

### Policy P350.09 Significant Views

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

#### Policy Objectives

To give balanced consideration to the reasonable expectations of both existing residents and applicants proposing new development with respect to a significant view.

#### Policy Scope

1. This Policy applies to all proposed residential development throughout the City which may affect existing significant views available from adjoining properties.
2. This Policy does not apply to any residential development in Precinct 13 - Salter Point assigned a building height limit of 3.0 metres, 3.5 metres or 6.5 metres.

#### Policy Statement

##### 1. Definition of a Significant View

For the purpose of this Policy, the term ‘significant view’ means a panorama or a narrower vista seen from a given vantage point, not obtainable from the majority of residential properties within the City. Examples of a ‘significant view’ include views of the Perth City skyline, the Swan or Canning River, suburban townscape, parkland or treescape.

##### 2. Design Considerations Relating to a Significant View

###### 2.1 Information Requirements

Where a significant view from an adjoining property may be impacted by a proposed development, the applicant shall submit plans and/or photographs demonstrating the impact upon significant views.

###### 2.2 Factors to Consider

The City will assess the proposal considering the objectives of this Policy. The City may require modifications to the design of the proposed building to enable the adjoining property to retain a significant view. Accordingly, the following elements of the proposed building may be required to be modified:

- (a) Setbacks from the street and lot boundaries;
- (b) Floor size;
- (c) Roof form; and
- (d) Any other design element that impacts upon views.

#### Advice Notes

Clause 1.1 expands the accompanying information requirements of the R-Codes clauses 3.2 and 3.3.

#### Definitions

Refer to next page.

### 2.3 Normal Development Entitlements Retained

The City will not require the following elements of the proposed development to be modified:

- (a) A reduction to permitted residential density; or
- (b) A reduction to building height in terms of the number of storeys that the building height limit would normally permit.

#### Legislation / Local Law Requirements

City of South Perth Town Planning Scheme No. 6  
Residential Design Codes of Western Australia  
Building Code of Australia

#### Other Relevant Policies / Key Documents

City of South Perth Planning Policies

Definitions (from previous page)

Refer to TPS6  
Schedule 1:  
- Building Height Limit  
- Development  
- Residential  
- Residential Development  
- Precinct

Refer to R-Codes  
Appendix 1:  
- Adjoining Property  
- Building  
- Lot boundary  
- Setbacks  
- Street Boundary