

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 - Residential Development.

2. Purpose

The purpose of this policy is to provide amended deemed-to-comply provisions and local housing objectives to the Residential Design Codes Volume 1 (R-Codes) to guide low density residential development.

3. Application

- 3.1 This policy applies to all single houses, grouped dwellings and multiple dwellings subject to Part B of the R-Codes
- 3.2 When considering developments which do not meet the deemed-to-comply provisions of this policy, the proposal is to be assessed against the relevant objectives and local housing objectives of this policy and the design principles of the R-Codes.

4. Policy Objectives

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

5. Development requirements

5.1. Street setback

- 5.1.1. Clause 5.1.2 of the R-Codes is modified to include the following deemed-to-comply requirement:

C2.5 Subject to Clause 5.2.5 of the R-Codes (as amended by this policy), gate houses within the primary street setback area to a maximum building height of 3.5m,

maximum width of 2.0m, maximum post dimension of 300mm, and total area of 4.0m², as measured from the outside of the posts (refer Figure 1).

5.2. Lot boundary setback

5.2.1. Clause 5.1.3 of the R-Codes is modified to include the following additional deemed-to-comply requirement:

C3.5 Boundary walls shall be constructed to match the remainder of the development to the satisfaction of the City.

5.3. Setbacks of Garages and Carports

5.3.1. Clause 5.2.1 C1.2 of the R-Codes is replaced with the following deemed-to-comply requirement:

C.1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1i, except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table 1 where:

- i. the width of the carport does not exceed 60 per cent of the frontage;
- ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent;
- iii. the carport roof pitch and posts, are to match the colours and materials of the dwelling; and
- iv. the carport does not incorporate enclosed storerooms.

5.4. Street Walls and Fences

5.4.1. Clause 5.2.4 of the R-Codes is replaced with the following deemed-to-comply requirements:

C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m from natural ground level to a maximum height of 1.8m, measured from the primary street side of the front fence (refer Figure 2).

C4.2 Solid pillars that form part of front fences not more than 2.1m above natural ground level as measured from the primary street side of the fence, provided the dimensions of the pillars is not greater than 500mm. Pillars are to have a minimum separation distance of 1.5m.

C4.3 Fences within a secondary street setback area to a maximum height of 1.8m above natural ground level as measured from the street side of the fence, at the base of any retaining walls.

C4.4 Fencing within the primary street setback area shall be constructed of brick, stone, concrete, timber, wrought iron, tubular steel or glass.

- C4.5 For the purposes of housing a utility/meter box, solid fencing within the primary setback area is permitted where it is:
- i. a maximum 1.0m in width;
 - ii. a maximum 1.8m in height;
 - iii. aligned perpendicular to the street; and
 - iv. setback at least 1.5m from where a vehicle access point intersects with a street, including on neighbouring properties.

5.4.2. The following Local Housing Objective provides guidance for decision-making in considering a development application which does not meet the deemed-to-comply requirements of Clause 5.2.4:

- (a) On lots abutting primary distributor roads or district distributor roads/integrator arterial roads (i.e. Primary Regional Road Reserve, Other Regional Road Reserve or District Distributor Road Reserve), solid fencing above 1.2m in height within the street setback area may be considered for noise attenuation where fencing design and materials are proposed to provide visual interest such as metal screens, high quality timber or planting.

5.5. Sight Lines

5.5.1. Clause 5.2.5 of the R-Codes is modified to include the following additional deemed-to-comply requirement:

- C5.1 Within the 1.5m truncation area stipulated under C5, the following structures are permissible:
- 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 300mm; and
 - ii. Visually permeable fencing above 750mm to a maximum height of 1.8m, as measured from natural ground level on the street side of the fence.
 - iii. The level of visual permeability of fencing greater than 750mm in height within the visual truncation area is to be increased to a minimum of 80%.

Note: Refer Figures 3A & 3B.

5.6. Appearance of Retained Dwelling

5.6.1. Clause 5.2.5 of the R-Codes is modified to include the following additional deemed-to-comply requirement:

- C6.1 Where an existing dwelling is retained as part of a grouped dwelling development, the outdoor living area may be located in the street setback area where demarcated via the use of paving and fencing to the satisfaction of the City.

