

| Policy | | | |
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| Title: | Residential Development | Code: | LP.01 |
| Purpose or Objective: | <ol style="list-style-type: none"> 1. To set out the planning criteria that will be applied by the City of Canning in assessing residential development within the local government. 2. To maintain an acceptable level of residential amenity to meet community expectations. | | |
| Reference Documents: | <ul style="list-style-type: none"> • <i>Planning and Development Act 2005</i> • City of Canning Local Planning Scheme No. 42 • State Planning Policy 7.3 Residential Design Codes of WA | | |

| Policy Statement |
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| This policy supplements the provisions of the Residential Design Codes as applicable to residential development within the City of Canning (the local government). |

1 Scope

- a) This policy applies to all development to which the State Planning Policy 7.3 Residential Design Codes Volume One (R-Codes Vol.1) and State Planning Policy 7.3 Residential Design Codes Volume Two (R-Codes Vol. 2) apply.
- b) This policy supplements the R-Codes Vol. 1 and Vol. 2 by providing:
 - i. Measurable standards that the local government can utilise to determine whether relevant ‘design principles’ of R-Codes Vol. 1 and ‘design guidance’ of the R-Codes Vol. 2 are met;
 - ii. Amendments, replacements or additions to the ‘deemed to comply’ of the R-Codes Vol. 1 and ‘acceptable outcomes’ of the R-Codes Vol. 2; and
 - iii. Clarification of development standards that the local government considers acceptable to satisfy ‘deemed to comply’ of the R-Codes Vol. 1 and ‘acceptable outcomes’ of the R-Codes Vol. 2.
- c) To ensure that new lots can be developed in accordance with this policy, the local government will also consider this policy when making recommendations to the Western Australian Planning Commission on residential subdivisions.

2 Definitions

Unless otherwise defined below, words and expressions in this policy are as defined in Part 6 of Local Planning Scheme No. 42 (the Scheme), the *Planning and Development Act 2005*, the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) or State Planning Policy 7.3 R- Codes Vol. 1 and Vol. 2.

boundary wall Means a structure comprising solid building material located on or less than 600mm from any lot boundary other than a street boundary.

3 Provisions

3.1 Boundary Walls (clause 5.1.3 of the R-Codes Vol. 1)

- a) In areas coded R15, boundary walls behind the street setback (specified in Table 1 of the R-Codes Vol. 1) may be permitted within the following limits:
 - i. Maximum wall height of 3m with an average of 2.7m measured from the lowest ground level of the subject property;
 - ii. Maximum aggregate wall length of 6.5m to one side boundary only; and
 - iii. Allowances in accordance with clause 5.1.3, C3.2 (i), (iv) and C3.3 of the R-Codes Vol. 1.
- b) For any proposed boundary wall the construction and external finish of all boundary walls facing an adjoining lot is to be painted, rendered or clean facebrick, unless otherwise agreed to by the local government.
- c) A boundary wall along the common boundary between a residential lot and public open space is generally not supported.

3.2 Lot Boundary Setback to Patios/Carports (clause 5.1.3 of the R-Codes Vol. 1)

- a) In areas coded R20 and higher, a patio or carport roof may be set back a minimum of 500mm from a side or rear property boundary (excluding a secondary street boundary) and support posts can be located up to the boundary, as shown in Figure 1 below, where at least one of the following criteria is achieved:
 - i. The patio/carport abuts an existing or simultaneously constructed patio or wall of similar or greater dimension; or
 - ii. The patio/carport is no higher than 3m to the eaves and 4.2m to the gable (top of roof) and the length is no greater than 15m on each side (exclusive of other boundary walls).

