

East Newman Master Plan – Local Planning Policy No.1

**Amended Policy - Adopted at 25 October
2013 Council Meeting**

Minute No. Item 9.5.3
Date 29th May 2009

Objective

To guide the development of the East Newman Master Plan area

To provide guidance to the Council and others when considering applications for planning and other approvals

Legislative Requirements

The land is zoned Residential in the Shire of East Pilbara Town Planning Scheme No 4 and has a split Rcode of R15/40.

The Scheme provides that development at other than the base density needs to be in accordance with the Councils Residential Development Policy.

Consideration of planning approvals for grouped dwellings is a discretionary use and requires that the Council shall have regard to the matters set out in clause 10.2. These considerations including any Local planning Policy adopted under clause 2.4 of the scheme

All other development would therefore be single dwellings and not require a planning approval providing that they complied with the requirements of the Rcodes.

This Local Planning Policy is to be adopted pursuant to Clause 2.4 of the Shire of East Pilbara Town Planning Scheme No 4

Policy Statement

1. This policy must be read in conjunction with the attached Master Plan
2. Development in the East Newman Master Plan area shall comply with the following;
 1. The applicable Rcode shall be that which matches the subdivided lot area and generally as shown on the Master Plan
 2. For all nominated grouped dwelling sites the R40 Rcode shall apply,
 3. Where considered appropriate the Council may adopt by the signature of the Chief Executive Officer and the Director Development and Regulatory Services (joint delegated authority) guidelines to refine and guide development on the various lots proposed in the Master Plan area which will thereafter be considered to be a part of this Local Planning Policy.



KEY

- R15 Single Residential Lots. (Lot Area Minimum 580m²)
- R20 Single Residential Lots. (Lot Area Minimum 440m²)
- R30 Single Residential Lots (Lot Area Minimum 270m²)
- R40 Grouped or Multiple Dwelling Lots.
- R40 Single Residential Lots (Lot Area Minimum 200m²)
- Public Open Space P.O.S.
- Drainage Corridor
- Community Purpose Site

NOMINATED POS AREA ACTIVE/PASSIVE		NOMINATED DRAINAGE AREA	
①	1.6303ha	⑨	0.6561ha
②	0.2897ha	⑩	1.1334ha
③	0.7132ha	⑪	0.9463ha
④	1.1903ha	⑫	1.0739ha
⑤	0.4789ha	⑬	0.1797ha
⑥	0.2196ha	⑭	0.3124ha
⑦	0.9216ha		
⑧	0.0400ha		
Total	5.4836ha	Total	4.3018ha

Gross Area	51.5473 ha
Less Nominate Drainage Area	4.3018 ha
Gross Subdivisible Area	47.2455 ha
P.O.S. Required (10%)	4.7246 ha
P.O.S. Provided (11.61%)	5.4836 ha

Amended Masterplan adopted by the Council of the Shire of East Pilbara at its meeting held on 25 October 2013.

East Newman Masterplan

Residential Development

DATE 10.05.2013

DWG NO 001

REV F

SCALE 1:2500 (A1)



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