
LPP006 – Local Planning Policy 6 - Variations to the Residential Design Codes Volume 1

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as Local Planning Policy No. 6 *Variations to the Residential Design Codes*.

2. Purpose

The purpose of this Policy is to provide a localised deemed-to-comply criteria for residential development within the Shire of Waroona that is consistent with the desired built form outcomes and rural lifestyle.

3. Objectives

The objectives of the Policy are to ensure:

1. Designs respond to the natural and built features of the local context.
2. Residential development meets community expectations regarding appearance, use and density.
3. Adequate provision of direct sunlight and ventilation for buildings and to limit the impacts of overlooking and overshadowing on adjoining properties
4. Suitable open space (private and communal) is provided on-site that:
 - is landscaped to enhance streetscapes; and
 - complements nearby buildings.
5. That design is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the street and surrounding buildings. In precincts undergoing transition, development achieves the desired future character identified in the local planning framework.

4. Applications Subject of this Policy

4.1 Application

This Policy applies to all development subject to State Planning Policy 7.3 Residential Design Codes Volume 1 (the R-Codes).

Clause 3(5) and Clause 67(2)(g) of the Regulations, state that the local government is to have due regard to a local planning policy when making a determination under the local planning scheme.

If the Policy is inconsistent with the Shire of Waroona's Local Planning Scheme (the Scheme) and the Regulations, the Scheme and the Regulations prevail to the extent of any inconsistency. It does not bind the Council of the Shire of Waroona ('the Council') when assessing a proposal for residential development.

4.2 Exemptions

Development approval will not be required for residential development that complies with the deemed-to-comply criteria of this Policy, the R-Codes and development that is exempt in accordance with Clause 61 of the Regulations.

It is not intended for this Policy to be applied retrospectively to existing approved development, except for where development applications:

- Are made to vary existing approvals and works are not considered minor;
- Are requesting an extension of time to substantially commence development; and
- For development approvals that have lapsed.

5. Policy Principles

Design principles Development demonstrates compliance with the following design principles (P)	Deemed-to-comply Development satisfies the following deemed-to-comply requirements (C)
5.1.2 Street setback Refer to R-Codes 5.1.2 P2.1 and P2.2.	C2.1 i & ii Buildings set back at least 3 metres from the primary street setback.
5.2.1 Setback of garages and carports Refer to R-Codes 5.2.1 P1	C1.1 & C1.2 Garages and carports are setback at least 4.5m from the street boundary; or Garages and carports are setback at least 1m behind the building line of the dwelling; or Garages and carports are setback less than 1m behind the building line of the dwelling, subject to the design including a front elevation comprising two different wall materials and at least two of the following: <ul style="list-style-type: none"> • Gable; • At least one arch to the brickwork of the front façade with projecting masonry corbels; • Portico that projects forward from the main roof of the front of the dwelling; • Arch with projecting masonry corbels; • Projecting sill courses and contrasting sills; • A veranda with a minimum depth of 1.5m which comprises a minimum of 50% of the front elevation of the dwelling.

<p>5.2.4 Street walls and fences</p> <p>Refer to R-Codes P4 &:</p> <p>All primary and secondary street walls, street fences and gates are to be of a style and materials that are compatible with the surrounding area.</p> <p>Any second-hand, recycled materials visible from the street or adjoining properties are to be of an equal or greater quality, condition and durability to that of a new material.</p>	<p>C4.1 & C4.2</p> <p>Street walls, fences and gates within the primary street setback area, including the side boundaries:</p> <ul style="list-style-type: none"> • Maximum height of 1.8 metres above the natural ground level; • Visually permeable 1.2 metres above the natural ground level; • Where swimming pools are in front of the existing dwelling, up to 50% of the frontage of the lot may be constructed as solid fence to a height of 1.8 metres to allow for privacy, where there is a design element incorporated to reduce the visual impact. <p>Street walls, fences and gates to secondary and other streets, behind the primary street setback line:</p> <ul style="list-style-type: none"> • Maximum height of 1.8m above natural ground level; and • At least one half visually permeable above 1.6 metres, as measured from the secondary, and other, street side of the fence.
<p>Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above.</p>	
<p>5.4.3 Outbuildings</p> <p>Refer to R-Codes P3 &:</p> <p>All outbuildings are to be of a style and materials that are compatible with the surrounding area.</p>	<p>C3</p> <p>Outbuildings that:</p> <ul style="list-style-type: none"> • Are incidental to a dwelling; • Are not in the form of a sea container and/or transportable building; • Are not attached to a dwelling; • Are not habitable; • Collectively do not exceed 100m² in area; • Do not exceed a wall height of 3.6m; • Do not exceed a ridge height of 4.2m; • Are not within the primary or secondary street setback area; • Do not reduce the amount of open space required in Table 1 of the R-Codes; and • Are setback at least 1 metre from side and rear boundaries (excluding primary and secondary street boundaries).

Division		Planning			
Policy Number		PP006 - Variations to the Residential Design Codes Volume 1 Local Planning Policy			
Contact Officer		Coordinator Regulatory & Development Services			
Related Legislation		<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>			
Related Shire Documents		Local Planning Scheme No. 7			
Risk Rating	Low	Review Frequency	Triennially	Next Review	31 March 2023
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Amendments					
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Click or tap to enter a date.					