
AUTHORISATION December 2009

REVIEW December 2011

Part 1

POLICY OPERATION

Policy development

This policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2.

Application and purpose

This policy establishes agreed standards for the assessment and determination of applications for Planning Approval and applications requiring the exercise of Performance Criteria under the Residential Design Codes (Variation 1).

This Policy applies to all applications for Planning Approval and applications for Variations to the Codes under the City's operative district zoning Scheme, where assessment under the Performance Criteria of the Residential Design Codes (R-Codes) is sought.

The City will also apply this Policy when determining Detailed Area Plans under Part 9.14 of District Planning Scheme No. 2 and will have regard to this Policy when making recommendations to the Western Australian Planning Commission on subdivision of land for residential development, to ensure the lots created can be developed in accordance with this Policy.

The Policy prescribes:

- standards that the City will use to determine whether certain Performance Criteria of the R-Codes are met;
- standards of development that the City considers to be unacceptable; and
- when the City is not prepared to exercise its discretion in assessing applications under the Performance Criteria of the R-Codes.

Where this Policy prescribes standards for determining whether certain performance Criteria have been met, the City will consider the standards specified in this Policy in addition to the actual Performance Criteria stated in the R-Codes and the Objective of the relevant Element.

Operation

1. Applications that are not supported by the information required by Part 3 of the R-Codes and accompanied by the fee as set by Council in its Schedule of Planning Fees and Charges are deemed to be invalid and will not be assessed by the City until all the required information has been provided and fee paid to the City's satisfaction.
2. Applications that comply with the standards specified in Column B of the Policy Table are deemed acceptable and not likely to adversely affect the amenity of an adjoining property and may therefore be approved without referral to neighbours for comment under Part 4 of the R-Codes.
3. The City will not exercise its discretion to assess applications under the Performance Criteria listed in the Policy Table where the words "Application of Performance Criteria not accepted" appear in Column B of the Table. In those instances, applications not complying with the corresponding Acceptable Development Criteria of the R-Codes will, unless exceptional circumstances exist, be refused.
4. Applications that meet any of the unacceptable development standards specified in Column C of the Policy Table will, unless exceptional circumstances exist, be refused.
5. Unless otherwise stated, applications that fall outside the relevant standards specified in Column B but which do not meet any of the standards specified in Column C of the Policy Table will be referred to surrounding landowners for comment in accordance with applicable City Policies, prior to being determined.
6. Performance Criteria of the R-Codes that are not listed in the Policy Table will be applied at the City's discretion having regard to the individual merit of the proposal for which application of that Performance Criteria is sought.
7. Refusal will be recommended for applications for subdivision that, in the City's opinion, are likely to result in the creation of lots that are incapable of being developed in accordance with either the Acceptable Development provisions of the R-Codes or the standards specified in Column B of this Policy.

**POLICY TABLE
APPLICATION OF R-CODES PERFORMANCE CRITERIA**

COLUMN A	COLUMN B	COLUMN C
R-Codes Performance Criteria	Standards deemed to meet performance criteria (Column A) and not require advertising (unless otherwise stated, all criteria must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)
Part 6 - Element 2 – Streetscape Requirements		
Objective – To contribute towards attractive streetscapes and security for occupants and passersby, ensure adequate privacy and open space for occupants, and provide an attractive setting for buildings.		
<p><u>6.2.3 Set Back Of Garages And Carports</u></p> <p>P3 The setting back of carports and garages so as not to detract from the streetscape or appearance of dwellings, or obstruct views of dwellings from the street and vice versa.</p>	<p><u>Garages</u></p> <p>Application of performance criteria not accepted.</p> <p><u>Carports</u></p> <p>Carports within the primary street setback area providing that:</p> <ol style="list-style-type: none"> a) The width of the carport does not exceed 50% of the frontage at the building line; b) Its architectural form and materials are consistent with the main part of the dwelling; c) The street can be viewed from a window (or windows) to a habitable room with such window(s) comprising a total minimum area of 1.5m², minimum dimensions of 0.9m each and a maximum sill height of 0.7m above finished floor level; d) The location of the entrance to the dwelling is easily identifiable; and e) The carport is setback a minimum of 3m from the front boundary in areas coded R25 or less and no less than 2m in areas coded R30 or higher. 	<p><u>Garages</u></p> <p>Development that does not comply with acceptable development provisions A3.1, A3.2, A3.3 and A3.5 of Clause 6.2.3</p> <p><u>Carports</u></p> <p>Development that does not comply with standards set out in Column B</p>

