

## Local Planning Policy 1.1 Residential Development

### 1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 1.1 - Residential Development.

### 2. Purpose

The purpose of this policy is to amend the deemed-to-comply provisions within the Residential Design Codes Volume 1 (R-Codes), to guide low and medium density residential development.

### 3. Application

- 3.1 This policy applies to all dwellings subject to the R-Codes Volume 1. The R-Codes Volume 1 is separated into two parts, Part B and Part C. Part B applies to all single houses R40 and below and grouped dwellings R25 and below. Part C applies to all single houses R50 and above, grouped dwellings R30 and above, and multiple dwellings R30 to R60.
- 3.2 When considering development which does not meet the provisions of this policy, the proposal is to be assessed against the relevant objectives of this policy and the corresponding design principles and objectives of the R-Codes.

### 4. Policy Objectives

- 4.1 To vary the R-Codes to provide amended or alternative 'deemed-to-comply' provisions.
- 4.2 To provide for high quality residential development which is compatible with the character, form and scale of existing residential development in the locality.
- 4.3 To ensure garage and carports are designed to complement streetscape continuity and are not dominant streetscape features.
- 4.4 To ensure street fencing positively contributes to the safety, security and visual amenity of the streetscape.

This policy is set out in two columns. Column 1 details the existing R-Codes provisions subject to this policy. Column 2 details the changes to the corresponding R-Codes provisions in Column 1. Where a provision in Column 1 is struck out, Column 2 replaces the respective provision. Where Column 1 is not struck out, Column 2 provides additional provisions.

## 5. Development Requirements - Part B of the R-Codes

The following provisions apply to all single and grouped dwelling development that is subject to Part B of the R-Codes.

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<b>5.1.2 – Street setbacks</b>	
<p><b>C2.1</b> Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary:</p> <ul style="list-style-type: none"> <li>i. in accordance with Table B;</li> <li>ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;</li> <li>iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);</li> <li>iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah or the equivalent (refer Figure 2e), where: <ul style="list-style-type: none"> <li>• a grouped dwelling has its main frontage to a secondary street; or</li> <li>• a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or</li> <li>• a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared</li> </ul> </li> </ul>	<p>Clause 5.1.2 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C2.5</b> Subject to Clause 5.2.5 of the R-Codes (as amended by this policy), gatehouses are permitted within the primary street setback area, provided they meet the following requirements:</p> <ul style="list-style-type: none"> <li>i. a maximum height of 3.5m,</li> <li>ii. a maximum width of 2.0m,</li> <li>iii. a maximum post dimension of 0.3m, and</li> <li>iv. a total area not exceeding 4.0m<sup>2</sup>, measured from the outer edges of the posts (refer to <b>Figure 1</b>).</li> </ul>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>pedestrian or vehicle access way (Figure 2d); and</p> <p>v. to provide for registered easements for essential services.</p> <p><b>C2.2</b> Buildings set back from the secondary street boundary in accordance with Table B.</p> <p><b>C2.3</b> Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table B.</p> <p><b>C2.4</b> A porch, verandah, unenclosed balcony or the equivalent may (subject to the NCC) project forward of the primary street setback line to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1(iii) (Refer Figure 2e).</p>	
<b>5.1.3 – Lot boundary setbacks</b>	
<p><b>C3.1</b> Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:</p> <ul style="list-style-type: none"> <li>i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);</li> <li>ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*: <ul style="list-style-type: none"> <li>• is not more than 10m in length and 2.7m in height;</li> <li>• is located behind the primary street setback; and</li> <li>• has eaves, gutters and roofs set back at least 450mm from the lot boundary.</li> </ul> </li> </ul> <p><i>Note: Pillars and posts with a horizontal dimension of 450mm by 450mm, or less, do not constitute a boundary wall.</i></p> <p><i>Note: *There are separate building code requirements which may also apply.</i></p>	<p>Clause 5.1.3 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C3.5</b> Boundary walls shall be finished to match the remainder of the development to the satisfaction of the City.</p>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<ul style="list-style-type: none"> <li>iii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level;</li> <li>iv. separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them;</li> <li>v. minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and</li> <li>vi. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f).</li> </ul> <p><b>C3.2</b> Boundary walls may be built behind the street setback (specified in Table B and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:</p> <ul style="list-style-type: none"> <li>i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or</li> <li>ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</li> <li>iii. in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</li> </ul>	

