PART 1 – POLICY OPERATION

Owner	Planning and Sustainability
Implementation	November 2019
Next Review	June 2028

Policy Development and Purpose

This Local Planning Policy (Policy) has been prepared under Schedule 2, Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This Policy has been prepared to supplement Volume 1 of State Planning Policy 7.3 – Residential Design Codes (R-Codes) and applies to all lots where the R-Codes Volume 1 applies.

This Policy clarifies and expands on what is prescribed in the R-Codes Volume 1 pertaining to site works and retaining, to support the development of Single Houses with an R-Code of less than R40 and Grouped Dwellings coded less than R25 and Multiple Dwellings on lots coded less than R10 to R25 under Part B, and Single Houses with an R-Code of R50 and above, Grouped Dwellings coded R30 and above and Multiple Dwellings on lots coded R30 to R60 under Part C. This Policy provides additional 'deemed-to-comply' standards as well as clarification on corresponding 'design principles' to supplement the R-Codes Volume 1.

This policy does not apply to site works and retaining associated with residential development assessed under the R-Codes Volume 2; being multiple dwellings coded R80 and above, within mixed use development and activity centres.

This Policy does not apply to earthworks and retaining that form part of a subdivision approval. Subdivisional earthworks and retaining works are subject to guidance set out in Local Planning Policy 4.5: Subdivisional Retaining Walls.

Policy Objectives

The objectives of this Policy are to:

1. Provide guidance for the development of site works and retaining walls on residential lots, where the R-Codes Volume 1 applies.

2. Minimise the impact of site works and retaining walls on the natural environment and landscape.

3. Protect the amenity of nearby landowners through greater care in the assessment of site works.

4. Promote site works and retaining walls that complement and are sympathetic to the natural topography of the surrounding land.

5. Ensure that retaining walls that abut street and lot boundaries do not adversely impact on streetscapes, the character of the locality or landowners of nearby land.

Definitions

In the case of development assessed under this Policy, the words and expressions defined in Appendix 1 of the R-Codes Volume 1 apply. Key words and expressions not defined in the R-Codes Volume 1, but are applied though this Policy, are defined below:

Building Pad: means a portion of a site where the ground has been prepared through site works to facilitate the establishment of a finished floor for a building (such as a building slab).

Irregular-shaped site: means a site that is:

- Not a 'rectangular site', as defined by this Policy; and
- Shaped in a way that is different to the examples of sites shown in **Figure 1**.

Rectangular site: means either:

- A site that has no less or no more than four boundaries; or
- In the case of a site that has a corner truncation – a site that has no less or no more than one boundary adjoining a truncation and four other boundaries.

Examples of rectangular sites are shown in **Figure 1**.

Retaining wall: means a wall constructed in brick, stone, concrete, limestone or other material required and designed to retain soil but does not include walls used primarily for aesthetic landscaping purposes (such as planter boxes).

Terracing: means the creation of one or more raised banks of earth with vertical or sloping sides and flat levels formed across a slope.

A demonstration of terracing is depicted in **Figure 4** of this Policy.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Application Submission Requirements

Applications for site works or retaining on vacant lots should be made concurrently with an application (for a building permit and/or a development approval) for dwellings on a site. Applications to alter site levels or for retaining walls prior to an application for dwellings being made will not be supported by the City.

Note: *Guidance on plan specifications is provided by the City with its application form for development approval as well as within the R-Codes.*

2.0 Supplemental Provisions – Development Assessed under the R-Codes Volume 1

2.1 Excavation and Filling on a Development Site

The principles of 'cut and fill' below are to be read to support the interpretation of the design principles of Part B, Clause 5.3.7 (P7.1.P7.2 and P7.3) and Part C, Clause 3.5 (P3.5.1, P3.5.2 and P3.5.3) of the R-Codes Volume 1.

An equal 'cut and fill' approach should be taken in considering all applications involving alteration of ground levels on a site. The principles of 'cut and fill' on a development site is such that:

a) Equal amounts of cut and fill is undertaken when establishing modified finished ground levels; and

b) Filling and/or retaining to the highest level of a site for the purpose of establishing a building pad level is not appropriate as it does not reflect the natural contours, and therefore should not be supported.