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R-Codes Performance Criteria	Standards deemed to meet performance criteria (Column A) and not require advertising (unless otherwise stated, all criteria must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)
<p><u>6.2.4 Surveillance of the Street</u></p> <p>P4 Buildings designed to provide for surveillance between dwellings and the street.</p>	<p>Compliance with the related Acceptable Development provisions A4, except where a dwelling(s) is to be developed behind a dwelling fronting the street, in which case a window from a habitable room of the dwelling is to provide a clear view of the area immediately outside the front door of the dwelling.</p>	<p>Development that does not comply with standards set out in Column B.</p>
<p><u>6.2.8 Garage Doors</u></p> <p>P8 The extent of frontage and building façade occupied by garages assessed against the need to maintain a desired streetscape not dominated by garage doors.</p>	<p><u>For single storey dwellings:</u></p> <p>Application of performance criteria not accepted.</p> <p><u>For double/triple storey dwellings:</u></p> <p>Garages and supporting structures (or garage wall where a garage is aligned parallel to the street) do not occupy more than 60% of the frontage of the lot at the setback line where:</p> <ol style="list-style-type: none"> a) The garage and supporting structures do not project closer to the street boundary than the main part of the dwelling; b) The garage and supporting structures are incorporated under the main roof of the house with the roof pitch similar to other dwellings existing or approved in the street; 	<p><u>For single storey dwellings:</u></p> <p>Development that does not comply with acceptable development provisions A8 of Clause 6.2.8.</p> <p><u>For double/triple storey dwellings:</u></p> <p>Development that does not comply with standards set out in Column B.</p>

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	c) At least one window to a habitable room is provided on the ground floor that allows a view of the street; d) At least one window to a habitable room is provided on the other floors that allows a view of the street; and e) The front entry to the dwelling is clearly visible.	
Part 6 - Element 3 –Boundary Setback Requirements		
Objective - To ensure adequate provision of direct sun and ventilation for buildings and to ameliorate the impacts of building bulk, interference with privacy, and overshadowing on adjoining properties.		
<u>6.3.2 Buildings on Boundary</u> P2 Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to: <ul style="list-style-type: none"> • Make effective use of space; or • Enhance privacy; or • Otherwise enhance the amenity of the development; and • Not have any significant adverse effect on the amenity of the adjoining property; and • Ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted. 	Buildings built up to boundaries, other than the street boundary, providing that: <ul style="list-style-type: none"> a) A letter of no objection is received from the affected landowner/s to a variation in height and/or length as provided for in acceptable development provisions A2; and b) The development complies with the acceptable development provisions in sections 6.4, 6.7, 6.8 and 6.9 or variations permitted to these sections by other provisions of this policy In the case of a proposal for walls to two side boundaries, the applicant can nominate the ‘as-of-right’ boundary wall and provide a letter of no objection from the affected landowner/s of the second boundary wall.	Development deemed not to comply with 6.3.2 Performance Criteria P2.