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension.</p> <p>(Refer Figure Series 5)</p> <p><b>C3.3</b> Where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code.</p> <p><b>C3.4</b> Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:</p> <p>i. clause 5.3.7 does not apply; and</p> <p>ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.</p> <p><i>Note: Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.</i></p>	
<b>5.2.1 Setback of carports and garages</b>	
<p><del><b>C.1.1</b> Garages set back 4.5m from the primary street except that the setback may be reduced:</del></p> <p><del>i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or</del></p> <p><del>ii. to 3m where the garage allows vehicles to be parked parallel to the street. The</del></p>	<p>Clause 5.2.1 C1.1 and C1.2 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C.1.1</b> Garages set back 5.0m from the primary street except that the setback may be reduced:</p> <p>i. in accordance with Figure 8b of the R-Codes, where the garage adjoins a dwelling provided the garage is set back a minimum 0.5m behind the dwelling alignment</p>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>wall parallel to the street must include openings.</p> <p><b>C.1.2</b> <del>Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where:</del></p> <ul style="list-style-type: none"> <li><del>i. the width of the carport does not exceed 60 per cent of the frontage;</del></li> <li><del>ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and</del></li> <li><del>iii. the carport roof pitch, colours and materials are compatible with the dwelling.</del></li> </ul> <p><del>(Refer to Figure 8a)</del></p> <p><b>C.1.3</b> Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.</p> <p><b>C.1.4</b> Garages and carports set back 1.5m from a secondary street.</p>	<p>(excluding any porch, verandah or balcony); or</p> <ul style="list-style-type: none"> <li>ii. to 3m where the garage allows vehicles to be parked parallel to the primary street. The garage wall facing the primary street includes a minimum of two openings that meet the following criteria: <ul style="list-style-type: none"> <li>a. the openings are a minimum of 2.0m<sup>2</sup> in aggregate; and</li> <li>b. are transparent; and</li> <li>c. have a sill height less than 1.6m above finished floor level.</li> </ul> </li> </ul> <p><b>C.1.2</b> Carports are to be set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 % of the minimum setback stated in Table B where:</p> <ul style="list-style-type: none"> <li>i. the carport and all supporting structures are set back a minimum of 0.5m from side lot boundaries;</li> <li>ii. the width of the carport does not exceed 60% of the site frontage;</li> <li>iii. the carport is free of walls for all portions that project into the primary street setback area;</li> <li>iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and the carport does not incorporate enclosed storerooms.</li> </ul>
<b>5.2.3 – Street surveillance</b>	

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p><del><b>C3.1</b> The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street.</del></p> <p><b>C3.2</b> At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.</p> <p><b>C3.3</b> For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.</p>	<p>Clause 5.2.3 C3.1 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C3.1</b> Single houses and grouped dwellings are designed to address the primary street in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. The street elevation of the dwelling to address the street with clearly definable entry points visible and accessed from the public realm.</li> <li>ii. The pedestrian entry point (i.e. front door) must be clearly visible from the primary street.</li> <li>iii. At least one major opening from a habitable room on each level of the dwelling faces the pedestrian and vehicular approach to the dwelling.</li> <li>iv. For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.</li> </ul>
<b>5.2.4 – Street walls and fences</b>	
<p><del><b>C.4.1</b> Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12).</del></p>	<p>Clause 5.2.4 C4.1 &amp; C4.2 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C.4.1</b> Front fences, including gates, within the primary street setback area:</p> <ul style="list-style-type: none"> <li>i. are visually permeable above 1.2m from the verge level to a maximum height of 1.8m, measured from the street side of the fence (refer <b>Figure 2a</b>).</li> </ul>

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<p><del>C.4.2</del> Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12).</p>	<ul style="list-style-type: none"> <li>ii. For the permeable fencing above 1.2m, the depth of the infill material shall not be greater than the gap between the infill material (refer <b>Figure 2b</b>).</li> <li>iii. Solid pillars that form part of front fences not more than 2.1m above natural ground level as measured from the street side of the fence.</li> <li>iv. Pillars within the primary street setback area are restricted to a maximum width and depth of 0.5m. Pillars are to have a minimum separation distance of 1.5m. The pillar separation distance may be reduced to a minimum of 1.0m where two pillars directly adjoin a pedestrian gate.</li> </ul> <p><b>C4.2</b> Fences within a secondary street setback area are restricted to a maximum height of 1.8m above natural ground level as measured from the street side of the fence.</p> <p><b>C4.3</b> Fencing which is parallel to the primary street or any truncation shall not be constructed of Colorbond, or any similar materials as determined by the City.</p> <p><b>C4.4</b> For the purposes of housing a utility/meter box, solid fencing within the primary setback area is permitted where it is:</p> <ul style="list-style-type: none"> <li>i. a maximum 1.0m in width;</li> <li>ii. a maximum 1.8m in height;</li> <li>iii. aligned perpendicular to the street; and</li> </ul>



