



LPP 1.1.1

POLICY STATEMENT

RESIDENTIAL DEVELOPMENT

REASON

To establish agreed standards for the assessment and determination of applications for Planning Approval requiring the exercise of discretion under the Residential Design Codes.

POLICY

This Policy applies to applications for Planning Approval where assessment under the Design Principles of the Residential Design Codes (R-Codes) is sought.

The City will also apply this Policy in the assessment of Detailed Area Plans under the Town Planning Scheme and when making recommendations to the Western Australian Planning Commission on subdivision applications for Residential zoned land.

The Policy prescribes:

- Standards that the City will use to determine whether certain Design Principles 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 Design Principles of the R-Codes.

Where this Policy prescribes criteria for determining whether the R-Codes Design Principles have been met, the standards specified in this Policy and the actual Design Principles and Elements stated in the R-Codes will guide the assessment.

Operation

1. Applications that comply with the standards specified in Column B of the Policy Table are deemed acceptable and may therefore be approved without referral to neighbours.
2. Unless otherwise stated, applications that do not comply with the relevant standards specified in Column B of the Policy Table (but do not exceed the limits specified in Column C) will be referred to surrounding landowners for comment, if it is considered that the variation will have external impacts.
3. Applications that include unacceptable aspects (as specified in Column C of the Policy Table) will, unless exceptional circumstances exist, be refused. In the event that a variation to the Policy is proposed, the proposal will be advertised for comment, if it is considered that the variation will have external impacts.
4. 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 Deemed-to-comply provisions of the R-Codes or the standards specified in Column B of this Policy will not be supported.



GOVERNANCE REFERENCES

Statutory Compliance	Planning and Development Act 2005 City of Gosnells Town Planning Scheme No. 6
Industry Compliance	State Planning Policy 3.1 – Residential Design Codes 2013 Development Control Policy 1.2 – Development Control – General Principles 2004 Development Control Policy 1.3 – Strata Titles 2009
Organisational Compliance	Local Planning Policy 2.2 – Outbuildings and Sea Containers Local Planning Policy 2.5 – Home Based Activities Local Planning Policy 2.6 – Display Homes Local Planning Policy 4.1 – Public Consultation Local Planning Policy 4.5 – Development Landscaping Local Planning Policy 4.10 – Subdivision and Development Abutting Public Spaces Local Planning Policy 5.1 – Maddington Town Centre Development Policy Local Planning Policy 5.2 – Gosnells Town Centre Development
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning & Sustainability		Co-ordinator Planning Implementation		9397 3180	
Risk Rating	Med	Review Cycle	Triennial	Next Due:	2019
Version	Decision To Advertise	Decision to Adopt		Synopsis	
1.	OCM 1093 19/12/00			Advertised for public comment for a period of 21 days.	
2.	07/05/2002			Re-advertised in May 2002 for 21 days – Refer OCM 09/07/2002, Page 71	
3.		OCM 525/09/07/02		Adopted to represent a realistic approach to residential design issues for all residential zoned lots within the City.	
4.	OCM 126/25/02/2003			Advertised for public comment for a period of 21 days	
5.		OCM 622/09/09/2003		Amended with name changes in codes and references.	
6.	OCM 122/14/03/2006			Advertised with amendments, for public comment in local newspaper for 21 days.	
7.		OCM 253/13/06/2006		(Original Policy – Residential Development Urban Design Guidelines) Revoked	
8.		OCM 253/13/06/2006		(New Policy – Residential Development) Adopted	
9.	OCM 241/10/06/2008			Advertised for public comment for a period of 21 days.	
10.		OCM 445/09/09/2008		Amended to reflect revised residential design codes.	
11.	OCM 318/23/07/2013			Amended to reflect revised Residential Design Codes and advertised for public comment for a period of 21 days.	
12.		OCM 495/26/11/2013		Amended to align with the WAPC's revised R-Codes.	
13.	OCM 372/23/09/2014			Advertised for public comment for a period of 21 days.	
14.		OCM 98/24/03/2015		Modified clause 6.4.3 which prescribes requirements for variations in dwelling size.	
15.	N/A	OCM 19/09/02/2016		Modified clause 5.3.5 - Vehicular access with a minor amendment that did not require advertising.	
16.	OCM 291/23/08/2016			Advertised for public comment for a period of 21 days.	
17.		OCM 403/08/11/2016		Amended sub-clauses iii) and v) of clause 5.3.1 and sub-clause ii) of clause P4.2	



Part 5 - Design Elements for Single House(s) and Grouped Dwellings and Multiple Dwellings in areas coded less than R30

COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principles	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
Part 5 - Element 1 – Context Objectives - (a) To ensure that residential development meets community expectations in regard to appearance, use and density. (b) To ensure that designs respond to the key natural and built features of the area and respond to the local context in terms of bulk and scale, or in the case of precincts undergoing a transition, will respond to the desired future character as stated in the local planning framework. (c) To ensure adequate provision of direct sun and ventilation for buildings and to ameliorate the impacts of building bulk, privacy and overshadowing on adjoining properties. (d) To ensure that open space (private and communal) is provided on site and: <ul style="list-style-type: none"> Landscaped to establish streetscapes; Provide a balanced setting and relationship to buildings; and Provide privacy, direct sun and recreational opportunities. (e) To ensure that development and design is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the street and surrounding buildings, or in precincts undergoing a transition, development achieves the desired future character of the area identified in local planning framework.		
5.1.2 <u>Street Setback</u> P2.1 Buildings set back from street boundaries an appropriate distance to ensure they: <ul style="list-style-type: none"> contribute to, and are consistent with, an established streetscape; provide adequate privacy and open space for dwellings; accommodate site planning requirements such as parking, landscape and utilities; and allow safety clearances for easements for 	With regards to C2.1(i) and (iii), single-storey buildings, setback from street boundaries such that the average setback is at least 90% of that required by Table 1. A variation to the minimum setback as prescribed by C2.1(iii) will generally not be supported. With regards to C2.1(iv), single-storey buildings, set back from street boundaries a minimum of 1.5m, or 0.5m for a porch or verandah, where a dwelling has its main frontage from a communal street, right-of-way or shared pedestrian or vehicle access way. In either case, i) The building must provide a variation in setbacks;	Development deemed not to comply with Clause 5.1.2 Design Principle P2.1 and P2.2.