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<p><u>6.3.3 – Setback of retaining walls</u></p> <p>P3. Retaining walls designed or setback to minimise the impact on adjoining properties.</p>	<p>Development deemed to comply with the City’s “Establishing Building Pad Levels, Excavation, Fill and Retaining associated with Residential Development” Policy.</p>	<p>Development that does not comply with standards set out in Column B.</p>
<p>Part 6 - Element 4 – Open space requirements</p> <p>Objective - To ensure that private and communal open space is set aside and landscaped to provide for attractive streetscapes, attractive settings to complement buildings, privacy, direct sun, and the recreational needs of residents.</p>		
<p><u>6.4.1 Open Space Provision</u></p> <p>P1 Sufficient open space around buildings:</p> <ul style="list-style-type: none"> • to complement the building; • to allow attractive streetscapes; • to suit the future needs of residents, having regard to the type and density of the dwelling 	<p>Application of performance criteria not accepted for single dwellings on lots larger than 350m².</p> <p>For single dwellings on lots of 350m² or less, or grouped dwelling developments, a 2% concession in open space provision where an outdoor living area, with a minimum of 6m x 4m of useable space accessible from a habitable room and located on the northern or eastern boundary is provided.</p> <p>The averaging of open space over the total site area for grouped dwelling developments is not supported.</p>	<p>Development that does not comply with Acceptable Development provisions of Clause 6.4.1 is considered to represent overdevelopment.</p>
<p>Part 6 - Element 6 – Site Works Requirements</p> <p>Objective - To preserve the sense of the natural topography of the site and locality with a view to the protection of streetscape and the amenity of adjoining properties.</p>		

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<u>6.6.1 Excavation or fill</u> P1 Development that retains the visual impression of the natural level of a site, as seen from the street or other public place, or from an adjoining property.	Development deemed to comply with the City's "Establishing Building Pad Levels, Excavation, Fill and Retaining associated with Residential Development" Policy.	Development that does not comply with the policy as set out in Column B.
Part 6 - Element 7 – Building Height Objective: To ensure that the height of buildings is consistent with the desired scale in a given locality.		
<u>6.7.1 Building Height</u> P1 Building height consistent with the desired height of buildings in the locality, and to recognise the need to protect the amenities of adjoining properties, including, where appropriate: <ul style="list-style-type: none"> • adequate direct sun to buildings and appurtenant open spaces; • adequate daylight to major openings to habitable rooms; and • access to views of significance. 	Wall height is restricted to no more than 5% in excess of the prescribed wall heights referred to in Table 3, Category B of the R-Codes. For skillion roofs, height is restricted to a maximum of 6.5m to the lowest point of the roof (from natural ground level) and a maximum of 8m to the highest point of the roof (from natural ground level).	Development deemed not to comply with 6.7.1 Performance Criteria P1 and the standards set out in Column B.
Part 6 - Element 10 - Incidental Development Requirements Objective: To ensure that (a) outbuildings and fixtures attached to buildings do not detract from the streetscape, or the amenity of the development or that of adjoining residents; and (b) adequate provision is made for incidental facilities serving residents' needs.		
<u>6.10.1 Outbuildings</u> P1 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.	Outbuildings that do not exceed a wall height of 3.5m from natural ground level and a ridge height of 4.5m from natural ground level, providing the building is setback from boundaries in accordance with the provisions of Table 2(a) and 2(b) of the R-Codes.	Development deemed not to comply 6.10.1 Performance Criteria P1 or the standards set out in Column B.

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<p align="center">R-Codes Performance Criteria</p>	<p align="center">Standards deemed to meet performance criteria (Column A) and not require advertising (unless otherwise stated, all criteria must be met)</p>	<p align="center">Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)</p>
<p><u>6.10.3 Essential Facilities</u></p> <p>P3 Provision made for external storage, rubbish collection/storage areas, and clothes-drying areas that are:</p> <ul style="list-style-type: none"> • adequate for the needs of residents; and • without detriment to the amenity of the locality. 	<p><u>Grouped/Multiple Dwellings</u></p> <p>An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m within an internal area of at least 4m² for each grouped or multiple dwelling; or</p> <p>Provision of at least a 4m² storage space (with a minimum dimension of 1m) within a lockable garage that is in addition to the dimensions required by Acceptable Development provision 6.5.3 A3.2 to accommodate vehicles, for each grouped or multiple dwelling.</p>	<p>Development deemed to not comply with 6.10.3 Performance Criteria P3 or the related standards set out in Column B.</p>