Note: *The provision above supports the interpretation of the design principles of the R-Codes and should not be construed as amendments to the deemed-to-comply provisions of the R-Codes.*

2.2 Establishing Building Pad Levels

2.2.1 This subsection provides deemed-to-comply provisions in addition to Part B, Clause 5.3.7 (C7.2 and C7.3) and Part C, Clause 3.5 (C3.5.2 and C3.5.3) of the R-Codes Volume 1, for excavation and filling behind a street setback line.

Figures 2a-2c and **Figure 3** demonstrate how an appropriate building pad should be established for Single Houses or Grouped Dwellings. **Figures 2a-2c** and **Figure 3** only apply for Single House or Grouped dwelling sites that have a natural ground level (NGL) difference **of less than** 3.0 metres.

2.2.2 For multiple dwelling developments and for all residential development types on sites that have a NGL difference **of more than** 3.0 metres, building pads should be established in accordance with to the 'deemed-to-comply' provisions prescribed in Part B, Clause 5.3.7 (C7.2) and Part C, Clause 3.5 (C3.5.2) of the R-Codes Volume 1.

Note: *A definition of 'site' as referred to in 2.2.1 and 2.2.2 is provided in Appendix 1 of the R-Codes Volume 1.*

2.3 Alteration of Ground Levels between a Front Boundary and Dwelling

2.3.1 This subsection provides deemed-to-comply provisions in addition to Part B, Clause 5.3.7 (C7.1) and Part C, Clause 3.5 (C3.5.1) of the R-Codes Volume 1, for excavation and filling within the front setback.

Excavation and filling within the front setback can be supported if terracing is provided that satisfies the following requirements:

a) The first terrace level if located within 1.0 metre of the front boundary should not exceed 0.5 metres in height; and

b) Subsequent terraces should be spaced a minimum of 1.0 metre apart, and retaining wall height for terracing should not exceed 1.0 metre.

Note: ***Figure 4*** *of this Policy depicts how the provisions above can be practically satisfied.*

2.3.2 Where excavation and filling in the front setback area cannot satisfy the deemed-to-comply provisions of Part B, Clause 5.3.7 (C7.1) or Part C, Clause 3.5 (C3.5.1) of the R-Codes Volume 1 and/or the deemed-to-comply provisions outlined in subsection 2.3.1 above, excavation and filling should satisfy the relevant design principles of the R-Codes Volume 1.

2.3.3 Terracing retaining walls adjoining side boundaries should satisfy the deemed-to-comply provisions of Part B, Clause 5.3.8 or Part C, Clause 3.5 of the R-Codes Volume 1, relating to retaining walls.

2.4.4 The principles of terracing in this Policy only apply where the levels of a site increase from the front boundary (as shown in **Figure 4**). The terracing provisions of this Policy do not apply where site levels decrease from a front boundary.

POLICY FIGURES

Figure 1: **Examples of Rectangular Sites**
(Refer to definition of 'rectangular sites' and 'irregular-shaped sites' in Part 1 of this Policy)

