

BUILDERS' QUICK REFERENCE GUIDE

RIVERBANK PRIVATE ESTATE

STAGE 8 & 9



November 2017

Introduction

As is the case in all new residential estates, development of lots at Riverbank is required to comply with a range of basic planning standards.

What is special about Stage 8 & 9, is the opportunity to use the planning framework that is in place to maximise the development potential of each lot without the need to navigate a lengthy and uncertain approval process. This is a quick reference guide to how to access this potential; it is not a substitute for the technical provisions that you will find in the following plans and documents:

- Southern River Precinct 3A (North) Outline Development Plan (ODP)
- Residential Design Codes (R-Codes)
- City of Gosnells Local Planning Policy 1.1.1 (LPP 1.1.1)
- Stage 8 & 9 Local Development Plan (LDP)
- Estate Covenant

Planning Framework Basics

All lots in Stage 8 & 9 are zoned for Residential Development under the ODP and LDP and coded either R20, R30 or R40. The R-Codes set out deemed-to-comply standards for development of lots under these codes, as well as alternative performance criteria that offer scope for variation to standard design requirements.

LPP 1.1.1 outlines the stance of the City of Gosnells on proposals lodged for assessment under performance criteria. Performance criteria proposals (or codes variations) normally require planning approval as well as a building permit, however the LDP provides an exemption from the planning approval requirement where a proposal is compliant with the provisions of LPP 1.1.1.

The following table shows the opportunity for variation to the deemed-to-comply standards for the different codings.

Key Development Standards

R Code Clause	5.1.2 C2.1	
Design Element	Street Setback (primary)	
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility
R20	6m minimum; or 3m minimum (where the area of building intruding into the 6m setback area is compensated by at least an equal area of open space between notional 6m and 12m setback lines.	5.4m minimum; or 2.7m minimum (same deemed to comply compensating requirement applies); and Provided that there is: <ul style="list-style-type: none"> - Variation in setback of the front of the dwelling; - A visible front entry; - Clear sightlines between property and street; - No impact on safety clearances for services; and - Adequate provision for landscaping.
R30	4m minimum; or 2m minimum (where the area of building intruding into the 4m setback area is compensated by at least an equal area of open space between notional 4m and 8m setback lines.	3.2m minimum; or 1.8m minimum (same compensating requirement applies); with same qualifications as for R20.
R40	As for R30	For Montague Lane Lots: 1.5m minimum setback to common property accessway, provided that there is: <ul style="list-style-type: none"> - Variation in setback of the front of the dwelling; - A visible front entry; - Clear sightlines between property and street; - No impact on safety clearances for services; and - Adequate provision for landscaping. For McKiviat Lane, Hainault Lane and Saia Lane Lots: 2.0m minimum setback to the primary street and/or public open space, provided that the front of the dwelling is readily identifiable, at least one window from a habitable room provides surveillance of the primary street and/or public open space and minimum outdoor living dimension requirements are met. 1.0m minimum setback of dwellings, garages and carports to the laneways.

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R Code Clause		5.1.2 C2.1
Design Element		Street Setback (secondary)
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility
R20	1.5m minimum	1.0m minimum (as long as the length of wall setback less than 1.5m is no longer than one-third of the side boundary length, as measured from corner truncation).
R30	As for R20	As for R20
R40	As for R20	1m minimum – see also Street Setback (primary) requirements for R40.

R Code Clause		5.1.3 C3.1 & 3.2
Design Element		Side & Rear Setbacks
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility
R20	Minimum 1.0m for wall of 3.5m high or less, 9m long or less and without major openings, increasing to 4.8m depending on wall height and length; or Minimum 1.5m for wall of 3.5m high or less, 9m long or less and with major openings, increasing to 9.0m depending on wall height and length; (allowance for minor projections, such as chimney, architectural feature or eaves of 0.75m into setback).	Walls may be built up to a lot boundary (excluding street boundaries, but including both side boundaries), provided that: <ul style="list-style-type: none"> - The wall is not on the subject lot's southern boundary; - The wall does not lead to uncompliant overshadowing (clause 5.4.2); - The wall does not face an outdoor living area or major opening of an adjoining lot; - The wall will not limit sunlight availability or ventilation to the dwelling; and - The dwelling complies with deemed to comply provisions relating to open space building height, visual privacy and solar access or variations permitted by LPP1.1.1; - For garages, the length of the wall does not exceed 8m and the garage is setback at least 4.5m from the street; and - The walls are not higher than 3.5m with an average height of 3.0m and do not collectively exceed 9m in length or one-third of the lot boundary as measured behind the front setback, per boundary; or
R30	As for R20	As for R20, except that the development needs to comply with deemed to comply provisions of clause 5.1.3 (C3.1), 5.1.4 and 5.4.2 (and any approvable variations under LPP 1.1.1) and walls on the boundary are no higher than 3.5m, with an average for two-thirds of the length of the lot boundary behind the front setback line. A letter of no objection can be provided from the affected owners as an alternative.
R40	As for R20	As for R30

