

**CITY OF BUNBURY**  
**LOCAL PLANNING POLICY**  
**'MINDALONG HEIGHTS' DESIGN GUIDELINES**

<b>PURPOSE:</b>	The purpose of this Policy, Mindalong Heights Design Guidelines is to regulate development within the Mindalong Heights area.
<b>OBJECTIVES:</b>	Promote a high standard of residential development within the Mindalong Heights in accordance with clearly defined guidelines.
<b>GUIDELINES:</b>	Refer <b>attached</b>
<b>COUNCIL DECISION NO/ DATE:</b>	47/03 – 18 February 2003
<b>SOURCE OF POLICY:</b>	Development Services
<b>REVIEW RESPONSIBILITY:</b>	Development Services
<b>REVIEW DATE:</b>	June Annually or As Required

**Disclaimer**

*While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.*

*It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.*





## 2.0 SITE PLANNING

- 2.1 Front and Side Setbacks – shall be in accordance with the Residential Design Codes (R-Codes).
- 2.2 Construction of twin houses (duplex) will not be permitted except on lots 5,7,98,98,100,101 and 12.
- 2.3 In respect of lots 100,101 and 102, construction of two dwelling houses on each lot is a condition of building approval. Furthermore, the dwelling houses are to be built simultaneously, one each fronting Mindalong Close and Yabini Court

- **Restriction of Access**

- No vehicular access to Hastie Street will be allowed from lots 102 and 108 Yabini Court.
- In respect of lots 98 and 99 no vehicular access will be allowed to the eastern boundaries of the lots from Yabini Court.

## 3.0 SITEWORKS

- 3.1 The grounds levels over any lot shall not be changed from those existing on the day of settlement without Council approval.

## 4.0 EXTERNAL MATERIALS AND COLOURS

- 4.1 Walling: shall be face finish clay brick, stone or concrete block generally in earthy colours. Where masonry receives an applied finish, the finished colour shall be a light earth tone or white. Timber sheeting or boarding will be permitted where it does not exceed 25% of the total external wall area. Glass coloured but not reflective
- 4.2 Roofs: Shall be pitched at 18 degrees and shall be clay or concrete tile, colourbond custom orb style metal decking, in earth colours. Timber shakes or shingles which shall not be painted or stained. Unpainted metal roofing sheeting will not be approved.

## 5.0 FENCES

- 5.1 No fencing or walls will be permitted within 3 metres of the front set back.
- 5.2 Side fencing shall not exceed 1.8 metres above ground level. The use of screening vegetation is encouraged.
- 5.3 Rear fencing shall not exceed 1.8 metres in height above ground level, with the exception of lots 98 and 99 where the rear boundary fence shall not exceed 1.2 metres in height or does not exceed the road level of Yabini Court, whichever is the higher.



- 5.4 Materials for fencing and screen wall - preferred materials will be treated timber, brushwood or masonry of colours compatible with the external walling of the dwelling. Colours of painted corrugated fibre cement shall match the walls of the home. The fence will also be capped.

## 6.0 OTHER DESIGN CONSIDERATIONS

- 6.1 Refuse storage areas, rainwater tanks and clothes drying areas shall all totally screened from public view.
- 6.2 All outbuildings exposed to public view from street shall be designed, constructed and maintained in all ways similar to the principle building on the lot.
- 6.3 Garages/carports shall preferably be incorporated within the main roof structure. Where detached garages/carports are permitted they shall be of the same materials as the dwelling and be part of the overall integrated design.
- 6.4 All future additions to dwellings and outbuildings must be of materials to match existing dwellings or outbuildings.