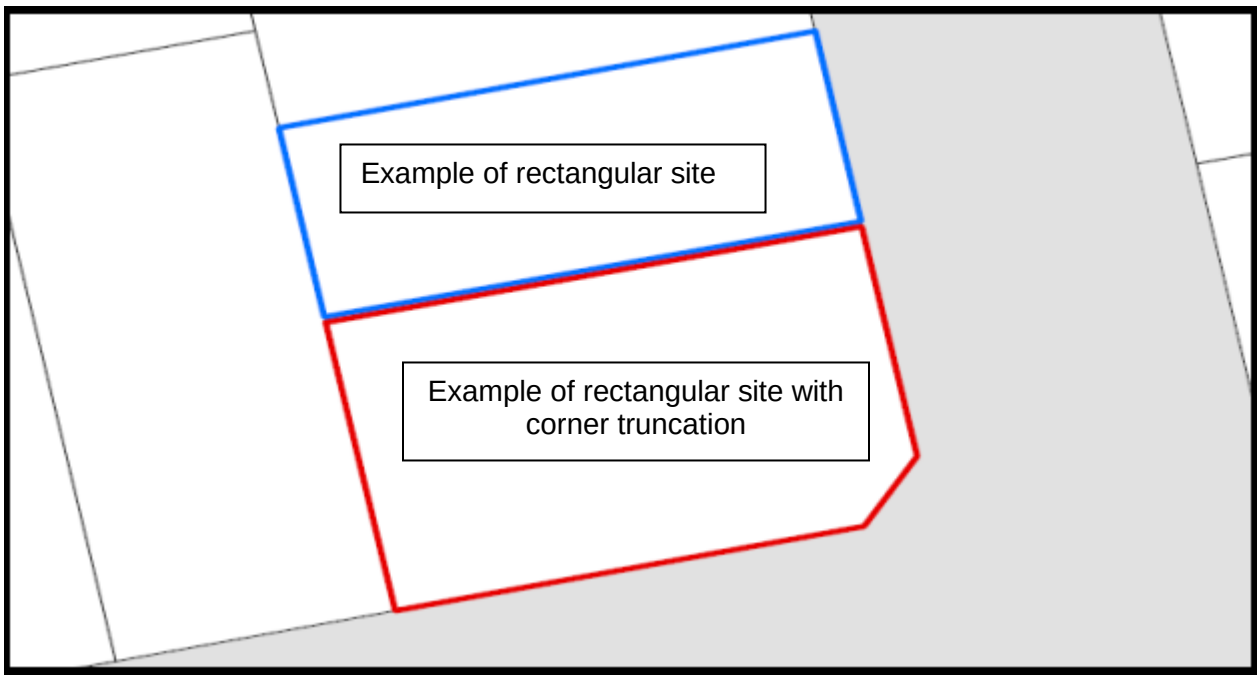
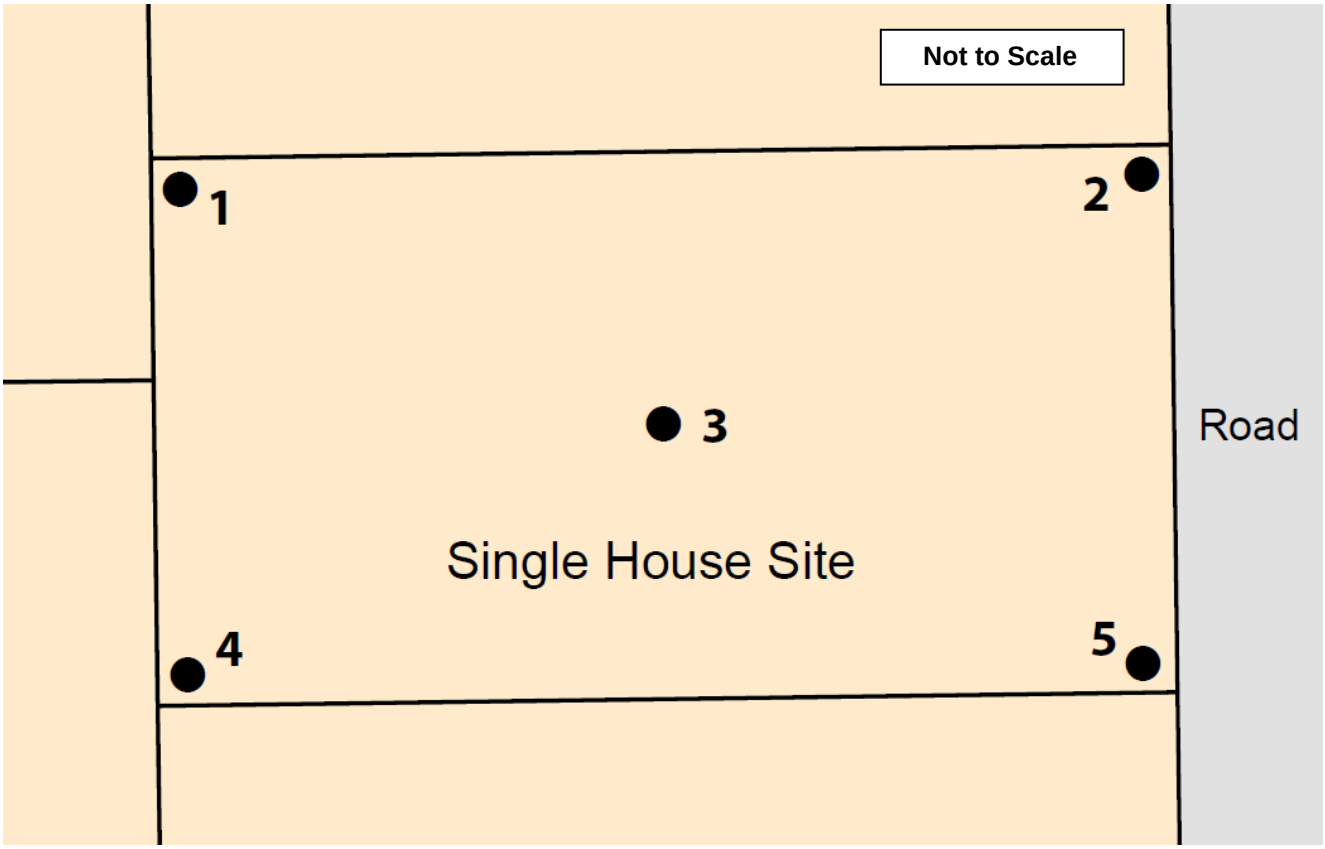


