

Policy P306 Development of Properties Abutting River Way

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

Policy Objectives

1. To protect the streetscape character of River Way by ameliorating the bulk and scale impacts of buildings as viewed from that street.
2. To make adequate provision for visitor parking on development sites with a frontage onto River Way having regard to the extremely narrow width of the road reservation.
3. To facilitate orderly traffic movement and parking by regulating the location of future vehicle crossovers.
4. To ensure that all fencing on or near the River Way street boundary contributes positively to streetscape compatibility.

Policy Scope

This policy applies to all properties abutting River Way, Salter Point.

Policy Status

1. This policy is a planning policy prepared, advertised and adopted pursuant to the provisions of clause 9.6 of Town Planning Scheme No. 6.
2. Under clause 1.5 of Town Planning Scheme No. 6, all planning policies are documents supporting the Scheme.

Policy Statement

1. **Street Setback – Buildings other than carports and garages**
 - (a) Subject to subclause (b), buildings other than carports and garages shall be set back a minimum of 6.0 metres from the River Way boundary; and
 - (b) Where a development site is adjoined on both sides by lots containing dwellings set back less than 6 metres from the River Way boundary, the minimum setback of each storey of a dwelling on the development site shall be not less than the average of the setbacks of the corresponding storeys of the dwellings on the adjoining lots.

**ADVICE NOTE ON
CLAUSE 1:**
Policy clause 1 replaces the deemed-to-comply provisions of the R-Codes clauses 5.1.2 C2.1 and C2.2

- (c) In the case of dwellings having three storeys above the adjacent River Way street level, the uppermost storey shall be set back a minimum of 9.0 metres from the River Way boundary.

2. Street Setback – Carports and Garages

Carports and garages shall be set back a minimum of 4.5 metres from the River Way street boundary.

3. Visitor Parking

In conjunction with any new development on lots abutting River Way where the major entry (front door) to a dwelling is accessed from River Way, 2 visitor parking bays shall be provided on site in addition to 2 bays for the occupiers of the dwelling.

4. Crossovers

In the case of a development having vehicular access from River Way, the crossover location to the site shall be as follows –

- (a) northern / western (inland) side of River Way: as determined by the City’s Infrastructure Services directorate in each case.
- (b) southern / eastern (river) side of River Way: generally in the same location as the existing crossover to that site.

5. Fencing

- (a) On a lot abutting River Way, fencing on the street boundary or on the portion of the site between the dwelling and the street boundary shall be constructed of one, or a combination, of the following materials:
 - (i) brickwork matching the walls of the building to which the fencing is appurtenant;
 - (ii) timber of a design and finish satisfactory to the City;
 - (iii) painted wrought iron; or
 - (iv) other material approved by the City.
- (b) Within the portion of the site referred to in sub-clause (a), the following materials shall not be used for construction of fencing:
 - (i) corrugated fibre cement sheeting; and
 - (ii) steel sheeting with or without a surface coating.

6. Fences more than 1.8 metres high on or near the street boundary

Where the finished ground level of the development site near the street boundary is higher than the street verge or footpath, a 1.8 metres high fence, measured from the finished ground level rather than as specified in Policy P350.07, may be permitted where the design of the fence minimises the visual impact on the street.

Its visual impact could be minimised by incorporating the following design measures:

- (i) locating all or part of the fencing off the River Way street boundary;
- (ii) introducing indentations in the fencing design;
- (iii) using a combination of materials, colours or finishes; or
- (iv) providing landscaping between the fence and the River Way boundary.

ADVICE NOTE ON CLAUSE 2:
 Policy clause 2 replaces the deemed-to-comply provisions of the R-Codes clauses 5.2.1 C1.1, C1.2, C1.3, C1.4 and C1.5.

DEFINITIONS:
 Refer to TPS6 Schedule 1 for definitions of:
 - ‘development’
 - ‘development site’
 - ‘fence’
 - ‘ground level’
 - ‘lot’

 Refer to R-Codes Appendix 1 for definitions of:
 - ‘building’
 - ‘carport’
 - ‘dwelling’
 - ‘garage’
 - ‘landscaping’
 - ‘lot’
 - ‘setback’
 - ‘street’
 - ‘street boundary’

Legislation/ Local Law Requirements

City of South Perth Town Planning Scheme No. 6

State Planning Policy 3.1 Residential Design Codes (2015)

Other Relevant Policies / Key Documents

City of South Perth Planning Policies

City of South Perth Strategic Community Plan 2017-2027

Engineering Department Plan No. 1737 - Plan available from the City on request