

ARCHITECTURE  
INTERIORS  
URBAN DESIGN  
PLANNING  
LANDSCAPE

# EAST NEWMAN PRECINCT STRUCTURE PLAN



Prepared for:



Prepared by:



**ENDORSEMENT PAGE**

This Precinct Structure Plan is prepared under the provisions of the Shire of East Pilbara Local Planning Scheme No. 4.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

DATE

Signed for and on behalf of the Western Australian Planning Commission:

\_\_\_\_\_

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

\_\_\_\_\_ Witness

\_\_\_\_\_ Date

\_\_\_\_\_ Date of Expiry

## TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

# EXECUTIVE SUMMARY

We are proud to be able to present to Government, business, and Newman residents our Nyiyaparli and Martu vision for East Newman.

Newman is Nyiyaparli Country.

Many, many years ago Nyiyaparli asked Martu to look after Jigalong when they travelled from their desert lands. We live here with each other in Newman.

In 2020 we came together to sign the This is Our Dream Cultural Compact and to invite others to listen, follow and join our story. We committed to laying down new foundations to walk together in a new way with others.

This Precinct Structure Plan is one of our first projects to achieve this. It is our vision for Strong Culture and Strong Family in East Newman to keep culture, language and families strong.

To achieve this, investment is required in social housing upgrades, basic facilities and communal spaces for the whole East Newman community to come together.

We are committed to leading this project to improve conditions for our families and the rest of the East Newman community. We will not deviate from this path.

We invite you to follow us, Nyiyaparli and Martu, to travel together to a shared future.



Karlka Nyiyaparli Aboriginal Corporation (KNAC)



Jamukurnu Yapalikurnu Aboriginal Corporation (JYAC)



Puntukurnu Aboriginal Medical Services (PAMS)

East Newman residents are among the most disadvantaged in Australia. There are high levels of overcrowding, poor health, low educational attainment and significant income disparities.

Many of these issues arise due to very poor-quality housing and a lack of basic amenity. There is insufficient public housing, no local shops or offices, few usable parks and a lack of spaces for service providers in East Newman.

The World Health Organisation Health and Housing Guidelines has shown that good housing and amenity is essential to prevent disease, reduce crime, reduce poverty and improve educational outcomes.

The East Newman Precinct Structure Plan (ENPSP) calls for change in East Newman through advocating for improved and increased social housing and access to much needed facilities and services. It is complemented by a Master Plan and Social Plan which outline an implementation approach to build Strong Culture and Strong Family in East Newman.

The broader revitalisation project aims to improve residents' health, well-being and educational outcomes through investment into families, amenity and housing.

The planning process has been led by Nyiyaparli Traditional Owners and Martu. Karlka Nyiyaparli Aboriginal Corporation (KNAC), Jamukurnu Yapalikurnu Aboriginal Corporation (JYAC) and Puntukurnu Aboriginal Medical Service (PAMS). KNAC, JYAC and PAMS are all proponents of the plan.

The proponents of the plan are clear that the ENPSP is one important step in a series of steps which are outlined in the Implementation Plan section of the report. It is the intent of KNAC and JYAC to oversee the future stages of the project to implement the East Newman project.

## **BACKGROUND**

The East Newman Revitalisation project was identified as a priority project by stakeholders of the Newman Futures project in 2020.

The plan to revitalise East Newman was conceived in 2020 in the Newman Futures strategy. KNAC, JYAC, BHP, the Shire of East Pilbara and the Premier of Western Australia are all cosignatories of the Newman Futures strategy.

In July 2020 Nyiyaparli and Martu signed a landmark agreement, the "This is our Dream" Cultural Compact, inviting organisations and individuals to walk forward in a new way with Nyiyaparli and Martu to improve outcomes in Newman.

This ENPSP is the first major Nyiyaparli and Martu led planning resulting from the Cultural Compact and represents an opportunity for organisations to join Nyiyaparli and Martu in realising a new vision for East Newman.

The ENPSP considers three key priority areas for change:

## **COMMUNITY FACILITIES**

Provide the underlying planning framework and enabling the provision of community facilities and outcomes developed through engagement, including the following:

- + Short stay accommodation for those receiving medical treatment and associated cultural and wellness space;
- + A Neighbourhood Centre to accommodate a convenience store, laundry, ablution facilities, a community services triage centre, space for other enterprises; and
- + Youth hostel for young people living in Newman.

## **HOUSING**

Facilitate upgrades to existing housing and provide for a greater liveability and variety of homes including:

- + Multi-generational home ownership precinct, providing housing for senior community members;
- + People in the community and or housing to the culturally purpose fit;
- + Built form controls to ensure housing design is climate responsive and appropriate to community needs;
- + Identifying opportunities for redevelopment of housing, focusing on corners and lots along parks leading to better connection to open space and increased safety; and
- + Improving the amenity and liveability of housing.

## **PUBLIC REALM AND CONNECTIVITY**

The ENPSP proposed upgrades to public open space and parks, and improve connections throughout the area, including:

- + Culturally sensitive improvements to parks and public gathering spaces such as the undeveloped central park, 'Train Park' and the drainage reserve adjacent to Nimingarra Drive;
- + Upgrades to streets, ensuring safety and comfort through landscaping and increased tree canopy;
- + New road and pedestrian connections to improve access; and
- + Planning and design of public areas and location of community facilities focused on key Nyiyaparli and Martu walking trails.