Figure 2a: **Calculation of average natural ground level and determination of appropriate building pad height**
Example for Single House sites



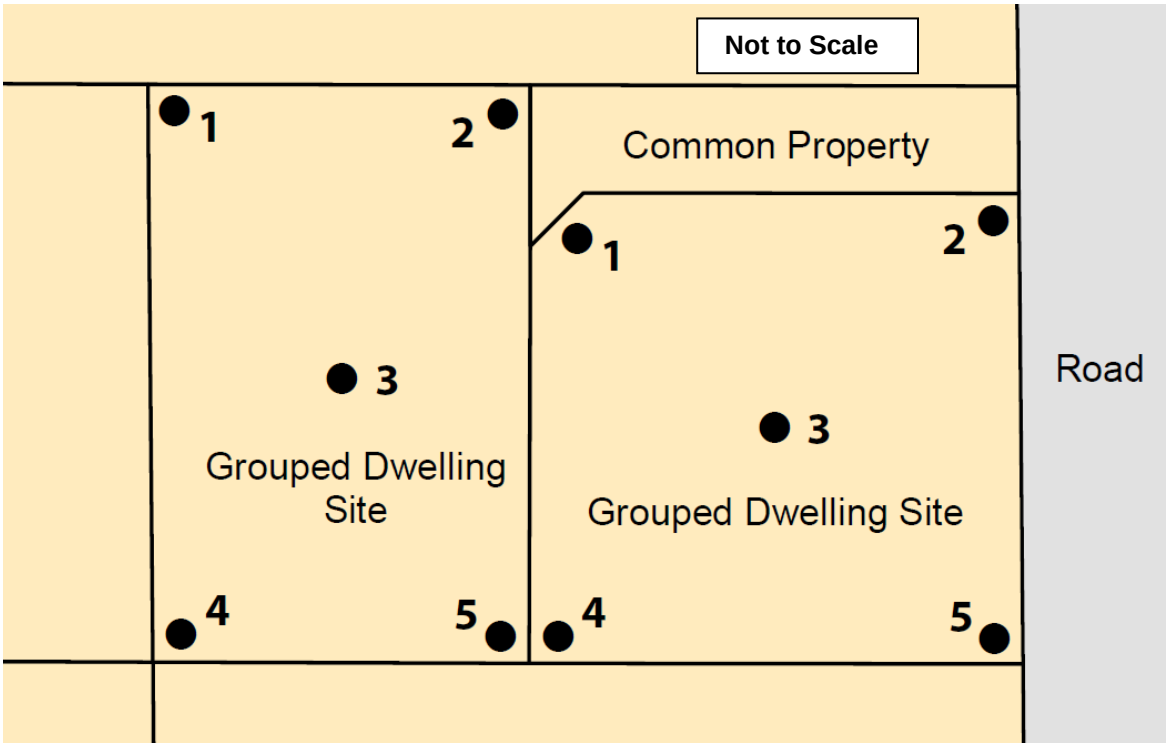
Average Natural Ground Level of Site ***(a)*** = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (*a*) + up to 0.3 metres

NOTE: *In performing the calculation above for an irregular-shaped site, the City may identify:*

- *Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as*
- *A fifth point in the approximate centre of the lot.*

Figure 2b: **Calculation of average natural ground level and determination of appropriate building pad height**
Example for Grouped Dwelling sites in SMALL Grouped Dwelling developments.