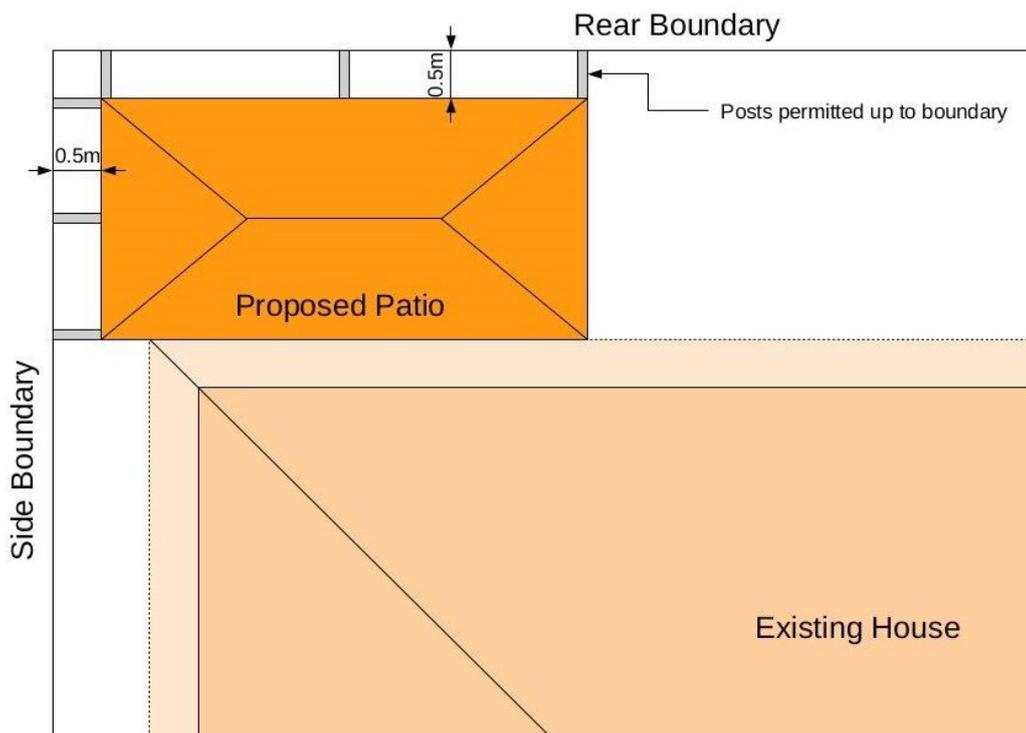


Figure 1: Patio setbacks from common boundary.

3.3 Outdoor Living Areas (clause 5.3.1 of the R-Codes Vol. 1)

Outdoor living areas are to be no less than 50% without permanent roof cover as specified in Table 1 of the R-Codes Vol. 1.

3.4 Pergolas (clause 5.1.2 and 5.1.3 of the R-Codes Vol. 1)

- a) Where a pergola is proposed to be located within the front setback area, it may be approved provided the application complies with the following:
 - i. The pergola does not obscure a main architectural feature of the dwelling;
 - ii. The pergola combined with any other structures such as carport, patio, verandah, portico etc. occupies no more than 50% of the façade of the dwelling;
 - iii. Where the pergola is located in the primary setback in accordance with Table 1 of the R-Codes Vol. 1 and can be reduced as long as it complies with clause 5.1.2, C2.1 of the R-Codes Vol. 1;
 - iv. The support posts to the pergola are setback a minimum of 500mm from any side boundary;
 - v. Where pergolas face a secondary street, a setback is required in accordance with Table 1 of the R-Codes Vol. 1; and
 - vi. The height of the pergola is no greater than 2.5m for flat roofs and 2.8m for pitched/skillion roofs.
- b) The adjoining and on occasion opposite landowners' comments will be sought where a variation is proposed to the setback requirements.

3.5 Fencing Design (clauses 5.2.4 and 5.2.5 of the R-Codes Vol. 1)

- a) Front fences within the primary street setback area (specified in Table 1 of the R-Codes Vol. 1) are to comply with clauses 5.2.4 and 5.2.5 of the R-Codes Vol. 1 and are not to be constructed in fibre cement or solid metal sheeting.