## STRUCTURE PLAN SUMMARY TABLE

ITEM	DATA	STRUCTURE PLAN REF
<b>Total area covered by the structure plan</b>	73.31 hectares	<i>1.3 Physical Context</i>
<b>Area of each land use proposed</b>		<i>4.5 Land Use</i>
+ Residential	43.17 hectares	
<b>Total Estimated Lot Yield</b>	NA	
<b>Estimated Number of Dwellings</b>	Current: 623 dwellings Target: 894 dwellings	<i>4.5 Land Use</i>
<b>Estimated Residential Site Density</b>	Current: 14.4 dwellings / hectare Target: 20.7 dwellings / hectare	<i>4.5 Land Use</i>
<b>Estimated Population</b>	Current: 1,682 people Target: 2,414 people	<i>4.5 Land Use</i>
<b>Number of High Schools</b>	0	
<b>Number of Primary Schools</b>	0	
<b>Estimated Area and Percentage of Public Open Space given over to:</b>		<i>4.3 Public Realm</i>
+ Local Parks	8.24 hectares 11.2%	
<b>Estimated Percentage of Natural Area</b>	4.67 hectares 6.4%	<i>4.3 Public Realm</i>

# **PART ONE: IMPLEMENTATION**





Revision Letter	Date	Reason for Issue	INITIAL
A	11-08-2022	Work in Progress Draft for Client Review	NS
B	25-10-2022	Work in Progress Draft for Client Review	NS
C	15-12-2022	Draft for Advertising	NS
D	26-04-2023	Draft for Advertising (minor modifications)	NS

**Project No:** 44317

**Project Name:** East Newman Precinct Structure Plan

**Prepared for:** Jamukurnu Yapalikurnu Aboriginal Corporation (JYAC), Karlka Nyiyaparli Aboriginal Corporation (KNAC) and Puntukurnu Aboriginal Medical Services (PAMS)

**Project Team:**

**Hames  
Sharley**

Planning, Urban Design, Architecture

**Creating Communities**

Engagement

**PGV Environmental**

Environment

**Hyd2o**

Water Management

**Stantec**

Transport

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# 01



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## IMPLEMENTATION

# 1.1 PRECINCT PLAN AREA

The ENPSP shall apply to the land contained within the precinct boundary as shown on **P1 - Figure 1**. Note: the portion of land with Native Title identification within the Structure Plan area on Armstrong Way is excluded from the ENPSP.

## 1.2 OBJECTIVES

The following objectives apply to all areas within the ENPSP area. Planning and development in the ENPSP area shall have due regard for the following objectives.

### 1.2.1. COMMUNITY

- + Celebrate local Aboriginal culture and history in the design of buildings and public spaces to enhance East Newman's place identity.
- + Facilitate a range of community facilities and wrap-around services to meet the demands of the local community.
- + Provide for community purpose buildings that foster family connections.
- + Encourage active uses in key areas that provides for day and night activation of public spaces and social gathering places.

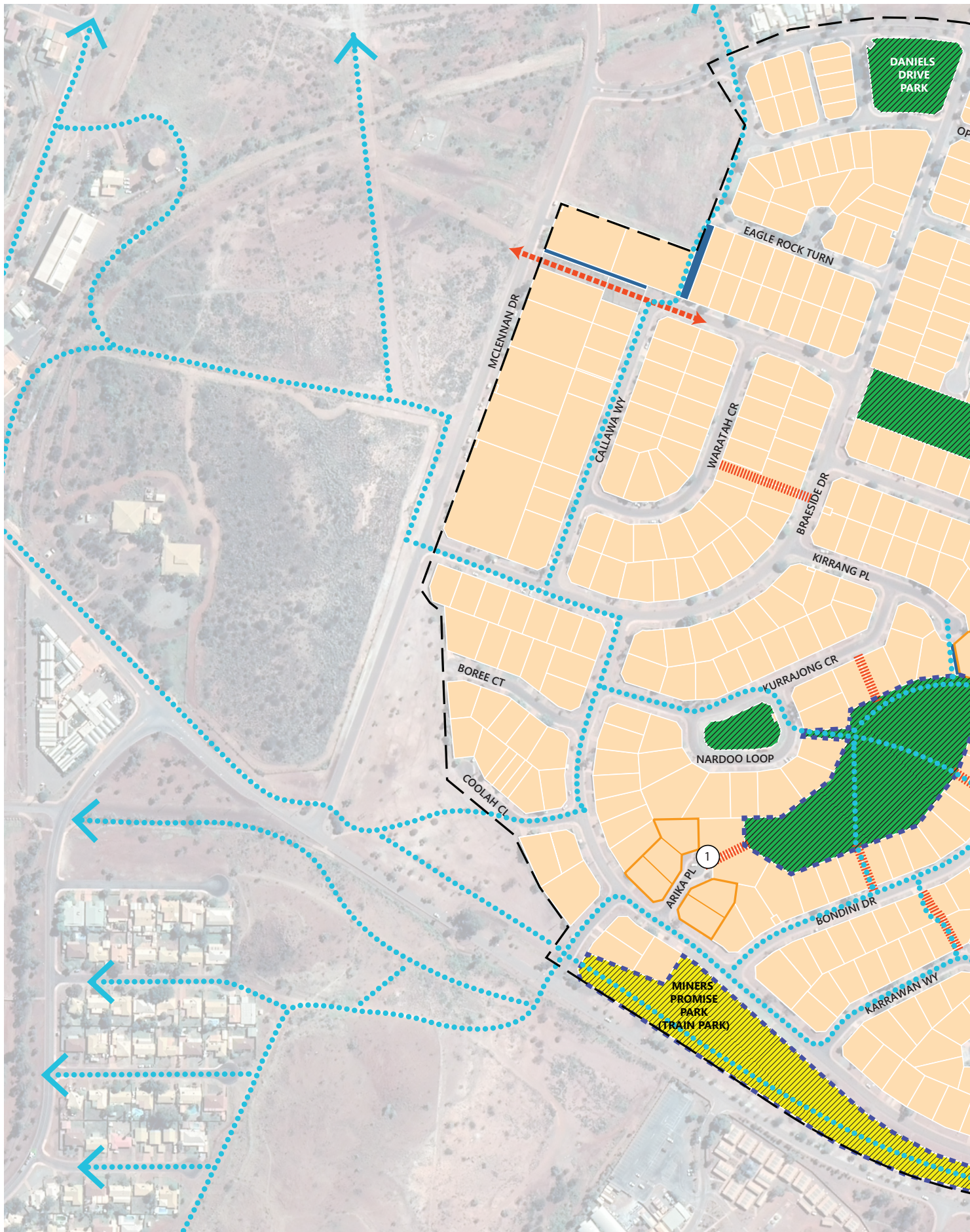
### 1.2.2. HOUSING

- + Multi-generational housing precincts for Nyiyaparli and Martu people.
- + Culturally purpose-fit housing for Nyiyaparli and Martu people.
- + Encourage climate-responsive housing design that improves amenity for residents and the community.
- + Increase landscaping on private lots to provide shade and cooling of houses and outdoor areas.
- + Improve passive surveillance of housing and the street, increasing safety and reducing crime for the local community.
- + Adopt an environmentally sustainable approach to development within the ENPSP area which encourages conservation of resources, including energy, and water use.
- + Ensure that new development provides lot and block configurations that are flexible and adaptable, to change with East Newman's needs over time.