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	iv. setback at least 1.5m from where a vehicle access point intersects with a street, including on neighbouring properties.
<b>5.2.5 – Sight lines</b>	
<p><b>C5</b> Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ul style="list-style-type: none"> <li>i. a driveway that intersects a street, right-of-way or communal street;</li> <li>ii. a right-of-way or communal street that intersects a public street; and</li> <li>iii. two streets that intersect. (refer Figure 9a).</li> </ul>	<p>Clause 5.2.5 C5 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C5.1</b> Within the 1.5m truncation area stipulated under C5, the following structures are permissible:</p> <ul style="list-style-type: none"> <li>i. A single pier with a maximum height of 2.1m as measured from natural ground level on the street side of the fence and a maximum dimension of 0.3m; and</li> <li>ii. 80% visually permeable fencing above 0.75m to a maximum height of 1.8m, as measured from natural ground level on the street side of the fence.</li> </ul> <p>Note 1: The provisions of C5.1 also apply to vehicle access gate.</p> <p>Note 2: Refer <b>Figures 3A &amp; 3B</b>.</p>
<b>5.3.7 – Site works</b>	
<p><b>C7.1</b> Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.</p> <p><b>C7.2</b> <del>Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.</del></p>	<p>Clause 5.3.7 C7.2 of the R-Codes is replaced with the following deemed-to-comply requirements:</p> <p><b>C7.2</b> Fill within the site and outside of street setback areas is to comply with <b>Table 1</b> of this policy.</p>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions														
<p><b>C7.3</b> Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.</p>	<p><b>Table 1</b> Setback of site works and retaining walls</p> <table border="1"> <thead> <tr> <th data-bbox="890 365 1177 539">Height of retaining walls and fill <i>As measured from natural ground level</i></th><th data-bbox="1177 365 1385 539">Setback Required</th></tr> </thead> <tbody> <tr> <td data-bbox="890 539 1177 591">0.5m or less</td><td data-bbox="1177 539 1385 591">0.0m</td></tr> <tr> <td data-bbox="890 591 1177 642">0.5m to 1.0m</td><td data-bbox="1177 591 1385 642">1.0m</td></tr> <tr> <td data-bbox="890 642 1177 694">1.0m to 1.5m</td><td data-bbox="1177 642 1385 694">1.5m</td></tr> <tr> <td data-bbox="890 694 1177 745">1.5m to 2.0m</td><td data-bbox="1177 694 1385 745">2.0m</td></tr> <tr> <td data-bbox="890 745 1177 797">2.0m to 2.5m</td><td data-bbox="1177 745 1385 797">2.5m</td></tr> <tr> <td data-bbox="890 797 1177 857">2.5m 3.0m+</td><td data-bbox="1177 797 1385 857">3.0m</td></tr> </tbody> </table> <p> <i>i. Take the nearest higher value for all height and length calculations.</i>  <i>ii. Measurement of the height of site works or retaining walls for the purpose of calculating Table 1 setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.</i>  <i>iii. Visual privacy provisions under clause 5.4.1 and overshadowing provisions under clause 5.4.2 apply.</i>  <i>iv. Where a boundary wall incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause 5.3.7 and is to be included in the wall height for the purpose of clause 5.1.3.</i> </p> <p>Clause 5.3.7 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C7.4</b> Excavation within the site is permitted behind the street</p>	Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required	0.5m or less	0.0m	0.5m to 1.0m	1.0m	1.0m to 1.5m	1.5m	1.5m to 2.0m	2.0m	2.0m to 2.5m	2.5m	2.5m 3.0m+	3.0m
Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required														
0.5m or less	0.0m														
0.5m to 1.0m	1.0m														
1.0m to 1.5m	1.5m														
1.5m to 2.0m	2.0m														
2.0m to 2.5m	2.5m														
2.5m 3.0m+	3.0m														

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	<p>setback line and may be constructed up to the lot boundary provided it is appropriately retained wholly within the boundaries of the subject site.</p> <p><i>Note: National Construction Code and engineering requirements may apply.</i></p>

## 6. Development Requirements - Part C of the R-Codes

The following provisions apply to all single and grouped dwelling development that is subject to Part C of the R-Codes.