Average Natural Ground Level of Site ***(a)*** = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

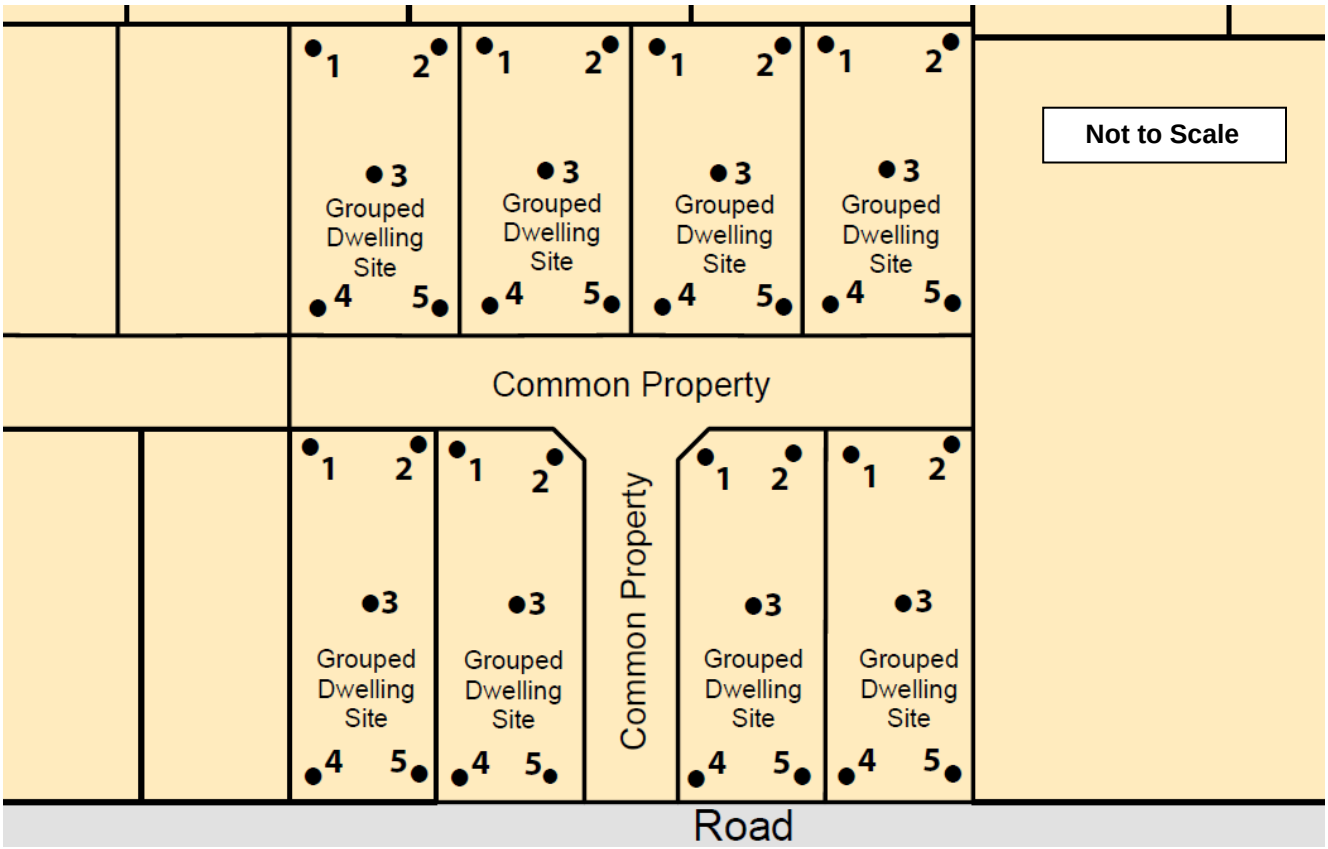
Maximum Appropriate Building Pad Height = the result of (*a*) + up to 0.3 metres

NOTE: *In performing the calculation above for an irregular-shaped site, the City may identify:*

- *Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as*
- *A fifth point in the approximate centre of the lot.*

Figure 2c: **Calculation of average natural ground level and determination of appropriate building pad height**

Example for Grouped Dwelling sites in LARGE Grouped Dwelling developments.