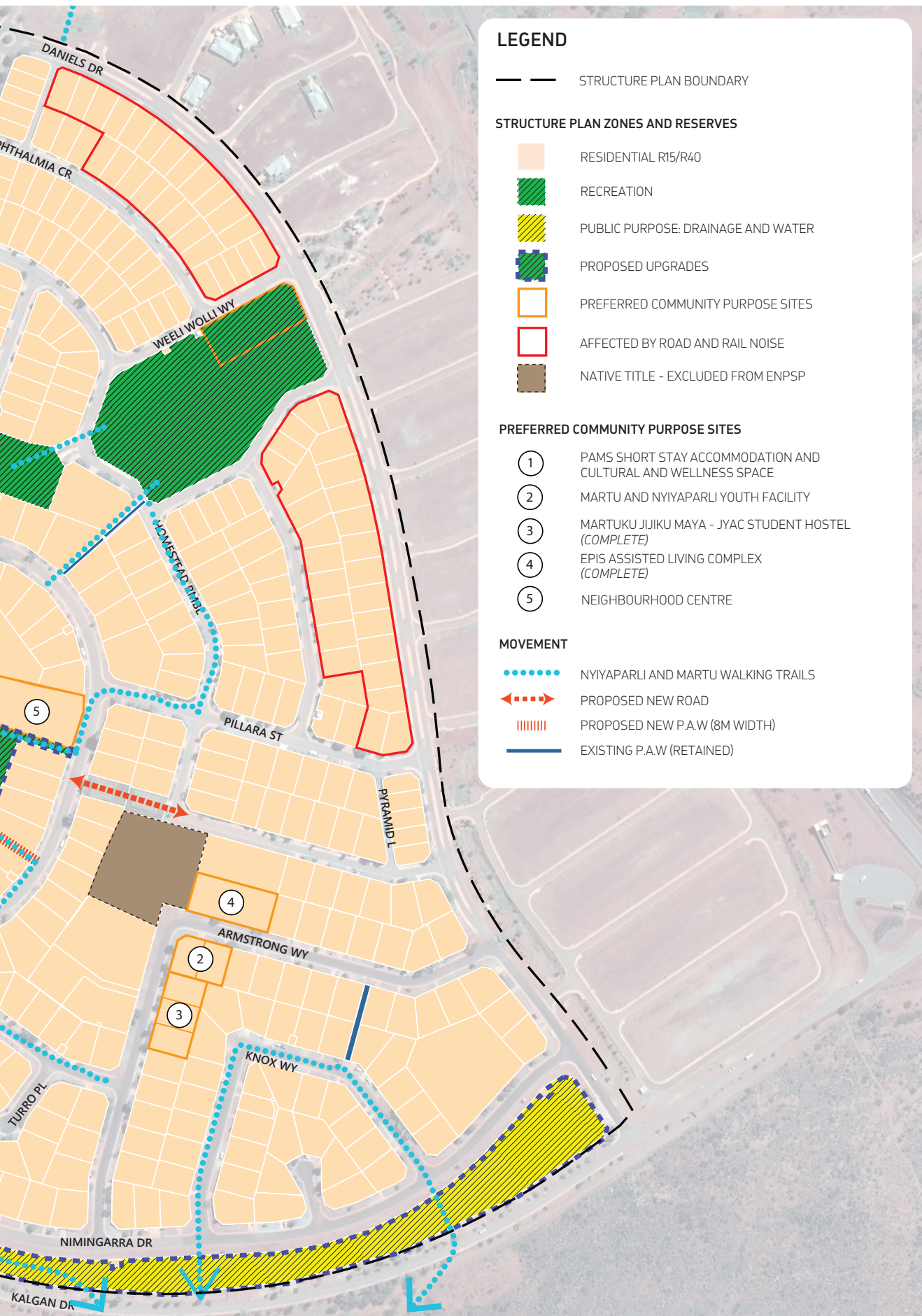
### 1.2.3. PUBLIC REALM AND CONNECTIVITY

- + Ensure landscape and public spaces are culturally sensitive and respond to the natural environment, enhancing the connection to Country for the local community.
- + Establish a highly connected and safe pedestrian environment that links key community facilities together through a network of green links.
- + Create connected public realm that allow a range of recreation, social meeting spaces and resting points.
- + Enhance the landscape quality of the ENPSP area through retaining mature trees and increasing tree canopy.
- + Create a pedestrian network based on Nyiyaparli and Martu walking trails and connections between key community facilities.
- + Ensure East Newman is well connected to the Newman townsite through walking, cycling and vehicle access.

P1 - Figure 1: East Newman Precinct Structure Plan Map







**LEGEND**

--- STRUCTURE PLAN BOUNDARY

**STRUCTURE PLAN ZONES AND RESERVES**

- RESIDENTIAL R15/R40
- RECREATION
- PUBLIC PURPOSE: DRAINAGE AND WATER
- PROPOSED UPGRADES
- PREFERRED COMMUNITY PURPOSE SITES
- AFFECTED BY ROAD AND RAIL NOISE
- NATIVE TITLE - EXCLUDED FROM ENPSP

**PREFERRED COMMUNITY PURPOSE SITES**

- ① PAMS SHORT STAY ACCOMMODATION AND CULTURAL AND WELLNESS SPACE
- ② MARTU AND NIYAPARLI YOUTH FACILITY
- ③ MARTUKU JIJIKU MAYA - JYAC STUDENT HOSTEL (COMPLETE)
- ④ EPIS ASSISTED LIVING COMPLEX (COMPLETE)
- ⑤ NEIGHBOURHOOD CENTRE

**MOVEMENT**

- NIYAPARLI AND MARTU WALKING TRAILS
- PROPOSED NEW ROAD
- PROPOSED NEW P.A.W (8M WIDTH)
- EXISTING P.A.W (RETAINED)

## 1.3 OPERATION

The ENPSP shall come into operation when it is approved by the Western Australian Planning Commission (WAPC) pursuant to Clause 22(1)(a) of the Deemed Provisions.