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions						
<b>3.3 – Street setbacks</b>							
<p><b>Setback of garages and carports</b></p> <p><del>C3.3.4</del> Garages are set back from the primary street boundary in accordance with <del>Table 3.3b</del>.</p> <p><b>Table 3.3b</b> Setback of garages from the primary street</p> <table border="1"> <tr> <th>R-Coding</th><th>Primary street setback</th></tr> <tr> <td>R30-R35</td><td>Minimum 5.0m<sup>1</sup> (Refer Figure 3.3c)</td></tr> <tr> <td>R40 and above</td><td>In accordance with Table 3.3a</td></tr> </table> <p><sup>1</sup> The garage setback from the primary street may be reduced to 4.5m where an existing or planned footpath, shared path or road alignment is located more than 1m from the street boundary.</p> <p><del>C3.3.5</del> Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where:</p>	R-Coding	Primary street setback	R30-R35	Minimum 5.0m <sup>1</sup> (Refer Figure 3.3c)	R40 and above	In accordance with Table 3.3a	<p>Clause 3.3 C3.3.4 and C3.3.5 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>Setbacks of garage and carports</b></p> <p><b>C3.3.4</b> Garages are set back from the primary street boundary in accordance with Table 3.3b except that the setback may be reduced:</p> <ol style="list-style-type: none"> <li>in accordance with Figure 8b of the R-Codes, where the garage adjoins a dwelling provided the garage is set back a minimum 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or</li> <li>to 3m where the garage allows vehicles to be parked parallel to the primary street. The garage wall facing the primary street includes a minimum of two openings that meet the following criteria: <ol style="list-style-type: none"> <li>the openings are a minimum of 2.0m<sup>2</sup> in aggregate;</li> <li>are not glazed in an obscure material; and</li> <li>have a sill height less than 1.6m above floor level.</li> </ol> </li> </ol> <p><b>C3.3.5</b> Carports are set back in accordance with the primary street setback requirements of Table 3.3a, except that the</p>
R-Coding	Primary street setback						
R30-R35	Minimum 5.0m <sup>1</sup> (Refer Figure 3.3c)						
R40 and above	In accordance with Table 3.3a						

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p> <del>i. the carport is set back from the lot boundary in accordance with C3.4.3;</del>  <del>ii. the carport width does not exceed the requirement of C3.6.6;</del>  <del>iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and</del>  <del>iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent.</del> </p> <p><b>C3.3.6</b> Garages and carports are set back from a secondary street, right-of-way and communal street in accordance with Table 3.3a.</p>	<p>setback may be reduced by up to 50 % of the minimum setback stated in Table 3.3a where:</p> <ul style="list-style-type: none"> <li>i. the carport and all supporting structures are set back a minimum of 0.5m from side lot boundaries;</li> <li>ii. the width of the carport does not exceed 60% of the site frontage;</li> <li>iii. the carport is free of walls for all portions that project into the primary street setback area;</li> <li>iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and</li> <li>v. the carport does not incorporate enclosed storerooms.</li> </ul> <p>Clause 3.3 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C3.3.7</b> Subject to Clause 3.7 of the R-Codes (as amended by this policy), gatehouses are permitted within the primary street setback area, provided they meet the following requirements:</p> <ul style="list-style-type: none"> <li>i. a maximum height of 3.5m,</li> <li>ii. a maximum width of 2.0m,</li> <li>iii. a maximum post dimension of 0.3m, and</li> <li>iv. a total area not exceeding 4.0m<sup>2</sup>, measured from the outer edges of the posts (refer to <b>Figure 1</b>).</li> </ul>
<b>3.5 – Site works and retaining walls</b>	

