

LPP 5.1 Salter Point Escarpment

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 – Salter Point Escarpment.

2. Purpose

The purpose of this policy is to provide guidance and supplementary requirements to Local Planning Scheme No. 7 (LPS 7) and State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes Vol.1) in relation to development within the Salter Point Escarpment, and to ensure consistent assessment and decision-making in the application of LPS 7 and R-Codes Vol.1.

3. Application

This Policy applies to all development on properties outlined in Figure 1. Clause 4.2 of this Policy only applies to properties identified in ASR 12 – Salter Point Escarpment, Salter Point of Schedule B of LPS 7.

Figure 1: Policy Application Area



4. Policy Objectives

- 4.1 To provide building heights which are consistent with the character and the topography of the Salter Point Escarpment.
- 4.2 To ensure that views of the Canning River for existing properties on the escarpment are not significantly obstructed by new development.
- 4.3 To ensure adequate setbacks to development adjoining River Way.

5. Development requirements

5.1 Development of lots adjoining River Way

The following requirements apply to all development on properties with an adjoining lot boundary to River Way.

5.1.1 Street Designation

Where a lot has a boundary adjoining River Way and any other street, River Way shall be designated as the secondary street.

5.1.2 Street Setback

Clause 5.1.2 C2.2 of the R-Codes is replaced with the following deemed-to-comply requirement:

C2.2 Buildings shall be setback a minimum of 6m from the River Way Street boundary; or corresponding to the average of the setback of existing dwellings on each adjacent property fronting River Way.

5.1.3 Setback of Carports and Garages

Clause 5.2.1 C1.4 of the R-Codes is replaced with the following deemed-to-comply requirement:

C1.4 Carports and garages setback a minimum of 4.5 metres from the River Way street boundary.

5.2 Building Height

The following requirements apply to those properties located in ASR 12 – Salter Point Escarpment, Salter Point of Schedule B of LPS 7.

5.2.1 Projections Above the Building Height Limit

Projections (including walls, roofs and structures appurtenant to dwellings) may be permitted above the building height limit where all projections are contained within the 'Projection Envelope' as defined using the following methodology:

- (a) The natural ground level for the purpose of establishing the Projection Envelope may be determined as the highest point of the site directly below the building that is at least 6.0 metres from a street boundary and 1.5 metres from any side or rear boundary.
- (b) The natural ground level established under (a) is re-established to a separate natural ground level for every 3.5 metre fall on the site.
- (c) The projection envelope height shall be calculated using (a) and (b) and the building height limits contained within Schedule B of LPS 7 (refer to Figures 2 and 3 below).

Figure 2: Natural Ground Level for the purpose of establishing the Projection Envelope