The ENPSP has been prepared in accordance with *State Planning Policy 7.2 Precinct Design*.

### 1.3.1. SCHEME RELATIONSHIP

The Shire of East Pilbara Local Planning Scheme No.4 (LPS4) describes the application of the ENPSP.

The objectives and development standards of the ENPSP are complementary to the provisions, standards or requirements of LPS4.

Where it is otherwise not covered, the provisions of LPS4 and State Planning Policy 7.3 - Residential Design Codes (R-Codes) shall prevail. All relevant policies of the Western Australian Planning Commission, and Shire of East Pilbara also apply.

Where a Local Development Plan or Development Application prepared pursuant to the ENPSP varies the development standards and requirements of the ENPSP, it will be assessed against the design principles of relevant State Planning Policy 7.0 and the objectives set out in the ENPSP.

Due regard must also be given to any adopted Local Development Plans or Precinct Local Development Plans, which shall operate in accordance with the *Regulations*.

The provisions of the ENPSP amend or replace the provisions of LPP8 - Residential Development Policy and Local Planning Policy No. 1 - East Newman Master Plan only for land within the defined ENPSP boundary area.

### 1.3.2. VARIATION TO THE R-CODES

The R-Codes applies to this Precinct Structure Plan in the following ways.

R-Codes Volume 1 applies for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40. Deemed-to-comply provisions of the R-Codes Volume 1 that are amended or replaced by the ENPSP are done so in accordance with Part 7 of that policy, and are as follows:

- + Street Setback (sub-clauses 5.1.2);
- + Lot boundary Setback (sub-clauses 5.1.3);
- + Open Space Provision (sub-clause 5.1.5);
- + Setback of Garages and Carports (sub-clauses 5.2.1);
- + Street Surveillance (sub-clauses 5.2.3);
- + Street Walls and Fences (sub-clauses 5.2.4);
- + Outdoor Living Areas (sub-clauses 5.3.1);
- + Landscaping (sub-clauses 5.3.2); and
- + Stormwater Management (sub-clause 5.3.9).

R-Codes Volume 2 applies for multiple dwellings in areas coded R40 or greater; within mixed use development and activity centres. Acceptable Outcome provisions of the R-Codes Volume 2 that are amended or replaced by the ENPSP are done so in accordance with Part 1.2 of that policy, and are as follows:

- + Section 2.3 - Street Setbacks;
- + Section 2.4 - Side and Rear Setbacks;
- + Section 3.2 - Orientation;
- + Section 3.6 - Public Domain Interface;
- + Section 4.1 - Solar and Daylight Access;
- + Section 4.2 - Natural Ventilation;
- + Section 4.12 - Landscape Design; and
- + Section 4.16 - Water Management and Conservation.

## 1.4 STAGING

The ENPSP advocates for a development priority based approach, with the staging of built form and development in the ENPSP area is largely based on the timing and willingness of individual landholders to develop their sites.

The key actions or upgrades critical to the implementation of the ENPSP are set out below, with consideration for short (0-3 years), medium (3-6 years), and long (6+ years) term aspirations.

**P1 - Table 1: Community Actions**

THEME	ACTIONS	SPP7.2 DESIGN ELEMENTS	PRIORITY	RESPONSIBILITY	STAKEHOLDERS
<b>Community Facilities and Services</b>	Delivery of PAMS short stay accommodation and cultural and wellness space	Land Use	Short	PAMS	PAMS, BHP, JYAC, KNAC
	Delivery of a Martu- and Nyiyaparli-owned youth facility	Land Use	Medium	JYAC, KNAC	JYAC, KNAC, BHP
	Develop a Martu and Nyiyaparli formal Neighbourhood Centre to meet the needs of the East Newman community. Potential co-location of wrap around services, with consideration for the following: <ul style="list-style-type: none"> <li>+ Create further incidental and planned activation opportunities</li> <li>+ Partner with providers already operating in East Newman</li> <li>+ Incorporation of communal facilities with high integration of all wraparound services</li> <li>+ Small enterprise, e.g. deli, café, small shop, communal laundromat, "men's shed" -style workshop etc.</li> <li>+ Places for education-related services (e.g. Potential whole of life education services)</li> <li>+ Inclusion of Martu staff and Martu patrol</li> <li>+ Services for children</li> <li>+ Space for families/youth</li> <li>+ Potential spaces which could vary from day to night to ensure higher activation</li> <li>+ Laundromat and ablution facilities</li> </ul>	Public Realm Land Use Built Form	Long	JYAC, KNAC	JYAC, KNAC, BHP, PAMS
	Provide education and training opportunities through the delivery of small projects in areas related to construction, landscaping and maintenance	Land Use	Short-Medium	JYAC, KNAC	BHP
<b>Community Safety</b>	Safety addressed through CPTED principles in refurbishment of housing, lighting, security measures	Public Realm Land Use Built Form	Short-Medium	SoEP (through assessment of future development applications)	JYAC, KNAC, BHP, DoC