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions														
<p><b>C3.5.1</b> Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling.</p> <p><del><b>C3.5.2</b> Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a.</del></p>	<p>Clause 3.5 C3.5.2 and C3.5.3 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C3.5.2</b> Fill within the site and outside of street setback areas is to comply with <b>Table 2</b> of this policy.</p> <p><b>Table 2</b> Setback of site works and retaining walls</p> <table> <tr> <th>Height of retaining walls and fill <i>As measured from natural ground level</i></th><th>Setback Required</th></tr> <tr> <td>0.5m or less</td><td>0.0m</td></tr> <tr> <td>0.5m to 1.0m</td><td>1.0m</td></tr> <tr> <td>1.0m to 1.5m</td><td>1.5m</td></tr> <tr> <td>1.5m to 2.0m</td><td>2.0m</td></tr> <tr> <td>2.0m to 2.5m</td><td>2.5m</td></tr> <tr> <td>2.5m 3.0m+</td><td>3.0m</td></tr> </table> <p> <i>i. Take the nearest higher value for all height and length calculations.</i>  <i>ii. Measurement of the height of site works or retaining walls for the purpose of calculating Table 2 setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.</i>  <i>iii. Visual privacy provisions under clause 3.10 and overshadowing provisions under clause 3.9 apply.</i>  <i>iv. Where a boundary wall incorporates a retaining wall directly beneath the</i> </p>	Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required	0.5m or less	0.0m	0.5m to 1.0m	1.0m	1.0m to 1.5m	1.5m	1.5m to 2.0m	2.0m	2.0m to 2.5m	2.5m	2.5m 3.0m+	3.0m
Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required														
0.5m or less	0.0m														
0.5m to 1.0m	1.0m														
1.0m to 1.5m	1.5m														
1.5m to 2.0m	2.0m														
2.0m to 2.5m	2.5m														
2.5m 3.0m+	3.0m														

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p><del><b>C3.5.3</b> Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.</del></p> <p><i>Note: NCC and engineering requirements may apply.</i></p>	<div data-bbox="890 266 1390 497" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>boundary wall, the retaining wall does not require assessment under clause 3.5 and is to be included in the wall height for the purpose of clause 3.4.</i> </div> <p><b>C3.5.3</b> Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary provided it is appropriately retained wholly within the boundaries of the subject site.</p> <p>Note: National Construction Code and engineering requirements may apply.</p>
<b>3.6 – Streetscape</b>	
<p><b>Addressing the street</b></p> <p><del><b>C3.6.1</b> Single houses and grouped dwellings to address the street (including communal street or right-of-way where is the primary frontage) in accordance with the following:</del></p> <ul style="list-style-type: none"> <li><del>i. the primary entrance to each dwelling must be readily identifiable from the street; and</del></li> <li><del>ii. provide at least one major opening on the dwelling frontage with an outlook to the street.</del></li> </ul>	<p>Clause 3.6 C3.6.1 and C3.6.7 – C3.6.9 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>Addressing the street</b></p> <p><b>C3.6.1</b> Single houses and grouped dwellings are designed to address the primary street in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. The street elevation of the dwelling to address the street with clearly definable entry points visible and accessed from the public realm.</li> <li>ii. The pedestrian entry point (i.e. front door) must be clearly visible from the primary street.</li> <li>iii. At least one major opening from a habitable room on each level of the dwelling faces the pedestrian and vehicular approach to the dwelling.</li> <li>iv. For battleaxe lots or sites with internal driveway</li> </ul>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p><b>Street walls and fences</b></p> <p><del>C3.6.7</del> When provided, fences or walls within the primary street setback area are to be:</p> <ul style="list-style-type: none"> <li><del>i. a maximum height of 1.8m; and</del></li> <li><del>ii. visually permeable above 1.2m (refer</del></li> <li><del>iii. Figure 3.6c);</del></li> <li><del>iv. measured from natural ground level on</del></li> <li><del>v. street side of the fence or wall</del></li> </ul> <p><del>C3.6.8</del> Solid pillars that form part of front fences or walls are not more than 1.8m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated</p>	<p>access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.</p> <p><b>Street walls and fences</b></p> <p><b>C3.6.7</b> Front fences, including gates, within the primary street setback area:</p> <ul style="list-style-type: none"> <li>i. are visually permeable above 1.2m from the verge level to a maximum height of 1.8m, measured from the street side of the fence (refer <b>Figure 2a</b>).</li> <li>ii. For the permeable fencing above 1.2m, the depth of the infill material shall not be greater than the gap between the infill material (refer <b>Figure 2b</b>).</li> <li>iii. Solid pillars that form part of front fences not more than 2.1m above natural ground level as measured from the street side of the fence.</li> <li>iv. Pillars within the primary street setback area are restricted to a maximum width and depth of 0.5m.</li> <li>v. Pillars are to have a minimum separation distance of 1.5m. The pillar separation distance may be reduced to a minimum of 1.0m where two pillars directly adjoin a pedestrian gate.</li> </ul> <p><b>C3.6.8</b> Fences within a secondary street setback area are restricted to a maximum height of 1.8m above natural ground</p>



Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>by visually permeable fencing in line with C3.6.7 (Refer Figure 3.6c).</p> <p><del>C3.6.9</del> For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback (refer Figure 3.6d).</p>	<p>level as measured from the street side of the fence.</p> <p><b>C3.6.9</b> Fencing which is parallel to the primary street or any truncation shall not be constructed of Colorbond, or any similar materials as determined by the City.</p> <p><b>C3.6.10</b> For the purposes of housing a utility/meter box, solid fencing within the primary setback area is permitted where it is:</p> <ul style="list-style-type: none"> <li>i. a maximum 1.0m in width</li> <li>ii. a maximum 1.8m in height;</li> <li>iii. aligned perpendicular to the street; and</li> <li>iv. setback at least 1.5m from where a vehicle access point intersects with a street, including on neighbouring properties.</li> </ul>
<b>3.7 – Access</b>	
<p><b>Sightlines</b></p> <p><b>C3.7.7</b> Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ul style="list-style-type: none"> <li>i. a driveway that intersects a street, right-of-way or communal street;</li> <li>ii. a right-of-way or communal street that intersects a public street; and</li> <li>iii. two streets that intersect (refer Figure 3.7e).</li> </ul>	<p>Clause 3.7 C3.7.7 (Sightlines) of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C3.7.14</b> Within the 1.5m truncation area stipulated under C3.7.7, the following structures are permissible:</p> <ul style="list-style-type: none"> <li>i. A single pier with a maximum height of 2.1m as measured from natural ground level on the street side of the fence and a maximum dimension of 0.3m; and</li> <li>ii. 80% visually permeable fencing above 0.75m to a maximum height of 1.8m, as measured from natural ground level on the street side of the fence.</li> </ul>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
	<p><i>Note 1: The provisions of C3.7.14 also apply to vehicle access gates.</i></p> <p><i>Note 2: Refer <b>Figures 3A &amp; 3B</b>.</i></p>