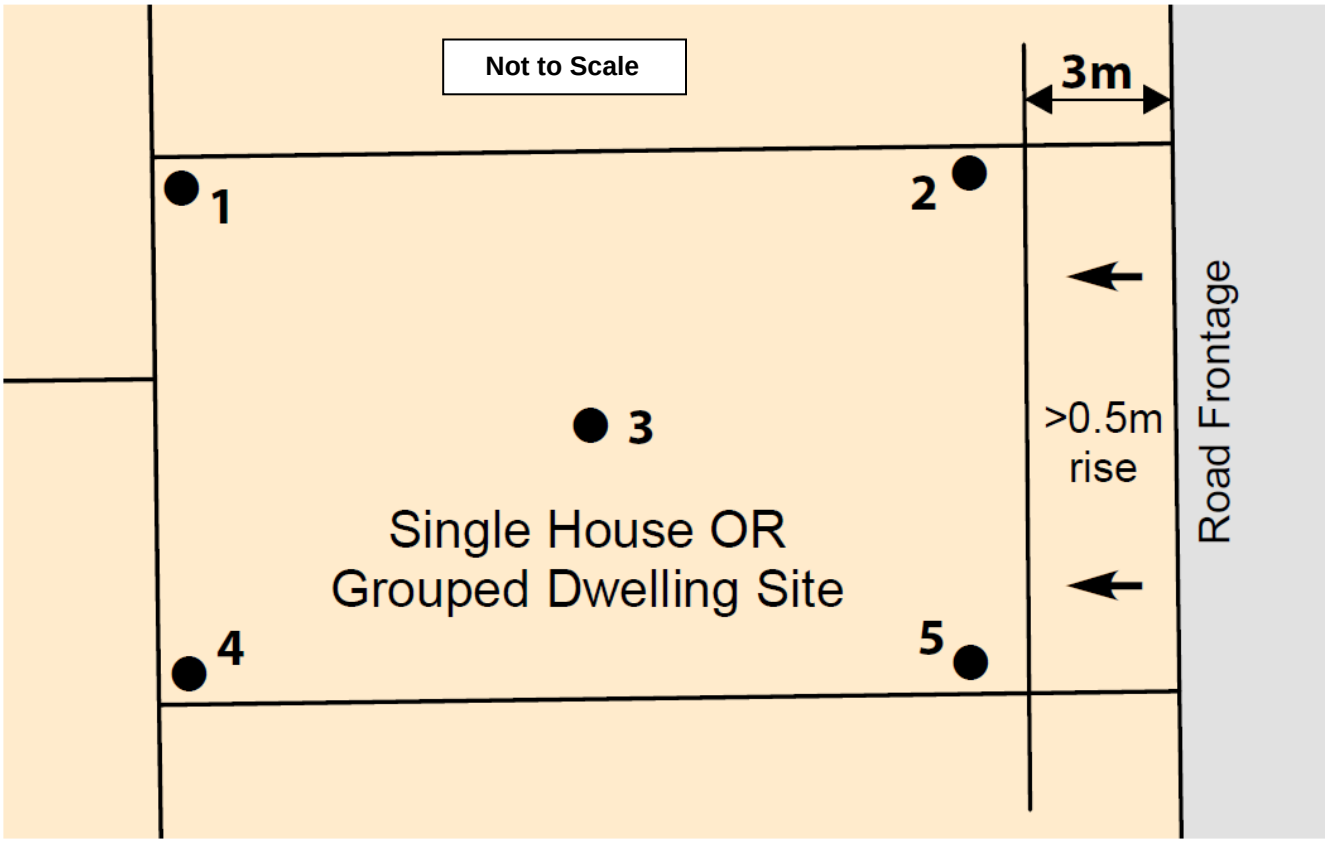
Average Natural Ground Level of Site **(*a*)** = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (*a*) + up to 0.3 metres

NOTE: *In performing the calculation above for an irregular-shaped site, the City may identify:*

- *Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as*
- *A fifth point in the approximate centre of the lot*

Figure 3: **Calculation of average natural ground level and determination of appropriate building pad height**
Where a site rises more than 0.5m from a road frontage.



Average Natural Ground Level of Site ***(a)*** = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (*a*) + up to 0.3 metres

NOTE: *In performing the calculation above for an irregular-shaped site, the City may identify:*

- *Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as*
- *A fifth point in the approximate centre of the lot*

Figure 4: Principles of Terracing