Figure 2: Fencing height within the front setback area (as per R-Codes Vol. 1)

- b) Fencing abutting public open space is to comply with the following standards:
 - i. Have an overall maximum height of 1.8m above natural ground level comprising of a masonry construction (or composite that give an appearance of a similar quality to masonry) up to a maximum height of 1.2m, with piers up to 1.8m, and visually permeable infill above 1.2m; and
 - ii. Be protected by anti-graffiti coating to the satisfaction of the local government.
- c) A variation to sub-clause 3.5(b) above may be supported where it complies with the following standards:
 - i. The solid masonry fencing comprises a maximum height of 1.8m and a maximum length of 50% of the length of the boundary; and
 - ii. A minimum of 1 major opening from a habitable room of the dwelling is required to face the public realm.

- d) Where 'uniform' fencing abutting public open space is required as a condition of subdivision or development approval, the fencing is to comply with sub-clause 3.5(b) above.

3.6 Skillion Roofs (Table 3 Maximum Building Heights of the R-Codes Vol. 1)

Skillion roofs at the lowest and highest points are to be in accordance with the following:

- a) The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in the R-Codes.
- b) The highest point of a skillion roof is to be a maximum of the 'Top of external wall (concealed roof)' height stated in the R-Codes.

3.7 Appearance of Retained Dwelling (clause 5.2.6 of the R-Codes Vol. 1)

Where an existing dwelling is retained as part of a grouped dwelling development or subdivision, the local government may require the following, to ensure the retained dwelling is of a standard equivalent to the remainder of the development:

- a) Upgrade of damaged or degraded roof tiles, eaves and guttering;
- b) Modifying, upgrading or replacing damaged or dilapidated windows and frames;
- c) Repainting flaking paint work or paint work in poor condition; and
- d) Improving existing landscaping where the existing house does not comply with clause 5.3.2 C2 of the R-Codes Vol. 1.

The local government may request a schedule of upgrades as part of a development application or subdivision referral. Should the local government deem the existing dwelling to require upgrades; the applicant/landowner will be required to complete the required upgrades prior to occupancy of the development or subdivision clearance.

3.8 Rubbish Collection/Bin Areas (clauses 5.4.4 of the R-Codes Vol. 1 and parts 3.6 and 4.17 of the R-Codes Vol. 2)

The requirements for solid waste collection for a residential or mixed development must include, but are not limited to, the following:

- a) In the case of developments consisting of 10 or more apartments:
- i. The preferred collection is by a shared bulk bin service using 1,100L bins; and
 - ii. Where bulk bins are used, development design is to allow for the bins to be serviced by 23t GVM, 6x4 heavy rigid rear loading refuse collection trucks, which are approximately 12.5m long and require a minimum of 2m of clear area behind the vehicle. A minimum of 4.5m overhead clearance is required for the trucks to lift and empty the bulk bins.
- b) Waste management for multiple dwellings should be designed in accordance with the Western Australian Local Government Association (WALGA) Multiple Dwelling Waste Management Plan Guidelines.
- c) In the case of mixed developments, a waste management plan may be required to determine quantities of waste and the required bin compound area.
- d) Where there is a bulk bin storage and/or service area it must:
- i. Not be visible from the street wherever possible;
 - ii. Have no steps, kerbs or other impediments to wheeled mobile garbage bins;
 - iii. Not have a slope across these areas in any direction exceeding 1 in 14;
 - iv. Be constructed with a concrete floor graded to a bucket trap, or similar, connected to the sewer; and
 - v. Be provided with a mains water supply to facilitate regular cleaning of receptacles.

- e) Where a refuse collection vehicle is required to enter a property it must be able to enter and leave in a forward gear. To prevent disruption to local traffic, the local government may require that security gates are set back a minimum of 10m from the front boundary.

3.9 Vehicular Access to Grouped Dwellings (5.3.5 C5.1 of the R-Codes Vol. 1)

For the purpose of compliance with clause 5.3.5 C5.1 of the R-Codes Vol.1, the definition of a “right-of-way” includes, but is not limited to, a shared driveway or common property access way on a survey-strata or built-strata plan. Accordingly:

- a) For a front dwelling in a grouped dwelling development where a common property access way is available to the dwelling, vehicle access should be provided from the common property access way instead of the public road (refer to Figure 3); and
- b) Where a variation from the above ‘deemed to comply’ provisions is sought, the application is to be supported by adequate justification against the associated ‘design principles’ of the R-Codes Vol. 1.