## 7. Explanatory figures

Figure 1 – Gate houses

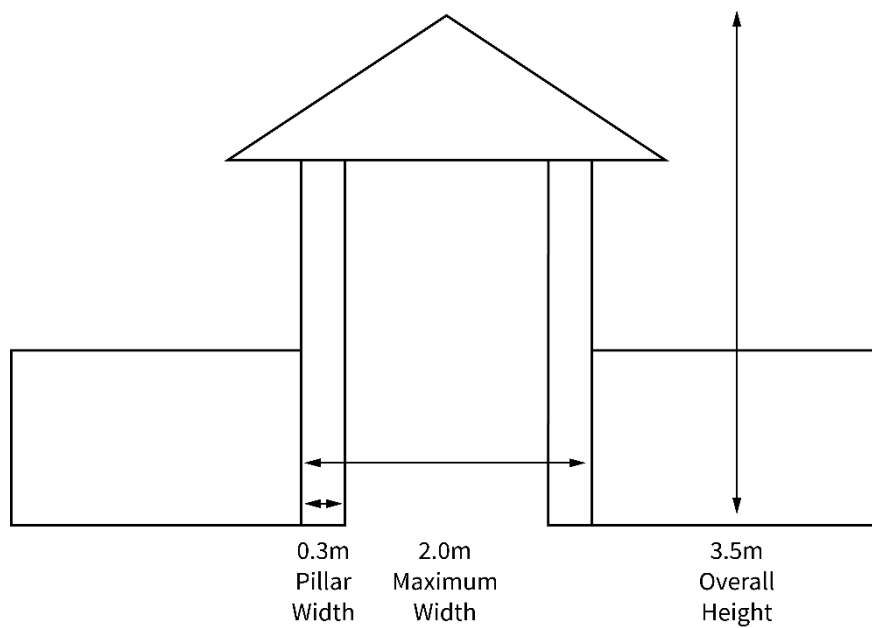


Figure 2a – Primary street fencing

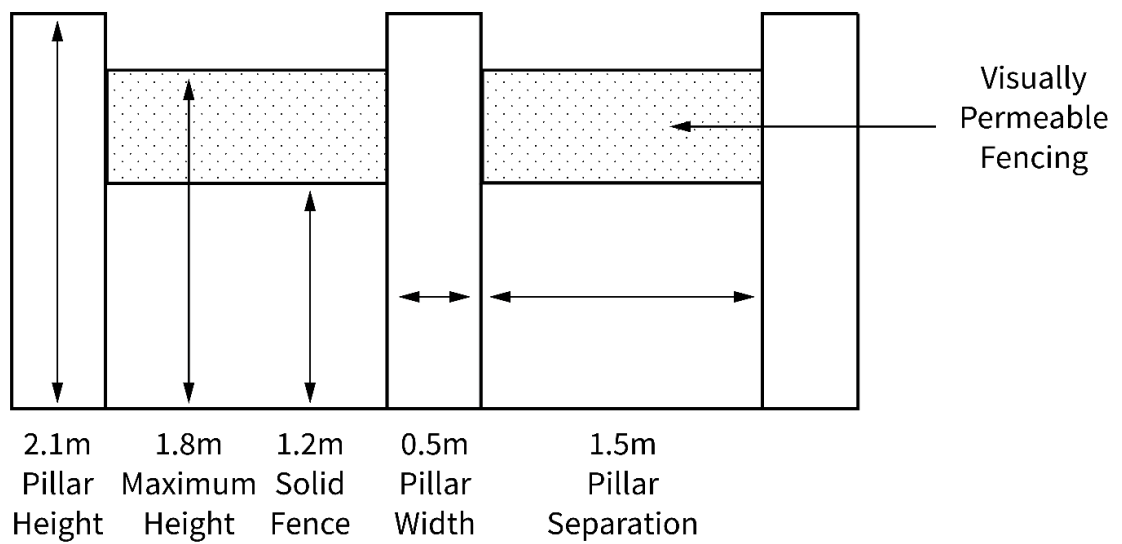


Figure 2b – Primary street fencing

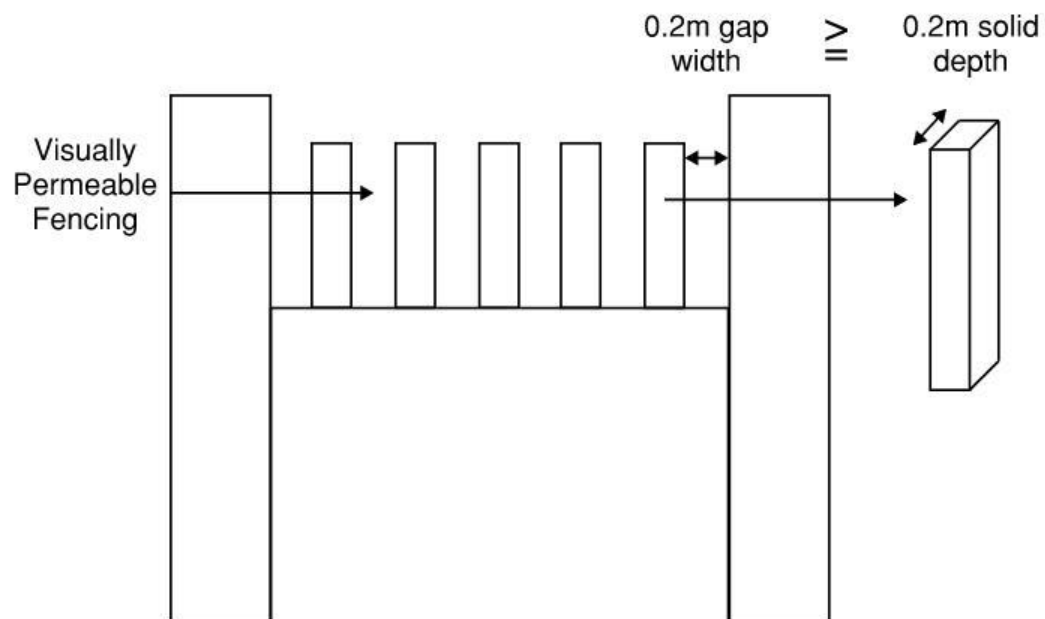
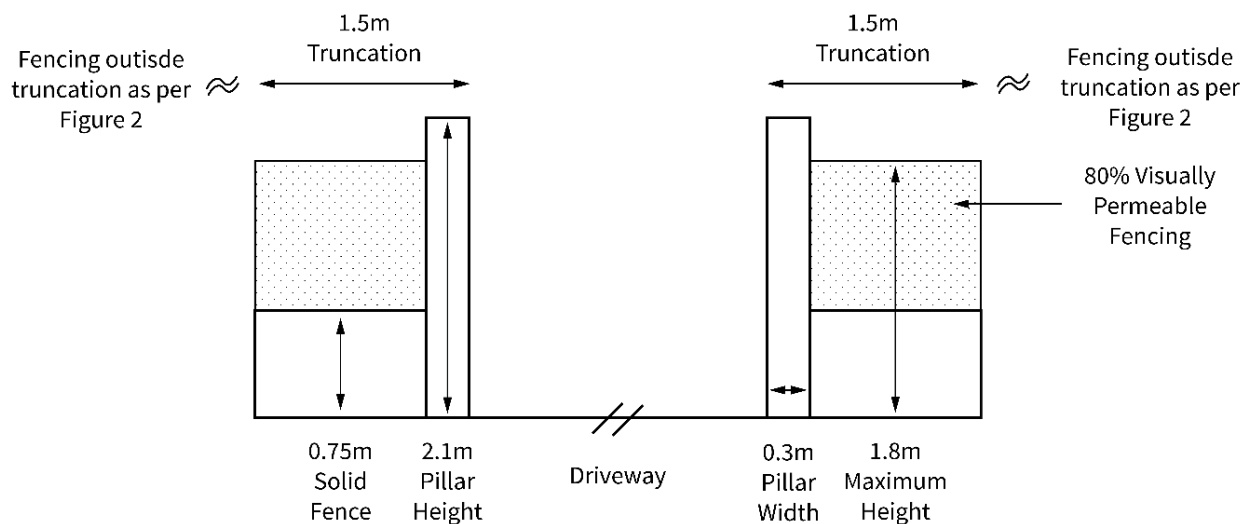
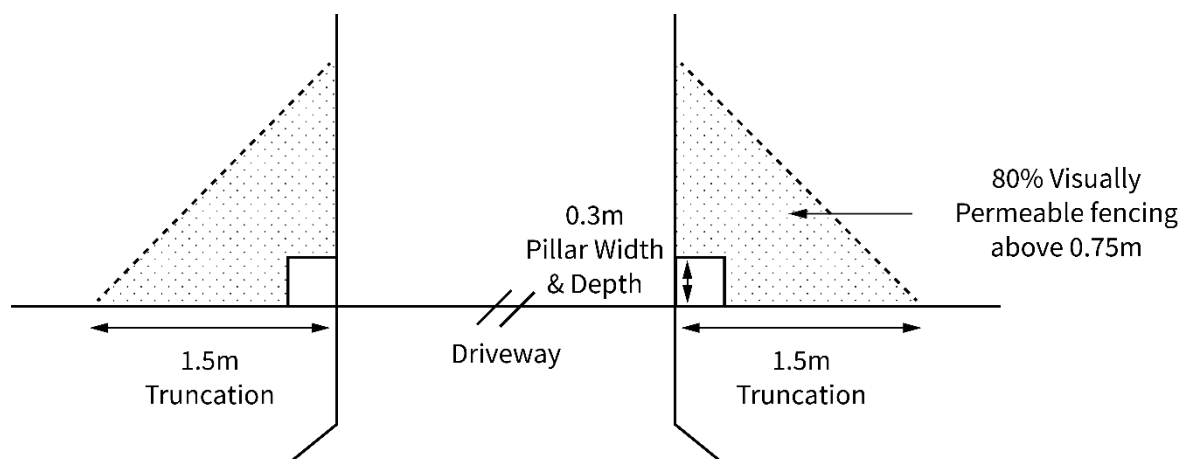


Figure 3A – Sight lines



**Figure 3B – Sight lines**



## 8. Definitions

Gatehouse: *means a roofed open-sided entry feature which may or may not be incorporated into front fencing.*

## 9. Relevant legislation, policies, documents

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

City of South Perth Local Planning Scheme

City of South Perth Local Planning Policies

Residential Design Codes

## 10. Document Control

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