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<p>essential service corridors.</p> <p>P2.2 Buildings mass and form that:</p> <ul style="list-style-type: none"> • use design features to affect the size and scale of the building; • uses appropriate minor projections that do not detract from the character of the streetscape; • minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and • positively contributes to the prevailing development context and streetscape. 	<p>ii) The front entry to the dwelling must be readily identifiable;</p> <p>iii) Sightlines between the property and the street and pedestrian and vehicular safety must not be compromised;</p> <p>iv) Safety clearances for service easements must not be compromised; and</p> <p>v) Adequate provision must be made for landscaping.</p> <p>With regards to C2.2, the secondary street setback of a single-storey building or component of a building, on land coded less than R35, may be reduced to 1m providing that the reduction does not extend for more than one-third of the length of the boundary as measured from behind the truncation.</p>	
<p><u>5.1.3 Lot boundary setback</u></p> <p>P3.1 Buildings set back from lot boundaries so as to:</p> <ul style="list-style-type: none"> • reduce impacts of building bulk on adjoining properties; • provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and • minimise the extent of overlooking and resultant loss of privacy on adjoining properties; <p>P3.2 Buildings built up to boundaries (other than the street boundary) where this:</p> <ul style="list-style-type: none"> • makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas; 	<p>Buildings setback from boundaries, other than street boundaries, provided that:</p> <p>i) The wall is not on the southern boundary;</p> <p>ii) The wall does not result in any overshadowing in excess of that which would have occurred if the development complied with C3.1(i), to adjoining properties;</p> <p>iii) The wall does not face an adjoining property outdoor living area or any major openings;</p> <p>iv) The wall will not limit the availability of sunlight and ventilation to the building; and</p> <p>v) The development complies with Deemed-to-comply provisions in 5.1.4, 5.1.6, 5.4.1 and 5.4.2 and any variations permitted to these sections by other provisions of this policy.</p>	<p>Development deemed not to comply with Clause 5.1.3 Design Principle P3.1 and P3.2.</p>



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<ul style="list-style-type: none"> does not compromise the design principle contained in 5.1.3 P3.1; does not have any adverse impact on the amenity of the adjoining property; ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and positively contributes to the prevailing development context and streetscape. 	<p>or</p> <p>vi) A letter of no objection from the affected landowner/s is provided with the application.</p> <p>Buildings built up to boundaries, such that:</p> <p>i) In areas coded R17.5 to R25, garages built up to the boundary, other than the street boundary, and setback 4.5m from the primary street, provided that:</p> <p>a. The length of the wall does not exceed 8m, and for R20 or R25 coded lots, as per ii) below.</p> <p>b. For R17.5 coded lots, walls are not higher than 3.5m with an average of height of 3m; or</p> <p>ii) In areas coded R20 and R25, walls built up to boundaries which are not higher than 3.5m with an average height of 3m, and do not collectively exceed 9m in length or one-third the length of the balance of the lot boundary as measured from behind the front setback, per boundary; or</p> <p>iii) In areas coded R30 and higher:</p> <p>a. The development complies with Deemed-to-comply provisions in sections 5.1.3 (C3.1), 5.1.4 and 5.4.2 and any variations permitted to these sections by other provisions of this policy; and</p> <p>b. walls on the boundary which are not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary, behind the front setback line;</p> <p>or</p> <p>iv) Walls on the boundary where a letter of no</p>	



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	objection from the affected landowner(s) is provided with the application.	
<p>5.1.4 Open Space</p> <p>P4 Development incorporates suitable open space for its context to:</p> <ul style="list-style-type: none"> reflect the existing and/or desired streetscape character or as outlined under the local planning framework; provide access to natural sunlight for the dwelling; reduce building bulk on the site, consistent with the expectations of the applicable density code and/or as outlined in the local planning framework; provide an attractive setting for the buildings, landscape, vegetation and streetscape; provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within/around the site; and provide space for external fixtures and essential facilities. 	<p>Open space provided around a building where:</p> <ol style="list-style-type: none"> The development complies with Deemed-to-comply provisions in sections 5.1.2 and 5.1.3, or variations permitted to these sections by other provisions of this Policy; and The development provides an outdoor living area which is 20% greater than the size requirements of Table 1. <p><i>*Note: For the purposes of provision ii) above, it is considered that areas with dimensions less than 2.4m are generally not capable of active or passive use for the purpose of defining an outdoor living area.</i></p>	<p>Development which does not comply with each of the requirements of Deemed-to-comply provisions 5.1.2, 5.1.3, 5.3.1 and 5.4.5 and the cumulative effects of variations to these provisions is considered to represent overdevelopment.</p>
<p>5.1.5 Communal Open Space</p> <p>P5.1 Communal open space associated with grouped dwellings is provided for residents' exclusive use.</p> <p>P5.2 The location and function of communal open space provides privacy to users and</p>	<p>Development deemed to comply with 5.1.5 Deemed-to-comply provision C5.</p>	<p>Development that does not comply with 5.1.5 Deemed-to-comply provision C5.</p>