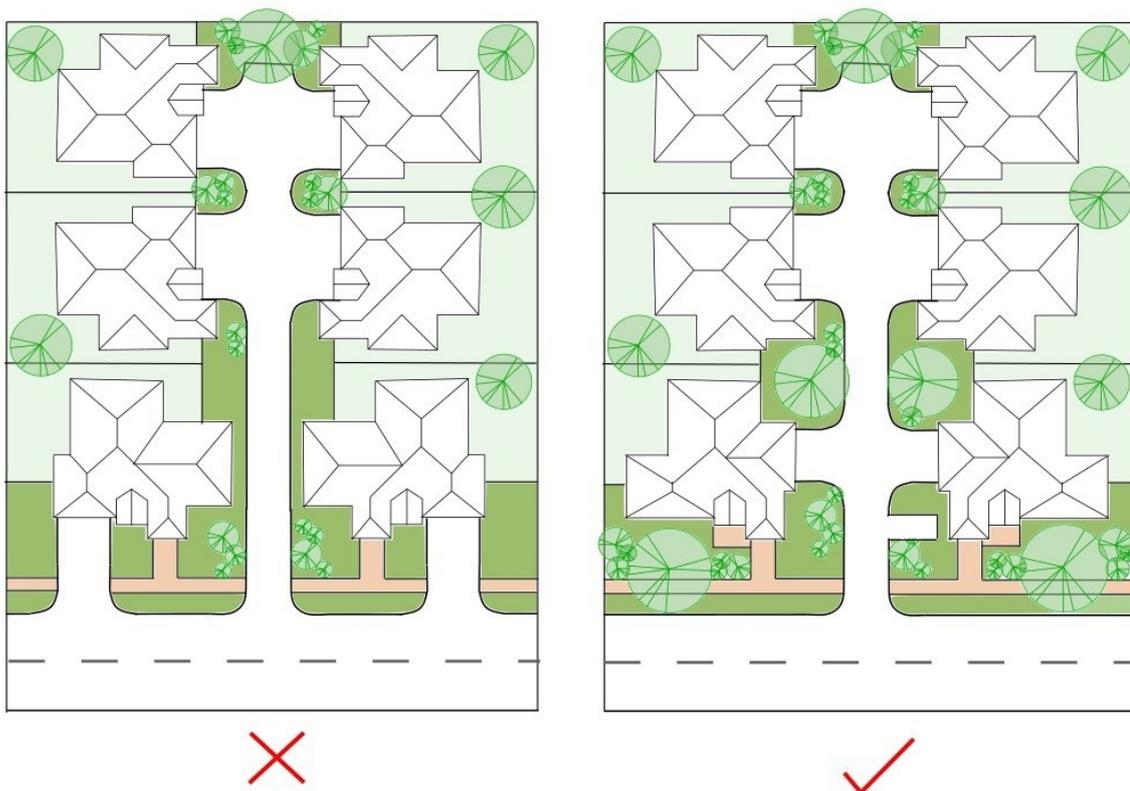


Figure 3: Vehicular access to grouped dwelling development

Governance References

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| <p>Statutory Compliance</p> | <ul style="list-style-type: none"> • <i>Planning and Development Act 2005</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>City of Canning Local Planning Scheme No. 42</i> • <i>State Planning Policy 7.3 Residential Design Codes of WA</i> |
| <p>Process Links</p> | <p>Adjoining Owners Comment Proforma Variation to the Residential Design Codes (City of Canning website or HPRM D13/159544)</p> |

Policy Administration

| Program | | Officer title | Date last approved |
|---------------------------------|--------------------|------------------------------------------|--------------------|
| Canning Sustainable Development | | Director Canning Sustainable Development | 15 October 2019 |
| Version | Decision Reference | Synopsis | Delegation No. |
| 1 | SD-014-19 | Final adoption | |