6. Explanatory figures/images

Figure 1 – Gate Houses

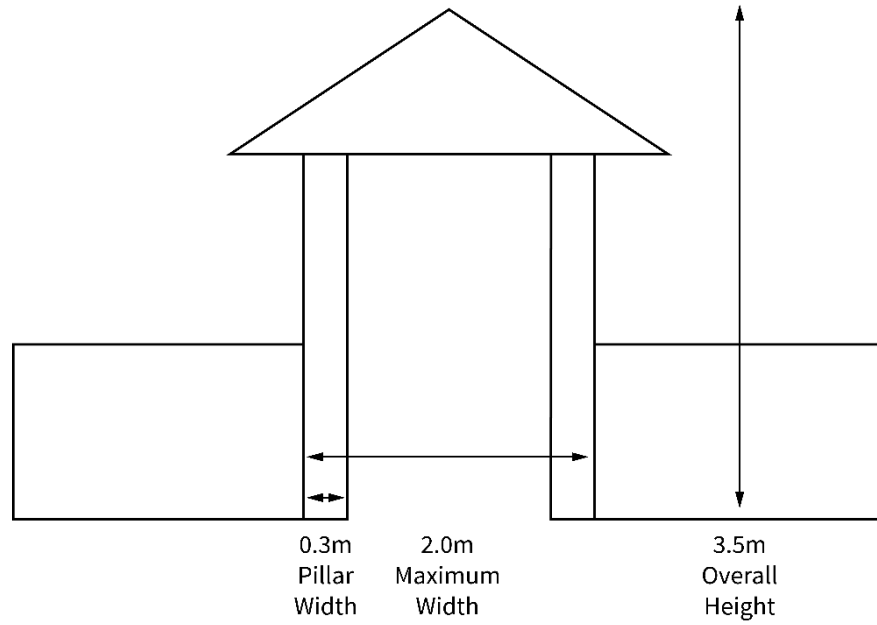


Figure 2 – Primary Street Fencing

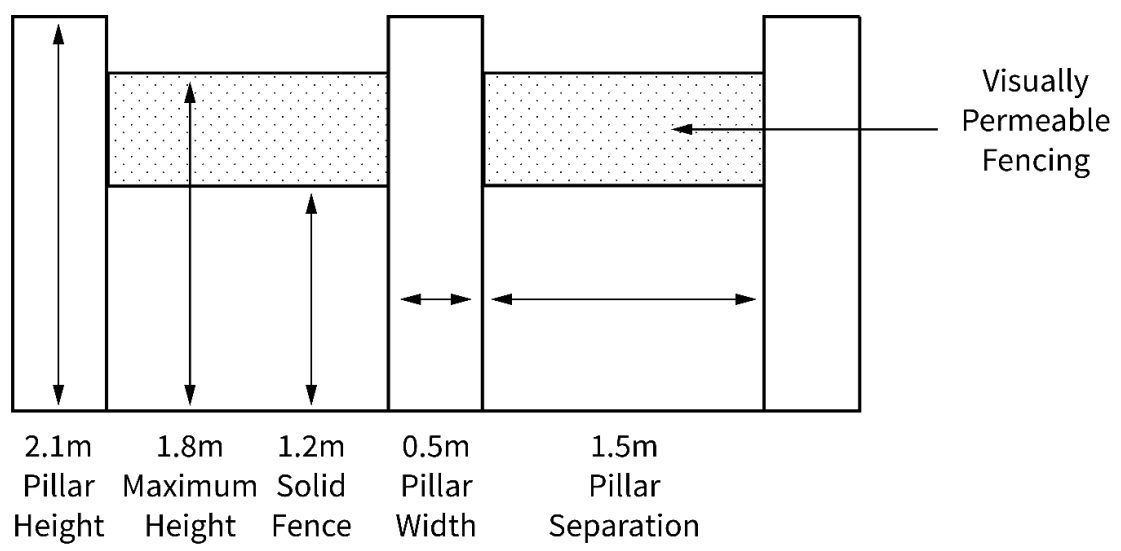


Figure 3A – Sight Lines

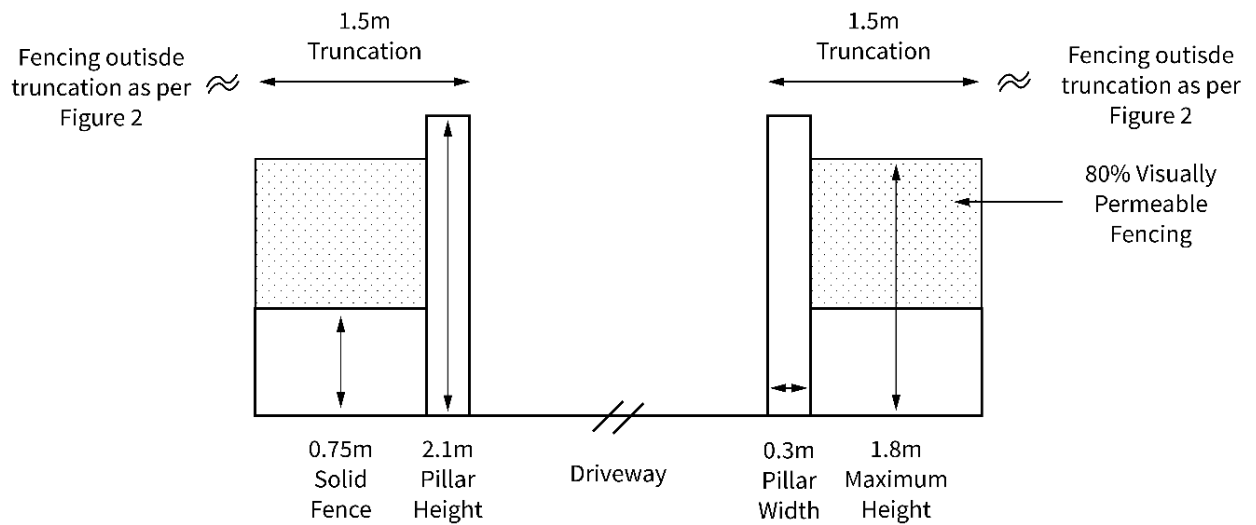
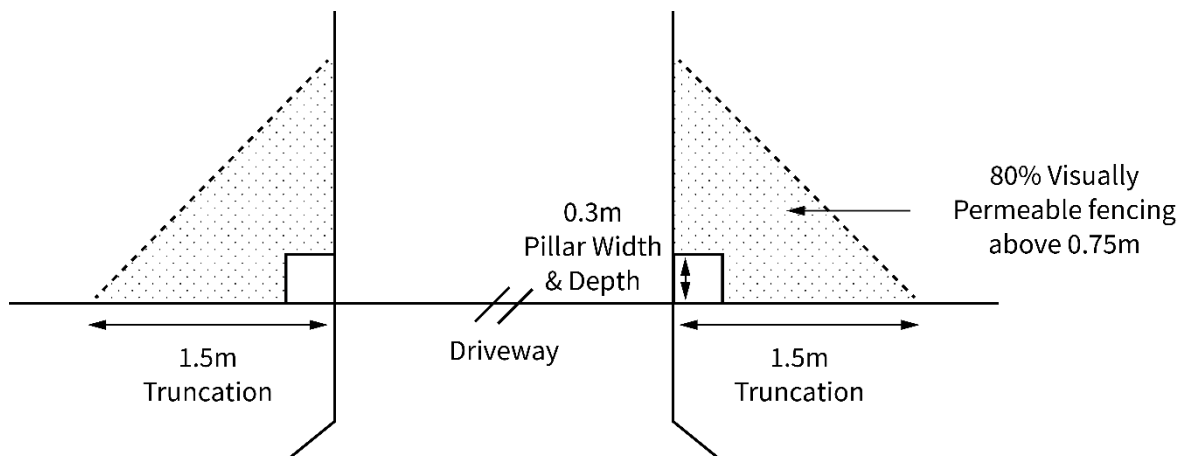


Figure 3B – Sight Lines



7. Definitions

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

8. Relevant legislation, policies, documents

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

City of South Perth Local Planning Scheme No. 7

City of South Perth Local Planning Policies

Residential Design Codes Volume 1

9. Document Control

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