

Policy P350.17 Site Works

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

Policy Objectives

The objectives of this policy are as follows:

- (1) To facilitate development that responds appropriately to the natural features of the site; and
- (2) To ensure that site works do not detrimentally impact on adjoining properties or the streetscape.

Policy Status

This policy is made pursuant to Part 2 (Division 2) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulation 2015* (the Regulations). Clause 7.3.1(a) of the Residential Design Codes (the R-Codes) provides that local planning policies may vary or replace certain deemed-to-comply elements of the R-Codes, including those related to design elements 5.3.7 C7.2 and C7.3.

The policy aims to provide clear deemed-to-comply criteria for site works that reflect the intent of objectives (1) and (2) and design principles P7.1 and P7.2 of clause 5.3.7 of the R-Codes. Specifically, this policy replaces the deemed-to-comply requirements in clause 5.3.7 (C7.2) and (C7.3) and identifies matters to be considered when applying design principles 5.3.7 (P7.1) and (P7.2). This policy is to be used in conjunction with the Scheme, Part 5 of the R-Codes and any other relevant council policies relating to residential land.

Policy Application

This policy applies to all applications for development approval made under the Scheme relating to all single houses, grouped dwellings and multiple dwellings in areas zoned 'Residential' with a coding of less than R40, being those subject to assessment under Part 5 of the R-Codes. The provisions of this policy do not apply to swimming pools or spas.

Policy Statement

1.0 Deemed-to-comply proposals

The deemed to comply requirements in design element 5.3.7 C7.2 and C7.3 of the R-Codes are replaced with the following:

- 1.1 Excavation behind a street setback line and within 1m of a lot boundary shall not exceed 0.5m below the natural ground level; and,
- 1.2 Fill behind a street setback line:
 - (i) within 3.0m of a lot boundary shall not exceed 1.0m above the natural ground level; and,
 - (ii) greater than 3.0m from a lot boundary shall be limited by compliance with building height limits and building setback requirements.

2.0 Proposals assessed against the design principles

Where a development proposal does not meet the applicable deemed-to-comply criteria of this policy, the proposal is to be assessed against the design principles of the R-Codes. This policy does not modify the design principles, however the following matters will be considered in the determination of proposals that apply the design principles of Design Element 5.3.7 P7.1 & P7.2;

- (i) The natural features of the site, in particular any significant differences in natural ground level that result in a sloping site;
- (ii) The interpretation of natural ground level at all lot boundaries;
- (iii) The natural ground level as viewed from the street; and
- (iv) Having regard to the natural features of the site and adjoining properties, the necessity for any excavation and/or fill.

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