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surrounding dwellings.		
<p>5.1.6 Building Height</p> <p>P6 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:</p> <ul style="list-style-type: none"> adequate access to direct sun into buildings and appurtenant open spaces; adequate daylight to major openings into habitable rooms; and access to views of significance. 	<p>Development deemed to comply with 5.1.6 Deemed-to-comply provision C6, unless otherwise provided by a Local Planning Policy.</p> <p><i>*Note: The applicable Policy is Local Planning Policy 5.2 - Gosnells Town Centre Development.</i></p>	<p>Development that does not comply with the related standards set out in Column B.</p>
<p>Part 5 - Element 2 – Streetscape requirements</p> <p>Objective - To contribute towards the character of the streetscapes including their views and vistas and provides security for occupants and passers-by, a landscape to ensure adequate shade, privacy and open space for occupants, and an attractive setting for the collection of buildings.</p>		
<p>5.2.1 Set Back Of Garages And Carports</p> <p>P1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>	<p>Carports within the street setback area (as limited by 5.1.2 or variations permitted to this section by this Policy), provided that the width of the carport does not exceed 55 per cent of the frontage where:</p> <ul style="list-style-type: none"> i) Its architectural form and materials are consistent with the main part of the dwelling; ii) The street can be viewed from a window to a habitable room with a minimum vertical dimension of 1.6m and a minimum horizontal dimension of 0.9m; and 	<p>Development that does not comply with the related standards set out in Column B.</p>



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	<p>iii) The location of the entrance to the dwelling is easily identifiable;</p> <p>or</p> <p>Carports within the street setback area (as limited by 5.1.2 or variation permitted to this section by this Policy), provided that the width of the carport does not exceed 60 per cent of the frontage where:</p> <ul style="list-style-type: none"> i) Its architectural form and materials are consistent with the main part of the dwelling; ii) The street can be viewed from a window to a habitable room with a minimum vertical dimension of 1.6m and a minimum horizontal dimension of 0.9m; iii) The location of the entrance to the dwelling is easily identifiable; and iv) A second storey window to a habitable room overlooks the street; <p>For garages up to a 10% variation to 5.2.1 Deemed-to-comply provisions C1.1 and C1.4, subject to compliance with 5.2.2 Deemed-to-comply provision C2.</p>	
<p><u>5.2.2</u> <u>Garage width</u></p> <p>P2 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.</p>	<p>For single storey dwellings:</p> <p>Garages and supporting structures (or garage wall where a garage is aligned parallel to the street) facing the street that do not occupy more than 55% of the frontage of the lot at the setback line where;</p> <ul style="list-style-type: none"> i) The front entry to the dwelling is clearly visible; and ii) The garage and supporting structures are incorporated under the main roof of the house with the roof pitch similar to other dwellings 	<p>Development that does not comply with 5.2.2 Design Principle P2.</p>



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	existing or approved in the street. For double/triple storey dwellings: Garages and supporting structures (or garage wall where a garage is aligned parallel to the street) facing the street that do not occupy more than 65% of the frontage of the lot at the setback line where: <ul style="list-style-type: none">i) At least one window to a habitable room is provided on the ground floor and on the other floors that allow a view of the street;ii) The front entry to the dwelling is clearly visible; andiii) 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.	
<u>5.2.3</u> <u>Street surveillance</u> P3 Buildings designed to provide for surveillance (actual or perceived) between individual dwellings and the street and between common areas and the street, which minimise opportunities for concealment and entrapment.	Development deemed to comply with 5.2.3 Deemed-to-comply provisions C3.1 and C3.2.	Development deemed to not comply with 5.2.3 Deemed-to-comply provisions C3.1 and C3.2.



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<u>5.2.4</u> <u>Street walls and fences</u> P4 Front walls are low or restricted in height to permit surveillance (as per Clause 5.2.3) and enhance streetscape (as per Clause 5.1.2), with appropriate consideration to the need: <ul style="list-style-type: none">for attenuation of traffic impacts where the street is designated as a primary or district distributor or integrator arterial; andfor necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial.	Development deemed to comply with Local Planning Policy 4.10 - Subdivision and Development Abutting Public Spaces.	Development deemed not to comply with Local Planning Policy 4.10 - Subdivision and Development Abutting Public Spaces.
<u>5.2.5</u> <u>Sight lines</u> P5 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, right-of way, communal streets, crossovers, and footpaths.	Development deemed to comply with 5.2.5 Design Principle P5.	Development that does not comply with 5.2.5 Design Principle P5.
<u>5.2.6</u> <u>Appearance of retained dwelling</u> P6 Dwellings retained as part of a grouped or multiple dwelling development, dwelling extension or redevelopment are to: <ul style="list-style-type: none">enhance the streetscape appearance of the existing dwelling(s) retained; orcomplement established or future built form in the locality as specified within the relevant local planning framework.	Development deemed to comply with 5.2.6 Design Principle P6.	Development that does not comply with 5.2.6 Design Principle P6.



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Part 5 - Element 3 – Site planning and design Objectives - (a) Landscape design should optimise function, useability, privacy and social opportunity, equitable access, respect neighbours' amenity and provide for practical establishment and maintenance. (b) To ensure access to housing provides for security, safety, amenity and legibility to on-site car parking areas and footpaths for residents and visitors. (c) To ensure each development makes a contribution to a streetscape by respecting the natural topography for each site, adjoining properties and the amenity of the locality. (d) To reduce the economic, environmental and social impacts associated with site works to facilitate housing development (e.g. via soil disturbance, groundwater impact and water use for dust suppression).		