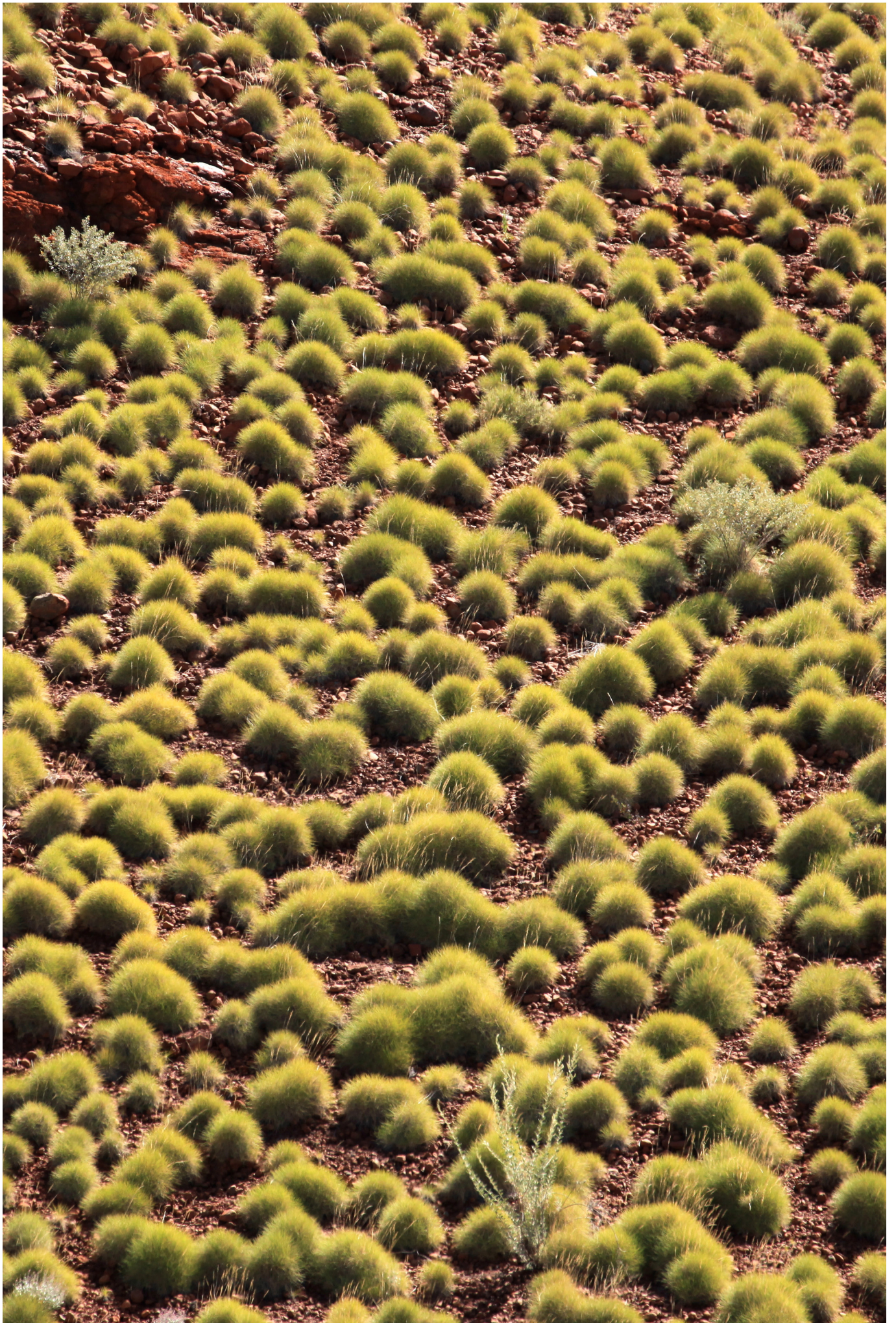
P1 - Table 2: *Housing Actions*

THEME	ACTIONS	SPP7.2 DESIGN ELEMENTS	PRIORITY	RESPONSIBILITY	STAKEHOLDERS
<b>Housing Diversity</b>	Identify and act on housing opportunities to provide multi-generational housing for families to interact, enhancing social and community outcomes	<b>Land Use</b> <b>Built Form</b>	Short	BHP, DoC	BHP, DoC, JYAC, KNAC
	Opportunity to increase housing diversity within the current density allocations by introducing a range of typologies that can be delivered through the current R15/R40 split coding.	<b>Built Form</b>	Short	WAPC (through PSP approval)	BHP, DoC, SoEP
	Investigate opportunities for amalgamation of strategic parcels of land under single ownership to: <ul style="list-style-type: none"> <li>+ Better utilise undeveloped underutilised land to</li> <li>+ Improve housing diversity and design outcomes</li> </ul>	<b>Urban Structure</b> <b>Built Form</b>	Long	BHP, DoC	BHP, DoC, WAPC
	Investigate opportunities to increase the yield in key strategic locations to enable additional housing and consolidated development with improved design outcomes	<b>Urban Structure</b> <b>Built Form</b>	Long	BHP, DoC	SoEP, BHP, DoC, WAPC
<b>Climate-Responsive Housing</b>	Climate-responsive design to improve performance and amenity of housing	<b>Built Form</b>	Medium	SoEP, BHP, DoC (through preparation and assessment of future development applications)	BHP, DoC, JYAC, KNAC
<b>Crime Prevention Through Environmental Design (CPTED)</b>	Refurbishment of housing focuses on increasing passive surveillance, whilst providing security for residents. Consider future guidelines for fencing specific to East Newman	<b>Public Realm</b> <b>Built Form</b>	Medium	DoC, BHP	BHP, DoC, JYAC, KNAC
	Future housing developed based on CPTED principles creating high interaction and surveillance of the public realm including parks, streets and accessways	<b>Public Realm</b> <b>Built Form</b>	Medium	DoC, BHP	BHP, DoC, JYAC, KNAC
<b>Improved Landscaping</b>	Water sensitive landscaping of new housing development	<b>Built Form</b>	Short-Medium	DoC, BHP	BHP, DoC, JYAC, KNAC, SoEP
	Landscaping principles that address shade, comfort, safety and environmental sustainability with appropriately considered outdoor spaces for future housing that is useable and sized appropriately	<b>Urban Ecology</b> <b>Built Form</b>	Long	DoC, BHP	BHP, DoC, JYAC, KNAC, SoEP

