

**SHIRE OF EAST PILBARA**  
**Town Planning Scheme No 4**

**LOCAL PLANNING POLICY NO. 8 -**  
**RESIDENTIAL DEVELOPMENT POLICY**

Minute No: 201213/210

Date: 26 October 2012

**Background**

A large proportion of the 'Residential' zoned land within the Newman townsite has a dual density code of R15/40. This zoning was introduced into Town Planning Scheme No. 4 with the intent of creating greater flexibility in housing provision within the Newman townsite and to enable a quicker response to the changes in housing needs associated with major resource development.

Town Planning Scheme No. 4 makes reference to a Residential Development Policy to guide the application of the higher density code. This provision was included to provide a framework for Council to determine the use of the higher density coding.

This policy will provide guidance for Council in considering proposals involving the use of the higher density code so as to avoid ad hoc development at the higher density while promoting Newman as a destination with housing types that will cater to the demands of all household types.

**Application**

This policy applies to all land zoned 'Residential' R15/40 within the Newman townsite under Council's Town Planning Scheme No 4 and as prescribed by Clause 5.7.1.

**Policy Objectives**

To identify suitable locations for the development of Multiple Dwelling sites;

To guide Council in its use of discretion in relation to the dual coded areas within the Newman townsite;

To provide built form requirements for sites which are approved for densities above the base density code of R15;

To encourage the redevelopment of existing housing within the Newman townsite to provide a variety of dwelling types for a range of household types;

To promote residential development that will support the Newman Revitalisation Plan as adopted by both the State government and Council;

**Policy Statement**

In considering development applications on dual coded sites, the following shall apply:

**1. Residential Density**

- a. The base density code of R15 shall be applied unless otherwise specifically approved by Council;

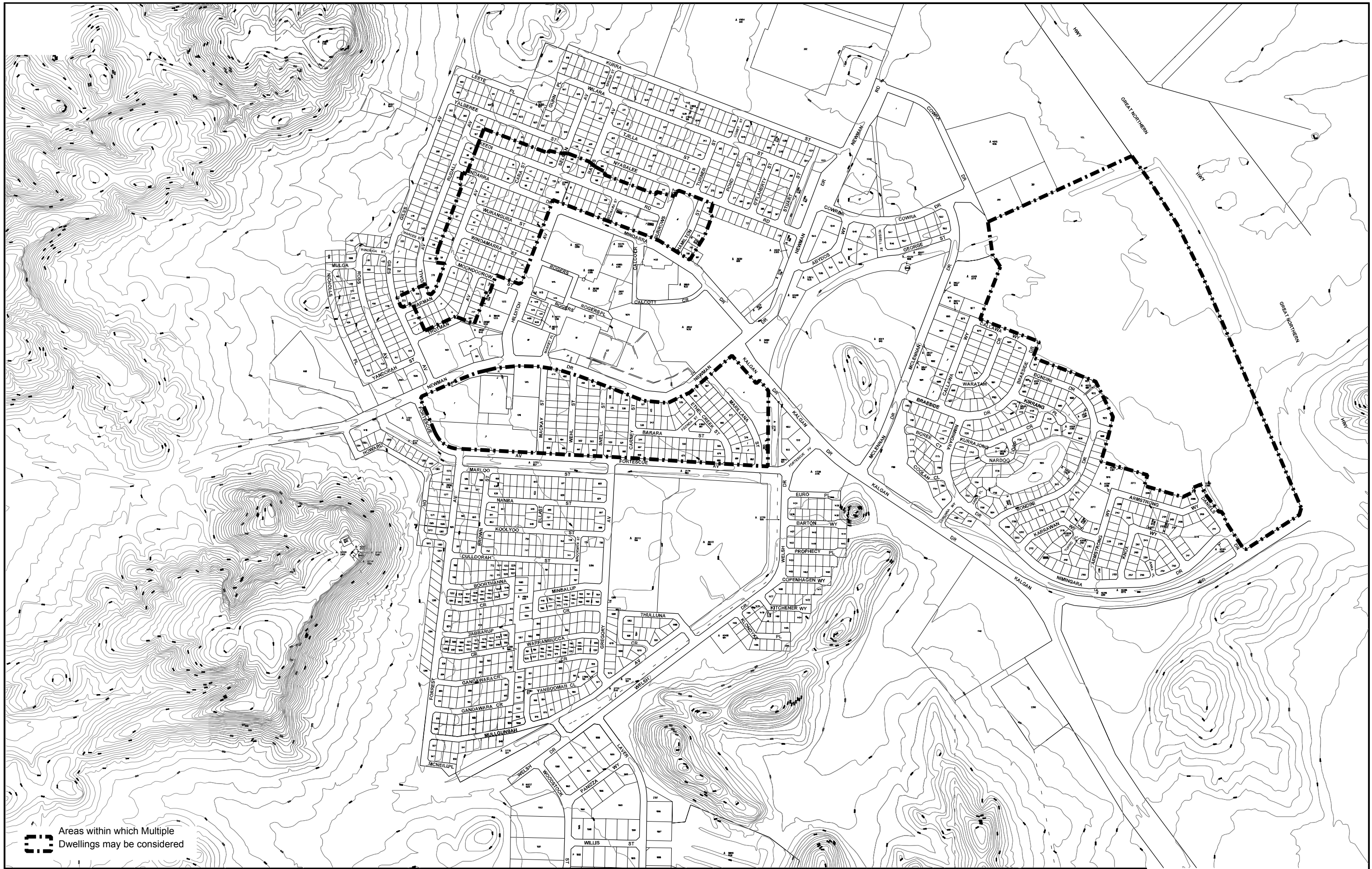
- b. Applications for Multiple Dwellings with a density of up to R40 will only be considered in the following areas:
  - i. Land immediately surrounding the Newman Town Centre; and
  - ii. East Newman development site where such lots are identified on the East Newman Masterplan as "Group Dwelling Sites" as prepared by Landcorp and adopted by Council as Local Planning Policy No. 1;as shown on the attached plan.
- c. Areas located outside of the identified areas (as shown on the above mentioned plan) may be developed as Grouped Dwelling(s) sites only with a density of up to R40.
- d. Applications with respect to the higher density code for lots both within and outside the identified areas will be subject to the Shire's discretion, based on merit of the site and meeting the design requirements.

## **2. Design Requirements**

- a. All applications involving residential density above R15 will need to demonstrate a positive contribution to the amenity of the street, in terms of the following:
  - i. Enhancement of the existing streetscape;
  - ii. A high quality of built form;
  - iii. Passive surveillance of the public realm (both streets and open space); and
  - iv. Integration of development at the higher density code with adjoining development at the base density code.

## **Policy Review**

This policy shall be reviewed following development of a comprehensive Housing Strategy.



# Residential Development Policy