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<p><u>5.3.1 Outdoor living areas</u></p> <p>P1.1 Outdoor living areas which provide spaces:</p> <ul style="list-style-type: none"> capable of use in conjunction with a habitable room of the dwelling; open to winter sun and ventilation; and optimise use of the northern aspect of the site. <p>P2.2 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.</p>	<p>An Outdoor Living Area provided for each Single House or Grouped Dwelling that:</p> <ol style="list-style-type: none"> Is at least 90% of the area required by Table 1 of the R-Codes Is directly accessible from a habitable room of the dwelling; Where situated within the front setback area, is north-facing, provides adequate privacy protection and surveillance of the street; Is provided with a minimum length and width dimension of 3m for lots coded greater than R30; Has (i) at least two-thirds of the required area without permanent roof cover or (ii) at least one-third of the required area without permanent roof cover with translucent sheeting (or equivalent) being provided over habitable room windows or (iii) at least one-third of the required area without permanent roof cover and is north facing; and Positively contributes to an attractive streetscape. <p>Balconies for each Multiple Dwelling are deemed to comply with 5.3.1 Design Principle P1.1 and P2.2.</p> <p><i>*Note: Provision i) is not applicable where an outdoor living area is required to be larger by provisions of this Policy for Clauses 5.1.4 or 5.4.5).</i></p>	<p>Development that does not comply with 5.3.1 Design Principle P1.1 and P2.2.</p>
<p><u>5.3.2 Landscaping</u></p> <p>P2 Landscaping of grouped and multiple dwelling common property and communal open space that:</p> <ul style="list-style-type: none"> contribute to the appearance and amenity of the development for residents; 	<p>Where it is considered that a development is capable of complying with 5.3.2 Deemed-to-comply provision C2, a condition shall be imposed on the planning approval which requires the submission of a landscaping plan which satisfies the provision, prior to the lodgement of a Building Permit application.</p>	<p>Development deemed not to comply with 5.3.2 Design Principle P2.</p>



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<ul style="list-style-type: none">contribute to the streetscape;enhance security and safety for residents;provide for microclimate; andretain existing trees to maintain a local sense of place.		
<p><u>5.3.3</u> <u>Parking</u></p> <p>P3.1 Adequate car parking provided on-site in accordance with projected need related to:</p> <ul style="list-style-type: none">the type, number and size of dwellings;the availability of on-street and other off-street parking; andthe proximity of the proposed development to public transport and other facilities. <p>P3.2 Consideration may be given to a reduction in the minimum number of on-site car parking spaces for grouped and multiple dwellings provided:</p> <ul style="list-style-type: none">available street parking in the vicinity is controlled by the local government; andthe decision-maker is of the opinion that a sufficient equivalent number of on-street spaces are available near the development. <p>P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:</p> <ol style="list-style-type: none">the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors;any increase in the number of dwellings or	Development deemed to comply with 5.3.3 Deemed-to-comply provisions C3.1 and C3.2.	Development deemed to not comply with 5.3.3 Design Principle P3.1, P3.2 and P3.3.



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<p>possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces;</p> <p>iii. permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and</p> <p>iv. where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and scheme being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9am and 5pm on weekdays.</p>		
<p><u>5.3.4 Design of car parking spaces</u></p> <p>P4 Car, cycle and other parking facilities are to be designed and located on-site to be conveniently accessed, secure, consistent with the streetscape and appropriately manage stormwater to protect the environment.</p>	<p>Subject to compliance with 5.3.4 Deemed-to-comply provision C4.1, where visitor parking is unable to be provided at the point of entry to the development, it shall be provided in accordance with 5.3.4 Design Principle P4.</p>	<p>Development deemed to not comply with 5.3.4 Design Principle P4.</p>



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<p><u>5.3.5 Vehicular access</u></p> <p>P5 Vehicular access provided for each development site to provide:</p> <ul style="list-style-type: none"> • vehicle access safety; • reduce impact of access points on the streetscape; • legible access; • pedestrian safety; • minimal crossovers; and • high quality landscaping features. 	<p>Vehicular access provided that:</p> <ol style="list-style-type: none"> Comply with Deemed-to-Comply provision C5.3, unless the proposal is supported by a Traffic Impact Statement (prepared by a suitably qualified traffic engineer) that confirms that the variation will not compromise vehicular and pedestrian safety and/or road functionality. Comply with Deemed-to-Comply provisions C5.4 and C5.6. Are a minimum of 3m wide, provided that, where the number of dwellings served by the driveway is five or more, the driveway is designed to allow vehicles to pass in opposite directions at one or more points. Has a width of between 3m and 6m (inclusive) at the street boundary, with the total aggregate of driveways for a property not occupying more than 40 per cent of the frontage of that property. 	<p>Development that does not comply with the related standards set out in Column B.</p>
<p><u>5.3.6 Pedestrian access</u></p> <p>P6 Legible, safe, and direct access for pedestrians to move between communal car parking areas or public streets and individual dwellings.</p>	<p>Development deemed to comply with 5.3.6 Design Principle P6.</p>	<p>Development deemed to not comply with 5.3.6 Design Principle P6.</p>
<p><u>5.3.7 Site works requirements</u></p> <p>P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the</p>	<p>Development deemed to comply with 5.3.7 Design Principles P7.1 and P7.2, 5.4.1 Deemed-to-comply provisions C1.1 and C1.2 and 5.4.2 Deemed-to-comply provision C2.1 and C2.2, and any variations permitted by this Policy.</p>	<p>Development deemed to not comply with Design Principle P7.1 and P7.2.</p>



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street.		
<p>5.3.8 Retaining walls</p> <p>P8 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.</p>	Development deemed to comply with 5.3.8 Design Principle P8.	Development deemed to not comply with 5.3.8 Design Principle P8.
<p>5.3.9 Stormwater management</p> <p>P9.1 Stormwater is managed on-site wherever possible either by containment or infiltration, as permitted by the soil and other site conditions and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed prior to off-site discharge.</p> <p>P9.2 Encourage the recovery and re-use of stormwater for non-potable water applications using integrated design and fit-for-purpose water applications.</p>	Development deemed to comply with Local Planning Policy 3.2 - Coordination of Infill Development.	Development that is incapable of adequate disposal of stormwater either on-site or to an offsite drainage system.
<p>Part 5 - Element 4 – Building design</p> <p>Objectives -</p> <p>(a) To design buildings and landscape to minimise adverse impact on the privacy of adjoining dwellings and private open space.</p> <p>(b) To optimise comfortable living, access to sunlight and solar energy to facilitate sustainable housing development with particular regard for place and local conditions.</p> <p>(c) To maintain the amenity of streetscapes and views along the street by ensuring that associated outbuildings and other fixtures attached to buildings do not detract from the streetscape and are not visually intrusive to neighbouring properties or adjoining public spaces.</p>		