P1 - Table 3: *Public Realm and Connectivity Actions*

THEME	ACTIONS	SPP7.2 DESIGN ELEMENTS	PRIORITY	RESPONSIBILITY	STAKEHOLDERS
<b>Landscape Strategy</b>	Implementation of the Landscape Strategy provided in <b>Appendix 5</b> , with the aim to address: <ul style="list-style-type: none"> <li>+ Improved culturally sensitive landscaping and upgrades to entries and main connections into East Newman, streets, parks and open spaces, public access ways and swales</li> <li>+ Provide culturally sensitive locations for key community resting points</li> <li>+ A focus on journey with a network of entries, connections, gathering spaces and resting points</li> </ul>	22.032	Short	To be confirmed	JYAC, KNAC, BHP, DoC, SoEP
	Develop Landscape Guidelines for East Newman in accordance with the Landscape Strategy provided in <b>Appendix 5</b>	Urban Ecology Public Realm	Medium	To be confirmed	JYAC, KNAC, BHP, SoEP
<b>Public Realm Upgrades</b>	Upgrades to streets in accordance with the Landscape Strategy provided in <b>Appendix 5</b> , including: <ul style="list-style-type: none"> <li>+ Provision of future lighting and incremental increase of shade along major movement networks with a landscape/public realm strategy</li> <li>+ Align with CPTED principles</li> </ul>	Public Realm Movement	Short-Medium	To be confirmed	JYAC, KNAC, BHP
	Upgrades to public open space (central park) and drainage reserve adjacent to Nimingarra Drive in accordance with the Landscape Strategy provided in <b>Appendix 5</b> , including: <ul style="list-style-type: none"> <li>+ Address lighting and access issues</li> <li>+ Provision of running water in key nodes</li> <li>+ A focus on culturally sensitive functional, sustainable, low maintenance open spaces</li> <li>+ Shade structures</li> <li>+ Align with CPTED principles, especially relating to the development of the central park and connection points</li> <li>+ Establishment of biofiltration areas in changed land use areas and/or redeveloped POS/drainage areas to treat first 15mm of runoff</li> </ul>	Urban Ecology Public Realm	Short-Medium	To be confirmed	JYAC, KNAC, BHP, SoEP
	Improve connection between public and private spaces including between housing, community facilities, streets and parks	Urban Ecology Public Realm Built Form	Short-Medium	To be confirmed	JYAC, KNAC, BHP, DoC, SoEP

THEME	ACTIONS	SPP7.2 DESIGN ELEMENTS	PRIORITY	RESPONSIBILITY	STAKEHOLDERS
<b>Connections</b>	Cultural corridors that reflect Niyaparli and Martu movement networks and aid in educating residents of the history and cultural background to East Newman	22.032	Short	To be confirmed	JYAC, KNAC, BHP, SoEP
	Partnerships with surrounding landowners to recognise pedestrian movement corridors to enable sympathetic approaches to development and access	Urban Structure Public Realm Movement	Short-Medium	To be confirmed	JYAC, KNAC, BHP, SoEP
	New road network to connect Neighbourhood Centre, and new pedestrian cultural corridor network	Urban Structure Public Realm Movement	Short-Medium	To be confirmed	JYAC, KNAC, BHP, SoEP





# 02



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## SUBDIVISION AND DEVELOPMENT REQUIREMENTS

# 2.1 LAND USE

## 2.1.1. LAND USE PERMISSIBILITY

Land use permissibility within the ENPSP shall be determined in accordance with the Shire of East Pilbara Land Use table set out in LPS4.

While the majority of land within the ENPSP area will remain residential, the following additional uses will be permitted in accordance with **P1 - Table 4**.

**P1 - Table 4: Additional Use Table**

DESCRIPTION OF LAND	ADDITIONAL USE	CONDITION
All residential zoned land within the ENPSP area.	A - Community Purpose	Proposed community purpose sites to generally align with identified community needs as set out in the ENPSP and/or Newman Futures.  The design of community purpose buildings should respond to the objectives set out in the ENPSP and SPP7.0 Design Principles.
Lot Number: 9002 Survey Plan: P076940 9002 <i>Note that this lot is owned by DevelopmentWA</i>	A - Community Purpose	Proposed community purpose sites to generally align with identified community needs as set out in the ENPSP and/or Newman Futures.  Use and development of the site to complement and be consistent with the POS objectives.  The design of community purpose facilities should respond to the objectives set out in the ENPSP and SPP7.0 Design Principles.

## 2.2 RESIDENTIAL DENSITY

### 2.2.1. RESIDENTIAL DENSITY

1. Residential density shall be in accordance with **P1 - Figure 1**.
2. In considering development applications on dual coded sites, the following shall apply:
  - (a) The base density code of R15 shall be applied unless otherwise specifically approved by Council.
3. All applications for residential density codes above R15 will be at the Shire's discretion, subject to compliance with the following:
  - (a) Reticulated sewerage is or becomes available to the land or, where exemption from the requirement for deep sewerage is granted by the local government pursuant to the provisions of any Government Sewerage Policy;
  - (b) A high quality of built form that meets the objectives of the ENPSP, and addresses the *State Planning Policy 7.0 - Design of the Built Environment* Design Principles;
  - (c) Integration of development at the higher density code with adjoining development at the base density code; and
  - (d) Satisfies the development requirements set out in **Section 2.3** and **2.4**.

## 2.3 GENERAL REQUIREMENTS

This section provides an overview of the development standards which apply to all subdivision and development in the ENPSP area. These standards shall be read in conjunction with the Lot Specific Requirements provided in **Section 2.4**.

To meet the ENPSP objectives, all development (with the exclusion of alternations or renovations to existing dwellings) is required to achieve the following:

### 2.3.1. BUILDING HEIGHTS

1. Building heights shall comply with the minimum and maximum building heights set out in the Shire of East Pilbara Local Planning Scheme or the R-Codes.