R Code Clause		5.1.4 C3.4
Design Element		Site Cover/Open Space
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility
R20	Minimum 50% of site area for open space.	No minimum % for open space, provided that: <ul style="list-style-type: none"> - An outdoor living area is provided of at least 36m² and minimum dimension of 2.4m. - Front, side and rear setback requirements of deemed-to-comply provisions (or variations as permitted by LPP1.1.1) are complied with.
R30	Minimum 45% of site area for open space.	No minimum % for open space as long as: <ul style="list-style-type: none"> - Outdoor living area provided of at least 29m² and minimum dimension of 2.4m. - Front, side and rear setback requirements of deemed-to-comply provisions (or variations as permitted by LPP1.1.1) are complied with.
R40	As for R30	As for R30

R Code Clause		5.2.1 C1.1
Design Element		Garage Setback (primary frontage)
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility
R20	4.5m minimum, with a 0.5m reduction permissible if garage adjoins the dwelling and is behind the dwelling alignment; or 3m minimum, where the garage is parallel to the street and the street-front wall has openings. (additional flexibility exists for carports – see R Codes and LPP 1.1.1)	4.05m minimum for primary street garage, as long as the garage door and supporting structures occupy no more than 50% of the lot frontage at the setback line (or 60% where an upper floor or balcony extend for the full width of the garage and the dwelling entrance is clearly visible from the primary street).
R30	As for R20	As for R20
R40	As for R20	As for R20

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R Code Clause			5.2.1 C1.3
Design Element			Garage Setback (secondary frontage)
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility	
R20	1.5m minimum	1.35m minimum for secondary street garage, as long as the garage door and supporting structures occupy no more than 50% of the lot frontage at the setback line (or 60% where an upper floor or balcony extend for the full width of the garage and the dwelling entrance is clearly visible from the primary street).	
R30	As for R20	As for R20	
R40	As for R20	As for R20	

R Code Clause			5.2.2 C2
Design Element			Garage Width
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility	
R20	Garage door width to be maximum of 50% of frontage of lot (at front setback line), or 60% if an upper floor or balcony extend for the full width of the garage and the dwelling entrance is clearly visible from the primary street.	Garage door width can extend to 55% maximum of lot frontage as long as garage and supporting structures are incorporated under the main roof of the house and with a compatible roof pitch to other houses on the street (65% for double/triple storey).	
R30	As for R20	As for R20	
R40	As for R20	As for R20	

R Code Clause			5.3.5 C5.3
Design Element			Driveway Access for Corner Lots
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility	
R20	Driveways shall be no closer than 6m to a street corner.	Deemed-to-comply provision exempted by the LDP for all corner lots.	
R30	As for R20	As for R20	
R40	As for R20	As for R20	

R Code Clause			5.3.1 C1.1
Design Element			Outdoor Living Area
R Code	R Codes Deemed-to-Comply Requirement	LPP/LPP1.1.1 Flexibility	
R20	Minimum 30m ² outdoor living area located partially or wholly within street setback, with 4m minimum dimension and restrictions on extent of roof cover.	Minimum 27m ² outdoor living area, as long as: <ul style="list-style-type: none"> - Larger outdoor living area not required to support an open space variation proposal under clause 5.1.4; - Accessible from a habitable room; - North-facing and provides surveillance of street (if in front setback); - 2/3 maximum roof cover (or 1/3 if translucent roof); - Contributes to streetscape. 	
R30	Minimum 24m ² outdoor living area located partially or wholly within street setback, with 4m minimum dimension and restrictions on extent of roof cover.	Minimum 22m ² outdoor living area, with same qualifications as for R20.	
R40	Minimum 20m ² outdoor living area located partially or wholly within street setback, with 4m minimum dimension and restrictions on extent of roof cover.	Minimum 18m ² outdoor living area, with same qualifications as for R20.	