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principles	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<p><u>5.4.1 Visual Privacy</u></p> <p>P1.1 Minimal direct overlooking for active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none">• building layout and location;• design of major openings;• landscape screening of outdoor active habitable spaces; and/or• location of screening devices. <p>P1.2 Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none">• offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;• building to the boundary where appropriate;• setting back the first floor from the side boundary;• providing higher or opaque and fixed windows; and/or• screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).	<p>Development deemed to comply with 5.4.1 Deemed-to-comply provisions C1.1 and C1.2.</p>	<p>Development deemed to not comply with 5.4.1 Deemed-to-comply provisions C1.1 and C1.2.</p>



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principles	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<p><u>5.4.2 Solar access for adjoining sites</u></p> <p>P2.1 Effective solar access for the proposed development and protection of the solar access.</p> <p>P2.2 Protection of solar access for neighbouring properties, without significant overshadowing on:</p> <ul style="list-style-type: none">• outdoor living areas;• north facing major openings to habitable rooms;• north and west facing roof areas; and• existing solar collectors.	<p>Overshadowing may be up to 10% greater than specified in 5.4.2 Deemed-to-comply provisions C2.1 and C2.2, provided that:</p> <p>i) The affected site has been developed to its full potential under the current zoning / residential coding and solar access for outdoor living areas and major openings to habitable rooms is not affected; or</p> <p>ii) A letter of no objection from affected landowner/s is provided with the application.</p>	<p>Development deemed to not comply with 5.4.2 Design Principles P2.1 and P2.2.</p>
<p><u>5.4.3 Outbuildings</u></p> <p>P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.</p>	<p>Development deemed to comply with Local Planning Policy 2.2 - Outbuildings.</p>	<p>Development deemed not to comply with Local Planning Policy 2.2 - Outbuildings.</p>
<p><u>5.4.4 External fixtures</u></p> <p>P4.1 Solar collectors, aerials, antennas, satellite dishes, pipes and external fixtures integrated into the design of the building to not be visually obtrusive when viewed from the street and to protect the visual amenity of surrounding properties.</p>	<p>External fixtures provided as follows:</p> <p>i) Microwave satellite dishes, television antennas and radio aerials that do not exceed a height of 8.0m above natural ground level or a diameter of 2.0m;</p> <p>ii) Satellite receiving dishes that, if solid or of close weave construction, do not exceed a height of 8.0m above natural ground level or a diameter of 1.0m; or</p>	<p>Development deemed to not comply with 5.4.4 Design Principle P4.1.</p>



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principles	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
	<p>iii) A satellite receiving dish of a diameter up to 3.2m, where it is clearly demonstrated on a plan as being capable of being totally screened so as not to be visible when viewed from a height of 1.8m or less from the street or adjoining property.</p>	
<p><u>5.4.5 Utilities and facilities</u></p> <p>P5 External location of storeroom, rubbish collection/bin areas, and clothes drying areas where these are:</p> <ul style="list-style-type: none"> convenient for residents; rubbish collection areas which can be accessed by service vehicles; screened from view; and able to be secured and managed. 	<p>For a Grouped Dwelling:</p> <p>i) Provision of at least a 3m² storage space within a lockable garage that is in addition to the dimensions required by 5.3.4 Deemed-to-comply provision C4.1 to accommodate vehicles; or</p> <p>ii) Where an outdoor living area is provided for exclusive use of the dwelling that is 6m² greater than that required by 5.3.1 Deemed-to-comply provision C1.1, and a storeroom is considered able to be erected in future without compromising the integrity of the streetscape or the amenity of neighbours in which case a storeroom need not be provided; and</p> <p>iii) Provision for rubbish bins that meet 5.4.5 Deemed-to-comply provision C5.2.</p> <p>For a Multiple Dwelling, development deemed to comply with 5.4.5 Deemed-to-comply provisions C5.1, C5.2 and C5.3.</p> <p>Where it is considered that a development is capable of complying with 5.4.5 Deemed-to-comply provision C5.3, a condition shall be imposed on the planning approval requiring the clothes-drying areas to be screened from view from the primary and secondary streets.</p> <p><i>*Note: Where a variation to Clause 5.1.4 is also sought, standard ii) above is required to be met in addition to the Performance Standards listed in this Policy for Clause 5.1.4</i></p>	<p>Development deemed to not comply with 5.4.5 Design Principle P5.</p>



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principles	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
	(where applicable).	
Part 5 – Element 5 – Special purpose dwellings Objectives - (a) To ensure residential development is provided to accommodate people with or without special needs. (b) To provide ancillary accommodation which is independent or semi-independent to residents of the single house. (c) To ensure that dwellings for the aged and people with special needs can be provided within residential areas. (d) To provide opportunities for affordable housing.		
5.5.1 <u>Ancillary dwellings</u> P1 Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services without compromising the amenity of surrounding properties.	Development deemed to comply with 5.5.1 Deemed-to-comply provision C1(i, iii and iv). Ancillary Dwellings shall not exceed 5% of the maximum plot ratio area outlined in 5.5.1 Deemed-to-comply provision C1(ii).	Development that does not comply with the related standards set out in Column B.
5.5.2 <u>Aged or dependent persons' dwellings</u> P2 Aged or dependent persons' dwellings for the housing of aged or dependent persons designed to meet the needs of aged or dependent persons; and <ul style="list-style-type: none"> reduces car dependence, i.e. is located in close proximity to public transport and services; has due regard to the topography of the locality in which the site is located in respect to access and mobility; has due regard to the availability of community facilities including parks and 	Development deemed to comply with 5.5.2 Design Principle P2.	Development deemed to not comply with 5.5.2 Design Principle P2.



