.3. Minor variations to estate fencing design may be approved by the Town.
- 1.4. Additional infill panels/solid walling (beyond that shown in Appendix 1) must be of a standard and design compatible with the colours and materials outlined in Appendix 1 to the satisfaction of the Town.

2. Vehicular Access

- 2.1. Vehicular access is prohibited where highlighted in Figure 1 (for the extent of the lot boundary, as applicable).

3. Fire Management

- 3.1.** All development and land use shall be compliant with the applicable Bushfire Management Plan.

4. Crossover Widths

- 4.1.** Crossover widths to lots shall be a maximum of 4.5 metres (excluding splays).

5. Zero Lot Lines

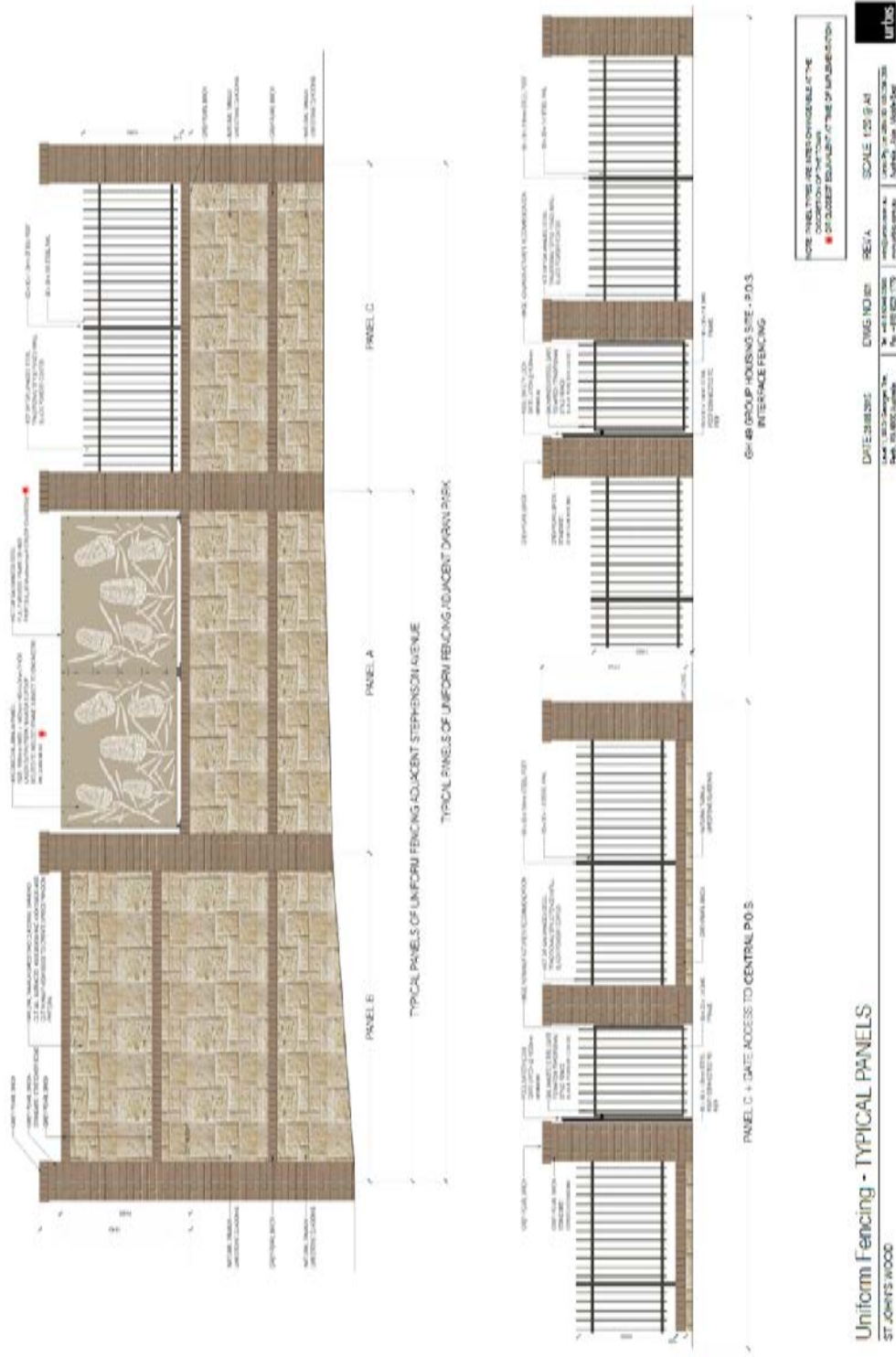
- 5.1.** A wall may be built up to a side boundary behind the street setback (specified in the Residential Design Codes and in accordance with the Town's Streetscape Policy 3.1) within the following limits:
- Walls not higher than 3.5 metres for a length no greater than 9.0 metres to one side boundary only. This provision does not apply to side boundaries abutting estate fencing.



APPENDIX 1
Uniform Fencing
ST JOHN'S WOOD

DATE 28.08.2015 DWG NO 000 REV A SCALE AS SHOWN
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Adopted: 22 March 2016