Additional Notes:

The estate Restrictive Covenant requires a minimum floor area of 120m² for all dwellings. Refer also to the Covenant for requirements relating to façade treatments, roof pitch, parking, fences, and walls and outbuildings.

Some lots have a quiet house design requirement – refer to the LDP and sales contract for details.

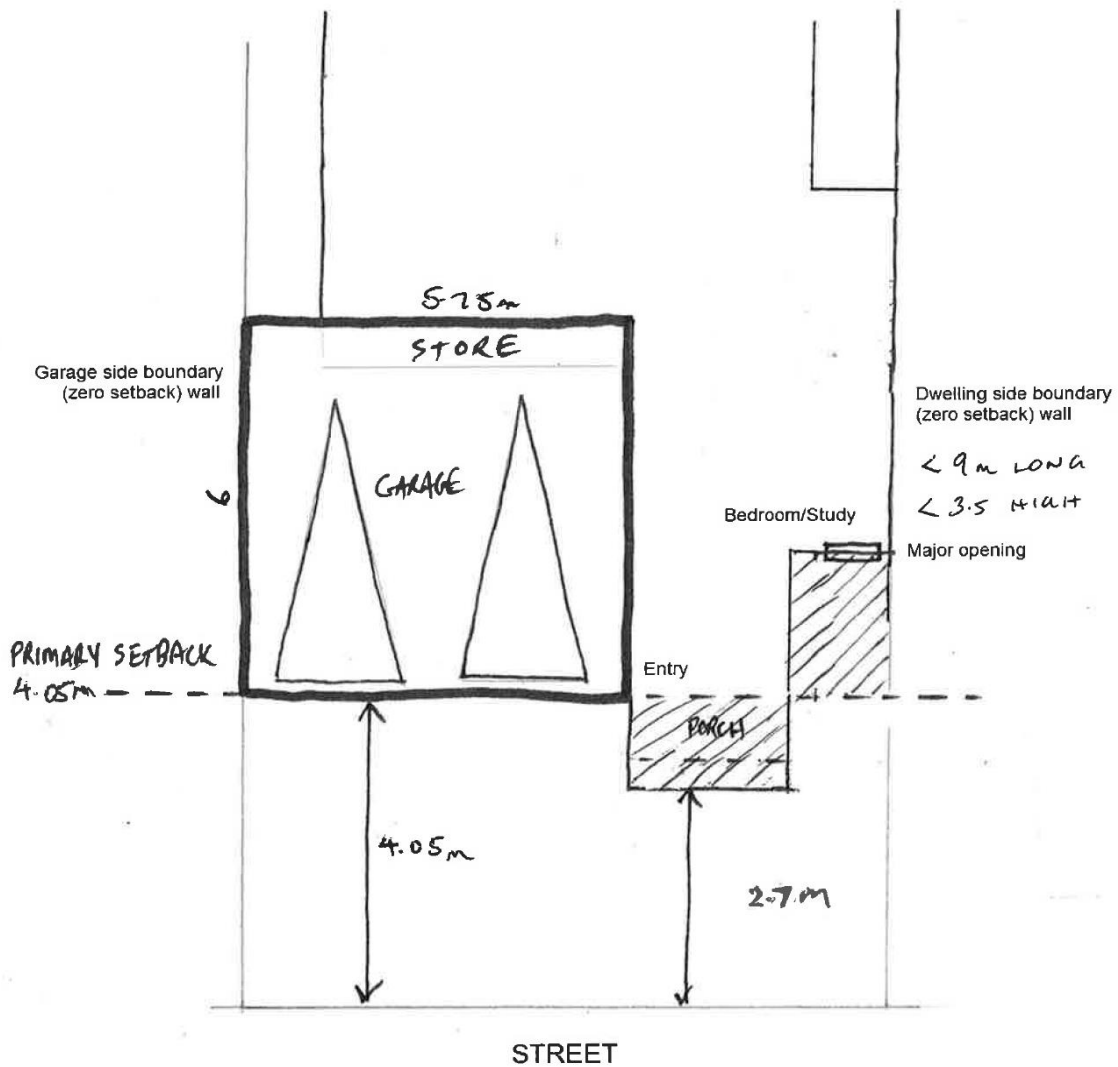
Some lots have a BAL rating – refer to the LDP and sales contract for details.

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COMPENSATION AREA

(for portion of Porch encroaching into 4m front setback that requires compensating area)

R20 LOTS

11.5m
FRONTAGE

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