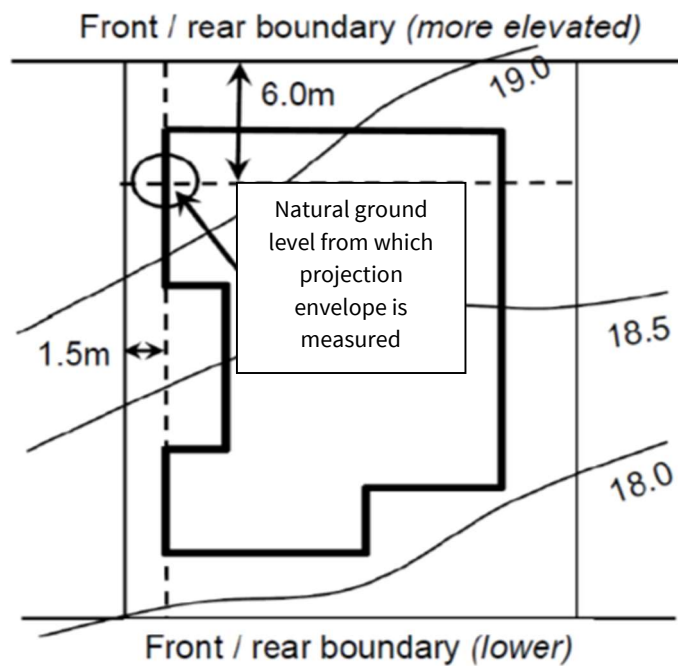
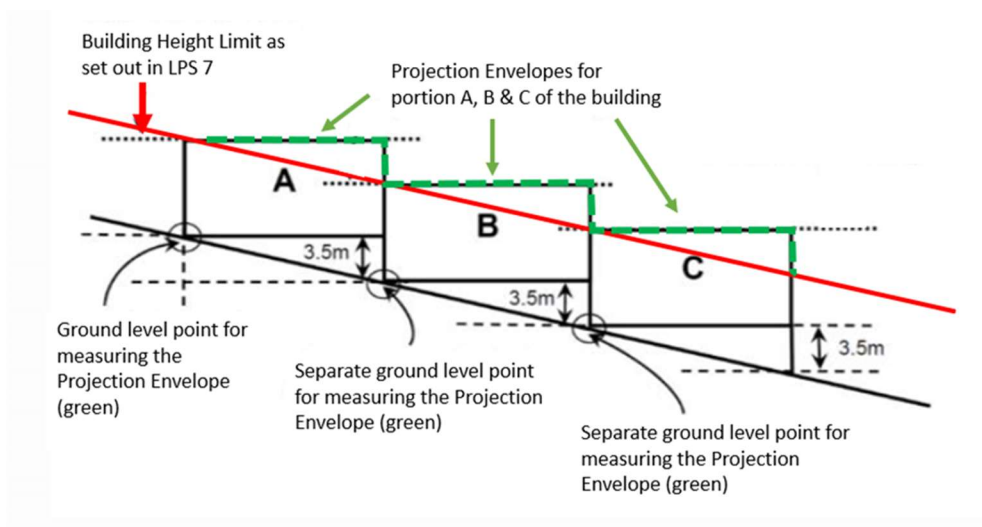


Figure 3: Projection Envelope



5.2.2 Roofs and Minor Projections

Roofs and minor projections above the projection envelope may be supported by the City, subject to meeting all of the following criteria:

- (a) There are no external walls above the projection envelope; and
- (b) Any roof above the projection envelope has a pitch of 15 degrees or lower; and
- (c) All external fixtures above the projection envelope, such as solar collectors and air-conditioning units, are integrated into the design so as to sit flush/flat along or below the roof line; and
- (d) The proposed development meets the deemed-to-comply criteria prescribed in the R-Codes for lot boundary setbacks, street setbacks and open space; and
- (e) The projection above the Projection Envelope does not obstruct a view to the water surface of the Canning River determined in accordance with clause 5.2.3.

5.2.3 Assessment of Significant Obstruction of Views

- (a) A building is considered to satisfy the requirements of Schedule B of LPS 7 relating to significant obstruction of views to Canning River in the following instances:
 - (i) In the case where an existing building is proposed to be demolished and replaced, the design of the new building, in the opinion of the local government, causes a lesser obstruction to views of the Canning River than the existing building; or
 - (ii) The building complies with the height limits contained in LPS 7 as measured in accordance with the R-Codes and all projections are within the Projection envelope as per clause 5.2.1; or
 - (iii) Where a projection is proposed that complies with clause 5.2.2 of this policy, the projection does not obstruct a view to the water surface of the Canning River within a line of sight contained at any point within a 45 degree cone of vision from an existing active habitable space, which forms part of a building. Active habitable spaces include any balcony, verandah, terrace or habitable room (such as a kitchen, bedroom, dining room, etc.).
- (b) To determine whether a view to the water surface of Canning River is obstructed a line-of-sight is measured at a height of 1.6 metres above the floor level of the active habitable space at a point 0.5 metres from the edge/opening/extent of the active habitable space (where the view to Canning River is available).

Notes: For the purpose of this provision, a line-of-sight will only be assessed/established for properties adjoining the subject site. Greatest weight will be given to any line-of-sight established from a property directly 'behind' a site in reference to its position to Canning River. Significantly lesser weight will be given to a line-of-sight established from a property to the 'side' of a site.

A 'cone-of-vision' and an 'active habitable space' shall have the same meaning as contained in the R-Codes.

6. Relevant legislation, policies, documents

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

City of South Perth Local Planning Scheme

State Planning Policy 7.3 - Residential Design Codes

City of South Perth Local Planning Policies

7. Document Control

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Strategic Community Plan Reference	Environment (Built and Natural)