



Local Planning Policy 20 – Sustainable Design

AMRShire Local Planning Policy

February 2017

This Policy was adopted by Council to give guidance as to how discretion under a town planning scheme or other regulatory instrument may be exercised. It also serves to help proponents, landowners and the community understand how decisions are likely to be reached.

Introduction

This policy sets out specific sustainable design standards to be addressed where required by LPS 1 (clauses 4.21.3 and 4.21.4) and/or Local Planning Policies (LPP 19). This policy is created under the Deemed Provisions of *Local Planning Scheme No. 1*.

Objectives

1. Increase the sustainability of housing in the Shire by clarifying the application of the incentive to develop to a higher residential density for land zoned R15/30 and R30/40.
2. Ensure 'small housing' and dwellings developed at higher densities utilise specific sustainable design standards to achieve more efficient use of resources than standard dwellings.
3. Reduce reliance upon energy appliances to heat and cool the home as outlined in Council's Local Energy Action Plan.

Scope

This policy applies to residential zoned land having a split density code of R15/30 or R30/40 and 'small dwellings' for which a density bonus is sought as per LPP19.

Interpretation

"Solar passive design" refers to the use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.

"Solar access" refers to access to the sun's rays by, for instance, restricting the location of shade trees or laying out the building so as to maximise the usefulness of solar energy.

"Solar photovoltaic panels" means a system which converts energy from the sun into useable electrical energy, heats water or produces hot air or a similar function through the use of solar panels.

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Policy Measures

- a) Dwellings are to achieve a 6 +1 star energy efficiency rating as calculated in accordance with the Building Code of Australia..
- b) Dwellings are to be fitted with 'grey water ready' plumbing.
- c) An array of solar photovoltaic panels are to be installed on each dwelling;
- d) Water heating is to be by means of a solar (including heat pump) or gas system;
- e) Provision of rainwater tanks of at least 3,000 litres are to be provided and plumbed to dwellings to supplement the Scheme water supply;
- f) A landscaping plan should be prepared and submitted prior to subdivision, demonstrating a water wise garden through the use of local species and other low-water using plants. Landscaping should not impact upon solar passive design of dwelling(s);

Planning Mechanisms

1. In respect to clauses 4.21.3 and 4.21.4 only:
 - a) Development
Detailed Area Plans or development applications are required to demonstrate how future dwelling(s) will comply with the design standards prescribed by the policy measures above.
 - b) Subdivision
In the case of subdivision, a condition will be recommended to the Western Australian Planning Commission requesting that a suitable mechanism be placed on the title of the vacant lot requiring that the land may not be developed or used in any manner which is inconsistent with this policy and an approved Structure Plan, Detailed Area Plan or development application applying to the land.

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| Adopted for Advertising | 13 June 2012 |
| Adopted by Council | 26 September 2012 |
| Reviewed (Advertised) | 22 February 2017 |
| Adopted by Council | 10 May 2017 |