### 2.3.2. SETBACKS

#### LOCAL HOUSING OBJECTIVES

- + The setback of dwellings create a consistent streetscape, and allow adequate space for the provision of landscaping and planting of trees.
- + Setback of dwellings encourages passive surveillance and connection to the street.
- + The setback of garages allows adequate space for a car to be parked without any overhang onto footpaths.

#### DEVELOPMENT REQUIREMENTS

##### STREET SETBACKS

1. Buildings are set back from the street boundary in accordance with **P1 - Table 5**.

##### LOT BOUNDARY SETBACKS

2. Buildings are set back from lot boundaries in accordance with **P1 - Table 5**.
3. Boundary walls are permitted to a maximum length of 6m, and to one lot boundary only.

**P1 - Table 5: Setback Requirements**

	PRIMARY STREET	SECONDARY STREET	PEDESTRIAN ACCESS WAYS (PAWS)	ALL OTHER LOT BOUNDARIES
Buildings (Including carports, unenclosed porches, balconies, verandahs or equivalent)	2.5m	2.5m	1.5m	In accordance with the R-Codes
Garages	5.4m	5.4m		

### 2.3.3. STREETScape

#### LOCAL HOUSING OBJECTIVES

- + Passive surveillance and visual connection to the street is enhanced through the provision of major openings and active use areas such as verandahs and balconies.

#### DEVELOPMENT REQUIREMENTS

##### STREET SURVEILLANCE

1. Dwelling to address the street (including a communal street or right-of-way where this is the primary frontage) and provide at least one major opening on the dwelling frontage with an outlook to the street.
2. Front doors to be protected from the weather by a porch, verandah or similar, with a minimum dimension of 1.2m.
3. For battleaxe lots or sites with internal driveway access:
  - (a) At least one major opening from a habitable room must face the approach to the dwelling.
  - (b) No garage shall be visible from the primary street.
4. Where development fronts a pedestrian access way (PAW), provide at least one major opening from an active habitable space with outlook onto the PAW.

##### STREET WALLS AND FENCES

5. Where provided, street fences shall be as follows:
  - (c) Within the primary street setback area - a maximum height of 1.2m and 100% visually permeable; and
  - (d) Within the secondary street setback area or PAW setback area - a maximum 1.8m and visually permeable above 1.2m of natural ground level, measured from the street side of the front fence.

## 2.3.4. OPEN SPACE AND OUTDOOR LIVING

### LOCAL HOUSING OBJECTIVES

- + Open space allows for adequate ventilation and the capture of natural breezes into the dwelling.
- + The design and location of outdoor living areas is responsive to climate by providing adequate shade, and is appropriate to the intended use of the occupants.

### DEVELOPMENT REQUIREMENTS

#### OPEN SPACE

1. Minimum open space to be provided as follows:
  - (a) R15 - 50% of the site; and
  - (b) R40 - 50% of the site

#### OUTDOOR LIVING AREA

2. Outdoor living areas are to be located:
  - (a) to the east of the dwelling; or
  - (b) to the south of the dwelling

Outdoor living areas to the west or north of the building are limited to circumstances where (a) and (b) are not possible, and they must be provided with adequate shading

3. Outdoor living areas are provided with:
  - (a) minimum 15m<sup>2</sup> shaded area (either permanent or temporary); and
  - (b) no maximum roof covering, provided that open space and soft landscaping can still be achieved.
4. Where the orientation allows, outdoor living areas are encouraged to be located forward of the building line to promote passive surveillance of the street, provided that all structures comply with the street setback requirements.

## 2.3.5. FACADE AND ROOF DESIGN

### LOCAL HOUSING OBJECTIVES

- + Housing is designed to positively respond to the streetscape, be easy to maintain and use materials that are durable and hard-wearing, appropriate to the climate.
- + Roof design is responsive to climate and ensures a considered approach to stormwater management.

### DEVELOPMENT REQUIREMENTS

1. Materials must be attractive, durable and easy to maintain.
2. Roofs are designed as gable or skillion (or equivalent), with hip and valley roof designs not permitted.

## 2.3.6. LANDSCAPE

### LOCAL HOUSING OBJECTIVES

- + Trees are retained on site where possible, and/or new trees are planted to increase the tree canopy in the ENPSP area and provide shade and amenity for the local community.
- + Trees are retained to enhance connection to Country and the natural environment.
- + Hardscape areas are minimised to reduce the impacts of heat and climate change for both occupants and the wider community.

### DEVELOPMENT REQUIREMENTS

#### TREES AND DEEP SOIL AREA

1. Where a significant existing tree is located within 2m of a street or lot boundary, it is to be retained and provided with adequate deep soil area in accordance with **P1 - Table 6**.
2. For single and grouped dwellings, where no significant existing tree has been identified and retained on site, minimum trees and adequate deep soil are to be provided as follows:
  - (a) one small tree in the primary street setback area; and
  - (b) one small tree behind the primary frontage of the dwelling.

Trees to be provided in accordance with **P1 - Table 6**.

**P1 - Table 6: Tree sizes and deep soil area**

	CANOPY DIAMETER (AT MATURITY)	TREE HEIGHT (AT MATURITY)	DSA PER TREE	ROOT PROTECTION AREA
Small tree	2-6m	2-8m	9m <sup>2</sup>	1.5m x 1.5m
Medium tree	6-9m	8-12m	36m <sup>2</sup>	3m x 3m
Large tree	>9m	>12m	64m <sup>2</sup>	4m x 4m

3. For multiple dwellings, trees and deep soil area to be provided in accordance with the R-Codes.

#### LANDSCAPING

4. A minimum of 20% of each dwelling site to be provided as soft landscaping.

#### STORMWATER MANAGEMENT

5. Development to provide minimum habitable floor levels of 0.5m above the 1% AEP flood level and 0.3m above the road drainage network.