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principles	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
open space; <ul style="list-style-type: none">• does not impinge upon neighbour amenity; and• responds to a demand for aged or depend persons' accommodation in the locality which is recognised in the local planning framework.		
<u>5.5.3 Single bedroom dwellings</u> P3 Alternative and affordable housing options for singles or couples where it can be demonstrated that the development: <ul style="list-style-type: none">• reduces car dependence, i.e. is located in close proximity to public transport and convenience shopping;• does not impinge upon neighbour amenity; and• responds to a demand for single bedroom accommodation in the locality which is recognised in the local planning framework.	Development deemed to comply with 5.5.3 Deemed-to-comply provision C3(ii, iii, iv and v). Single bedroom dwellings shall not exceed the 10% of the maximum plot ratio area outlined in 5.5.3 Deemed-to-comply provision C3(i).	Development that does not comply with the related standards set out in Column B.



Part 6 - Design Elements for Multiple Dwellings in areas with a coding of R30 or greater and within Mixed Use Development and Activity Centres

COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
Part 6 - Element 1 – Context		
Objectives - To ensure that development of multiple dwellings occurs with due regard to the existing development context and/or the desired future built form for the locality as set out in the local planning framework.		
<u>6.1.1 Building size</u> P1 Development of the building is at a bulk and scale indicated in the local planning scheme and is consistent with the existing or future desired built form of the locality.	Development deemed to comply with 6.1.1 Deemed-to-comply provision C1.	Development deemed to not comply with 6.1.1 Deemed-to-comply provision C1 (i.e. no variation permitted).
<u>6.1.2 Building height</u> P2 Building height consistent with the desired height of building 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 outdoor living areas;• Adequate daylight to major openings to habitable rooms;• Access to views of significance from public places.• Buildings present a human scale for pedestrians;• Building facades are designed to reduce the perception of height through design measures; and• Podium style development is provided	Unless specified elsewhere in a Local Planning Policy, the wall height and overall height of a building may be up to 10% greater than specified in Table 4, provided that: <ul style="list-style-type: none">i) The development complies with 6.4.2 Deemed-to-comply provisions C2.1 and C2.2;ii) If the subject site adjoins a property accommodating single storey development, the height variation is located centrally within the development; andiii) If the subject site is located on a corner, the development provides strong architectural features, to the City's satisfaction. <i>*Note: The applicable Policy is Local Planning Policy 5.2 - Gosnells Town Centre Development.</i>	Development deemed to not comply with 6.1.2 Design Principle P2.



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
where appropriate.		
<p>6.1.3 <u>Street setback</u></p> <p>P3 Buildings are set back from street boundaries (primary and secondary) an appropriate distance to ensure they:</p> <ul style="list-style-type: none">• Contribute to the desired streetscape;• Provide articulation of the building on the primary and secondary streets;• Allow for minor incursions that add interest and reflect the character of the street without impacting on the appearance of bulk over the site;• Are appropriate to its location, respecting the adjoining development and existing streetscape; and• Facilitate the provision of weather protection where appropriate.	<p>Development deemed to comply with 6.1.3 Deemed-to-comply provisions C3.1 and C3.2, unless the subject site is zoned or designated commercial or mixed use, in which case, a nil setback is acceptable.</p>	<p>Development deemed to not comply with 6.1.3 Design Principle P3.</p>
<p>6.1.4 <u>Lot boundary setbacks</u></p> <p>P4.1 Buildings set back from boundaries or adjacent buildings so as to:</p> <ul style="list-style-type: none">• Ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them;• Moderate the visual impact of building bulk on a neighbouring property;• Ensure access to daylight and direct sun for adjoining properties; and	<p>For areas coded R30-R60, building setback from side and rear boundaries setbacks can be reduced by half the width of an adjoining right-of-way, pedestrian access way or battleaxe access leg, or reduced by 50% where abutting the public realm (excluding the primary and secondary street), to a maximum reduction of 2m, provided that:</p> <ul style="list-style-type: none">i) The building adequately addresses the public realm where the reduction is sought; andii) Safety clearances for easements for services are not compromised.	<p>Development deemed to not comply with 6.1.4 Design Principle P4.1 and P4.2.</p>



COLUMN A	COLUMN B	COLUMN C								
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)								
<div><div>P4.2</div><div><ul style="list-style-type: none">Assist with the protection of privacy between adjoining properties.<p>In mixed use development, in addition to the above:</p><ul style="list-style-type: none">Side boundary setbacks to a retail/commercial component of a development is in accordance with the existing street context, subject to relevant local planning scheme provisions.Retail/commercial development adjoining residential is designed to minimise the potential impacts between the two uses.</div></div>	<div><p>For areas coded R80-R160 and R-AC, building setback from side and rear boundaries, as follows:</p><table><tr><td>Length of Wall</td><td>≤14m</td><td>15m</td><td>≥16m</td></tr><tr><td>Setback</td><td>3m</td><td>3.5m</td><td>4m</td></tr></table></div> <div><p>For all properties, walls on the boundary, provided that:</p><div><div>i)</div><div>The walls are not higher than specified in Table 4, for more than two-thirds the length of the balance of the boundary behind the front setback line; and</div></div><div><div>ii)</div><div>The area of each individual wall complies with 6.1.4 Deemed-to-comply provision C4.3; and</div></div><div><div>iii)</div><div>The development complies with 6.4.2 Deemed-to-comply provisions C2.1 and C2.2.</div></div></div>	Length of Wall	≤14m	15m	≥16m	Setback	3m	3.5m	4m	
Length of Wall	≤14m	15m	≥16m							
Setback	3m	3.5m	4m							
<div><div><div>6.1.5</div><div>Open Space</div></div><div>P5</div><div>Open space respects existing or preferred neighbourhood character and response to the features of the site.</div></div>	<div><p>Open space provided around a building on a lot that:</p><div><div>i)</div><div>Is at least 90% of the area required by Table 4 of the R-Codes; and</div></div><div><div>ii)</div><div>The development complies with Deemed-to-comply provisions in sections 6.1.3, 6.1.4, 6.3.1 and 6.4.6 and any variations permitted to these sections by other provisions of this policy; and</div></div><div><div>iii)</div><div>The reduced open space does not detract from the existing streetscape.</div></div></div>	<div>Development deemed to not comply with 6.1.5 Design Principle P5 or the related standards set out in Column B.</div>								



