

## Council Policy

# **R Codes Policy: Building Envelopes within Special Residential Area No 8, applying to Lots 650–658 La Perouse Court, Goode Beach**

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Adoption Date: 15.07.2003  
Adoption Reference: OCM 11.3.2  
Review Date: 30.06.2009  
Maintained By: Manager Planning and Rangers  
Document Reference: NP099231

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- b) The development application shall include showing the proposed development in relation to the landscape on and off the site (particularly it's relationship with the ridge to the North).
  - c) The Landowner shall control storm water and drainage run-off from the ridges and buildings down into the gully in order to maintain the structural integrity of the dwelling.
- 7) Upon Lot 653, 654 and 655 the dwelling is to be constructed to Australian Standard 3959 – “Construction of Dwellings in Bushfire Prone Areas” and have installed an effective bush fire sprinkler system.

## **Legislative and Strategic Context**

- 8) This policy is created under Clause 7.21 of the CoA Town Planning Scheme No 1A and Clause 6.9 of the CoA Town Planning Scheme No 3.
- 9) The policy should be read in conjunction with the Albany Local Planning Strategy and any local Precinct Plan created pursuant to that strategy.
- 10) R-Codes: Section 2.6 of the Residential Design Codes allows the CoA to prepare a Local Planning Policy to vary the requirements of these codes.

## **Review Position and Date**

- 11) Manager Planning and Rangers to review on or before 30.06.2009.

## **Associated Documents**

- Australian Standard 3959 – “Construction of Dwellings in a Bushfire Prone Area”
- Town Planning Scheme No 3 – Special Residential Area No 8
- Residential Design Codes of WA

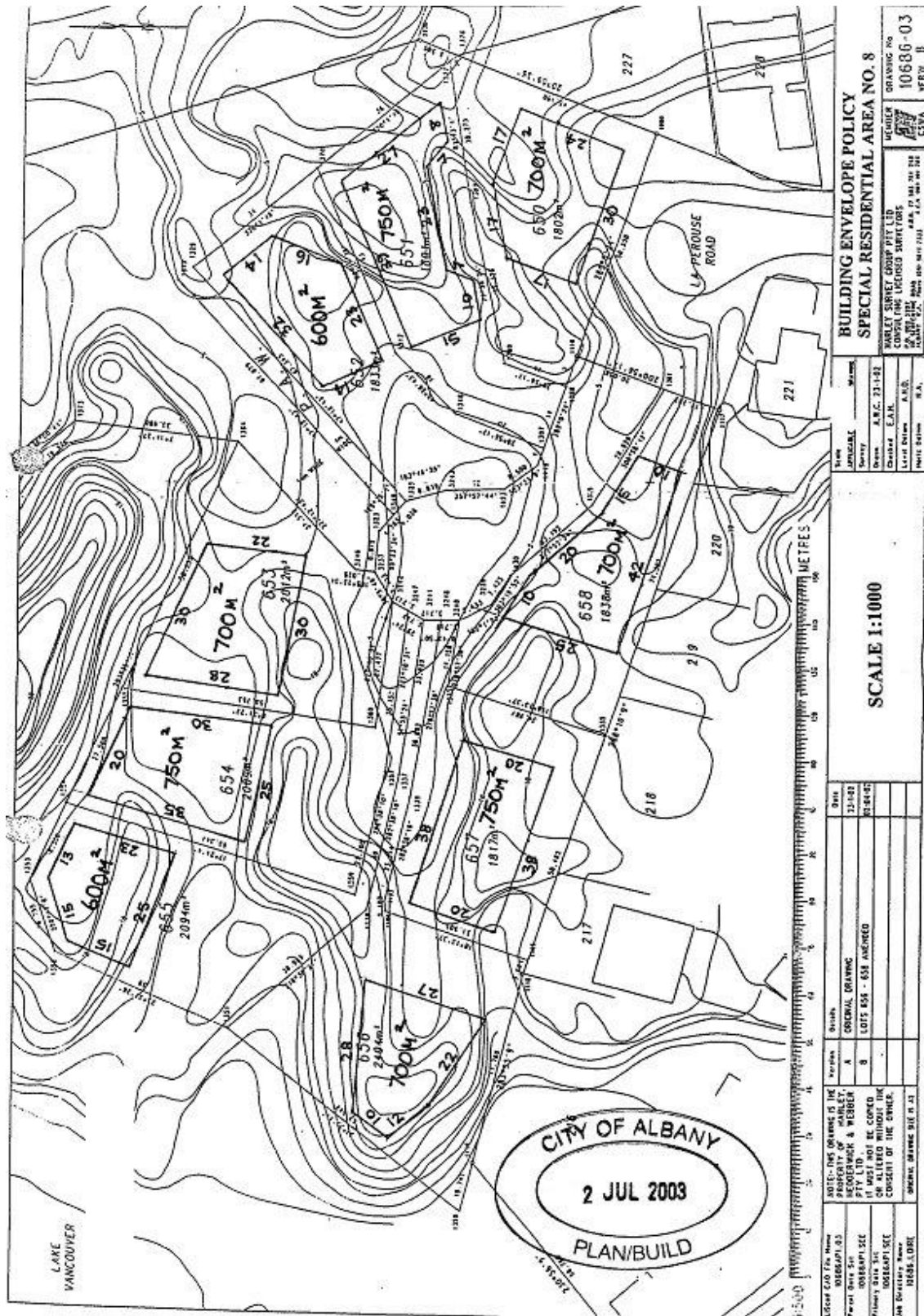


Figure 2

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CEO Authorisation: \_\_\_\_\_  
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