### 2.3.7. SOLAR ACCESS AND NATURAL VENTILATION

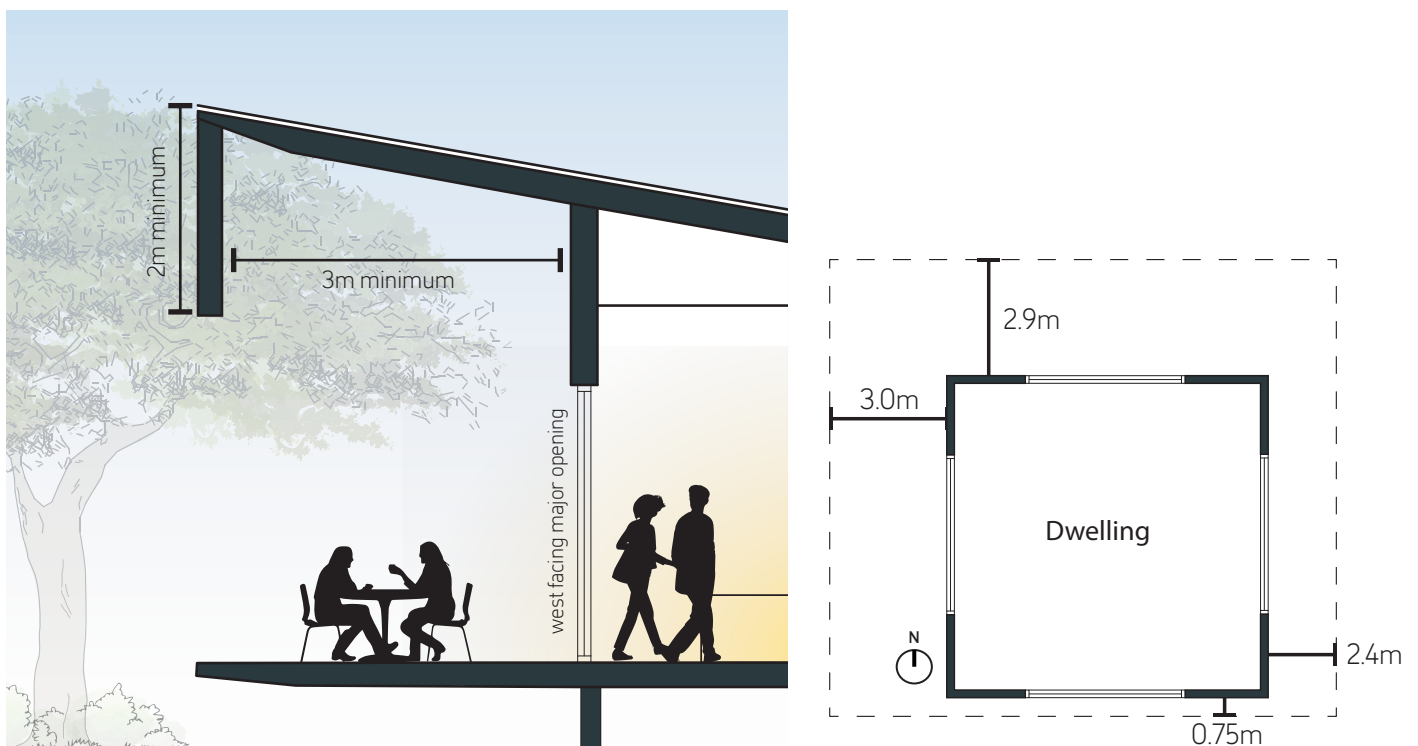
#### LOCAL HOUSING OBJECTIVES

- + Design of housing is site and climate responsive, providing adequate shading and restricting solar access into habitable rooms.
- + Dwellings are oriented and designed to maximise natural cross ventilation and capturing predominant cooling breezes.

#### DEVELOPMENT REQUIREMENTS

1. Dwellings are oriented to:
  - (a) minimise major openings facing west; and
  - (b) maximise natural cross ventilation to habitable rooms.
2. External walls with major openings are provided with minimum shading as follows:
  - (a) North orientation: 2.9m
  - (b) South orientation: 0.75m
  - (c) Eastern orientation: 2.4m
  - (d) Western orientation: 3m horizontal overhang and 2m vertical panel

Where openings face inter-cardinal orientations, the predominant orientation applies. Refer **P1 - Figure 2**.



P1 - Figure 2: Orientation and Shading Requirements



## 2.3.8. BUSHFIRE MANAGEMENT

### DEVELOPMENT REQUIREMENTS

1. Development and subdivision on lots identified as being Bushfire Prone on the Department of Fire and Emergency Services Bushfire Prone Mapping shall be required to prepare and submit a Bushfire Management Plan with any development or subdivision application, in accordance with State Planning Policy 3.7.

## 2.3.9. ROAD AND RAIL NOISE

### DEVELOPMENT REQUIREMENTS

1. Development or subdivision of lots identified in **P1 - Figure 1** in the road noise buffer are subject to the requirements of *State Planning Policy 5.4 - Road and Rail Noise*.

## 2.4 LOT SPECIFIC REQUIREMENTS

In addition to the general requirements of **Section 2.3**, the following lot-specific requirements apply to lots identified as 'park frontage lots' or 'corner lots' on **P1 - Figure 3**.

### 2.4.1. PARK FRONTAGE LOTS

#### LOCAL HOUSING OBJECTIVES

- + Dwellings adjoining POS provide outlook and passive surveillance over the public realm, increasing safety and use of POS areas.

#### LOT SPECIFIC REQUIREMENTS

1. Dwellings are set back a minimum 2.5m from POS boundaries.
2. Fencing along POS boundaries is to be visually permeable above 1.2m.
  - (e) Provision of an openable gate along POS boundaries is permitted to promote resident access.
3. Dwellings are oriented to address the POS and provide a minimum of one major opening from the primary living space that allows direct visual connection and provides for passive surveillance of POS.

### 2.4.2. CORNER LOTS

#### LOCAL HOUSING OBJECTIVES

- + Housing on corner lots addresses the street and positively contributes to the streetscape, reinforcing corners as prominent development locations.
- + Passive surveillance of the street is maximised through permeable fencing and outlook from habitable rooms.

#### LOT SPECIFIC REQUIREMENTS

1. Dwelling address both the primary and secondary street, by providing at least one major opening with outlook to each street.



P1 - Figure 3: ENPSP Lot Specific Housing Requirements