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
Part 6 - Element 2 – Streetscape Objectives - To respond and reinforce the existing character of the street and locality. Development should contribute towards an attractive streetscape.		
6.2.1 Street surveillance P1.1 Buildings designed to provide for surveillance (actual or perceived) between individual dwellings and the street and between common areas and the street, which minimise opportunities for concealment and entrapment. P1.2 In mixed use development, in addition to the above: <ul style="list-style-type: none"> Blank walls minimised at street level, and where practical active frontages incorporated into the development to ensure a suitable level of casual surveillance of the public domain. Lengths of street frontage at ground level dedicated to each tenancy limited to discourage large scale uses that reduce the level of activity along the building frontage. 	Development deemed to comply with 6.2.1 Deemed-to-comply provisions C1.1 - C1.3.	Development deemed to not comply with 6.2.1 Deemed-to-comply provisions C1.1 - C1.3.
6.2.2 Street Walls and Fences P2 Front walls and fences to enable surveillance and enhance streetscape.	Development deemed to comply with Local Planning Policy 4.10 - Subdivision and Development Abutting Public Spaces.	Development deemed not to comply with Local Planning Policy 4.10 - Subdivision and Development Abutting Public Spaces.
6.2.3 Sight lines P3 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.	Development deemed to comply with 6.2.3 Design Principle P3.	Development deemed not to comply with 6.2.3 Design Principle P3.



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<p>6.2.4 Building Appearance</p> <p>P4.1 Buildings designed to enhance an existing desired streetscape, where the Council has identified the need for design controls.</p> <p>P4.2 In mixed use development, in addition to the above:</p> <ul style="list-style-type: none"> Where mixed use development is proposed in commercial areas, the proportion of the frontage dedicated to the residential entrance is minimised so as to maximise the potential for active commercial frontages. The mixed use development is integrated such that the function of the residential and non-residential components do not conflict. Provide weather protection in commercial areas where appropriate. 	<p>Development deemed to comply with any variations provided for by Local Planning Policy 5.1 - Maddington Town Centre Development or Local Planning Policy - 5.2 - Gosnells Town Centre Development.</p>	<p>Development deemed to not comply with any variations provided for by Local Planning Policy 5.1 - Maddington Town Centre Development or Local Planning Policy - 5.2 - Gosnells Town Centre Development.</p>
<p>Part 6 - Element 3 – Site Planning and Design</p> <p>Objectives - To ensure design considerations are taken into account when the built form is designed for the site. Buildings respond to the site conditions and account for the natural attributes of the site. Site planning is visually appropriate, provides for safe and convenient access, and meets the needs of residents, visitors, and neighbours.</p>		
<p>6.3.1 Outdoor Living Areas</p> <p>P1 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.</p>	<p>Development deemed to comply with 6.3.1 Deemed-to-comply provision C1.</p>	<p>Development deemed not to comply with 6.3.1 Design Principle P1.</p>



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<p>6.3.2 Landscaping</p> <p>P2 The space around the building is designed to allow for planting. Landscaping of the site is to be undertaken with appropriate planting, paving and other landscaping that:</p> <ul style="list-style-type: none">• Provide weather protection in commercial areas where appropriate.• Meets the projected needs of the residents;• Enhances security and safety for residents; and• Contributes to the streetscape.	<p>Where it is considered that a development is capable of complying with 5.3.2 Deemed-to-comply provision C2, a condition shall be imposed on the planning approval which requires the submission of a landscaping plan which satisfies this provision, prior to the lodgement of a Building Permit application.</p>	<p>Development deemed not to comply with 6.3.2 Design Principle P2.</p>
<p>6.3.3 Parking</p> <p>P3.1 Adequate car and bicycle parking provided on-site in accordance with projected need related to:</p> <ul style="list-style-type: none">• The type, number and size of dwellings;• The availability of on-street and other offsite parking; and• The location of the proposed development in relation to public transport and other facilities. <p>P3.2 In mixed use development, in addition to the above:</p> <ul style="list-style-type: none">• Parking areas associated with the retail-commercial uses are clearly separated and delineated from residential parking. <p>P3.3 In activity centre locations there may be consideration given to a reduction in on-site car</p>	<p>Some or all of the required spaces may be located off-site, subject to:</p> <ol style="list-style-type: none">i) The total number of bays provided (i.e. on-site and off-site) meeting the requirements of 6.3.3 Deemed-to-comply provisions C3.1 and C3.2;ii) The parking area being sufficiently close to ensure its use by residents of the dwellings or visitors;iii) Where necessary, permanent legal right of access being granted to all users and occupiers of the dwellings for which the parking space is to be provided;iv) The off-site parking not impeding pedestrian and traffic movements. <p><i>Note: the proponent will be required to make a financial contribution in accordance with Council's Schedule of Fees and Charges.</i></p>	<p>Development which does not comply with standards set out in Column B.</p>



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<p>parking provided:</p> <ul style="list-style-type: none">• available street parking in the vicinity is controlled by local government; and• the decision-maker is of the opinion that a sufficient equivalent number of on-street spaces are available near the development. <p>P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:</p> <ol style="list-style-type: none">i. the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors;ii. any increase in the number of dwellings or possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces;iii. permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; andiv. where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and scheme being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9am and 5pm on weekdays.		



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<p>6.3.4 <u>Design of Parking Spaces</u></p> <p>P4 Car, cycle and other parking facilities are to be designed and located on-site to be conveniently accessible, secure, consistent with streetscape and appropriately manage stormwater to protect the environment.</p>	Development deemed to comply with 6.3.4 Deemed-to-comply provisions C4.1 - C4.4.	Development deemed not to comply with 6.3.4 Deemed-to-comply provisions C4.1 - C4.4.
<p>6.3.5 <u>Vehicular Access</u></p> <p>P5 Vehicular access provided so as to minimise the number of crossovers, to be safe in use and not detract from the streetscape.</p>	Development deemed to comply with 6.3.5 Deemed-to-comply provisions C5.1 - C5.4.	Development deemed not to comply with 6.3.5 Deemed-to-comply provisions C5.1 - C5.4.
<p>6.3.6 <u>Site Works</u></p> <p>P6.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P6.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the boundary of the site and the adjoining properties and as viewed from the street.</p>	Development deemed to comply with 6.4.1 Deemed-to-comply provision C1.1 and C1.2, and 6.4.2 Deemed-to-comply provision C2.1 - C2.3.	Development deemed not to comply with 6.3.6 Design Principles P6.1 and P6.2.
<p>6.3.7 <u>Retaining Walls</u></p> <p>P7 Retaining walls that result in land which can be effectively used for the benefits of residents and do not detrimentally affect adjoining properties and are designed, engineered and adequately landscaped having regard to clauses 6.3.6 and 6.4.1.</p>	Development deemed to comply with 6.3.7 Design Principle P7.	Development deemed to not comply with 6.3.7 Design Principle P7.



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<p>6.3.8 Stormwater management</p> <p>P8.1 Stormwater is managed on-site wherever possible either by containment or by infiltration, as permitted by the soil and other site conditions, and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed, prior to offsite discharge.</p> <p>P9.2 Encourage recovery and re-use of stormwater for non-potable water applications using integrated design and 'fit-for-purpose' water applications.</p>	Development deemed to comply with Local Planning Policy 3.2 - Coordination of Infill Development.	Development that is incapable of adequate disposal of stormwater either on-site or to an offsite drainage system.
<p>Part 6 - Element 4 – Building design</p> <p>Objectives - To design and locate buildings to provide an appropriate built form that meets the needs of residents and minimises any potential impact of development on adjoining properties.</p>		
<p>6.4.1 Visual Privacy</p> <p>P1.1 Minimal direct overlooking for active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none">• building layout and location;• design of major openings;• landscape screening of outdoor active habitable spaces; and/or• location of screening devices. <p>P1.2 Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none">• offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;	Development deemed to comply with 6.4.1 Deemed-to-comply provisions C1.1 and C1.2.	Development deemed to not comply with 6.4.1 Design Principle P1.1 and P1.2.



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<ul style="list-style-type: none"> building to the boundary where appropriate; setting back the first floor from the side boundary; providing higher or opaque and fixed windows; and/or screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters). 		
<p><u>6.4.2 Solar Access for Adjoining Sites</u></p> <p>P2.1 Effective solar access for the proposed development.</p> <p>P2.2 Protection of solar access for neighbouring properties, without significant overshadowing on:</p> <ul style="list-style-type: none"> outdoor living areas and balconies; north facing major openings to habitable rooms; north and west facing roof areas; and existing solar collectors. 	<p>Overshadowing may be up to 10% greater than specified in the R-Codes, provided that:</p> <p>i) The affected site has been developed to its full potential under the current zoning/residential coding and solar access for outdoor living areas and major openings to habitable rooms is not affected; or</p> <p>ii) A letter of no objection from affected landowner(s) is provided with the application.</p>	<p>Development deemed to not comply with 6.4.2 Design Principle P2.1 and P2.2.</p>
<p><u>6.4.3 Dwelling size</u></p> <p>P3 Each dwelling within the development is of a sufficient size to cater for the needs of the residents. The development must provide diversity in dwellings to ensure that a range of types and sizes is provided.</p>	<p>Development deemed to comply with Deemed-to-comply provision C3.2.</p>	<p>Development which does not comply with the standards set out in Column B.</p>



COLUMN A	COLUMN B	COLUMN C
R-Codes Design Principle	Standards for Performance Criteria to be met (unless otherwise stated all criteria must be met)	Unacceptable Development Standards (unless otherwise stated development is considered unacceptable if any one of these standards are met)
<u>6.4.4 Outbuildings</u> P4 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.	Development deemed to comply with Local Planning Policy 2.2 - Outbuildings.	Development deemed not to comply with Local Planning Policy 2.2 - Outbuildings.
<u>6.4.5 External Fixtures</u> P5 Solar collector permitted as of right and other external fixtures that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.	External fixtures provided as follows: i) Microwave satellite dishes, television antennas and radio aerials that do not exceed a height of 8m above natural ground level or a diameter of 2m. ii) Satellite receiving dishes that, if solid or of close weave construction, do not exceed a height of 8m above natural ground level or a diameter of 1m; or iii) A satellite receiving dish of a diameter up to 3.2m, where it is clearly demonstrated on a plan as being capable of being totally screened so as not to be visible when viewed from a height of 1.8m or less from the street or adjoining property.	Development deemed not to comply with 6.4.5 Design Principle P5.
<u>6.4.6 Utilities and facilities</u> P6 External location of storeroom, rubbish collection/bin areas, and clothes drying areas where these are: <ul style="list-style-type: none">• convenient for residents;• rubbish collection areas which can be accessed by service vehicles;• screened from view; and• able to be secured and managed.	Development deemed to comply with 6.4.6 Deemed-to-comply provisions C6.1 and C6.2. With regard to 6.4.6 Deemed -to-comply provision C6.3, each dwelling is provided with (i) an external clothes-drying area that is capable, via a condition of planning approval, of being screened from view from any public street, or (ii) the provision of an electric clothes-drying machine within the laundry of the dwelling.	Development deemed to not comply with 6.4.6 Design Principle P6.