

<b>P-DEV 43 - Residential Design</b>		<b>Purpose</b>  <b>1.0</b> <b>ackground</b> <b>und</b>
<b>Management Procedure</b>	<b>Relevant Delegation</b>	

This Policy has been prepared to provide incentives to encourage balanced, high quality residential development and streetscape outcomes whilst streamlining the State Planning Policy 3.1: Residential Design Code (Residential Design Code) assessment process.

## **2.0 Application of the Policy**

This Policy applies to all residential development applications in the City of Kalamunda where variations to the deemed to comply provisions of the Residential Design Codes are proposed.

## **3.0 Statutory Authority / Legal Status**

This Policy has been prepared under and in accordance with Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations) and Part 7 of the Residential Design Codes

### **(a) Relationship to Local Planning Scheme No.3.**

This Policy is a local planning policy prepared and to be read with regard to the general provisions and objectives of, Part 2 of Local Planning Scheme No.3.

### **(b) Relationship to other state planning/ development control policies.**

This Policy must be read in conjunction with State Planning Policies. State Planning Policies relevant to this policy are:

- i. State Planning Policy 1 – State Planning Framework.
- ii. State Planning Policy 3.1 – Residential Design Codes.
- iii. State Planning Policy 3.7 - Planning in Bushfire Prone Areas
- iv. State Planning Policy - Liveable Neighbourhoods
- v. State Planning Policy 2.2 Residential Subdivision

### **(c) Relationship to other local planning policies**

This Policy must be read in conjunction with City of Kalamunda Local Planning Policies. Local Planning Policies relevant to this policy are:

- i. Local Planning Policy P-DEV 20 - Outbuildings and Sea Containers
- ii. Local Planning Policy P-DEV 45 - Public Notification of Planning Proposals.
- iii. Local Planning Policy P-DEV 57 - Street Fence, Wall and Gate Policy
- iv. Local Planning Policy P-DEV 61- Retention and Upgrade of Grouped Dwellings
- v. Local Planning Policy P-DEV 54 -Dual Density Design Guidelines

#### 4.0 Policy objectives

- a) *To ensure variations to the deemed-to-comply requirements of the Residential DesignCodes maintain the amenity and character of the City;*
- b) *To provide endorsed offsets for specific types of deemed-to-comply variations;*
- c) *To encourage innovative approaches to maximise the development potential of residential sites; and*
- d) *To streamline the assessment process for minor residential development.*

### Policy Statement

#### 5.0 Variation Matrix

Table 1 provides design elements which can be varied, if the minimum matrix points are achieved through the design of the residential development.

Table 1 – Variation Matrix	P-DEV 43
Design Element	
Primary Street Setback	Reduction of 50%, no averaging.  <i>Requires 50 matrix points.</i>
Open Space	Reduction of 25% where portion of front setback area is soft landscaping.  <i>Any subsequent variations due to application of this Open Space reduction are not covered by this Policy.</i>  <i>Requires 50 matrix points.</i>
Garage Setbacks	In line with Primary street setback, but only when there is no footpath.  <i>Requires 10 matrix points.</i>

#### 6.0 Offset Matrix

Table 2 provides the assessment matrix to achieve the objectives of this Policy.

<b>Table 2 – Offset Matrix</b>	<b>Matrix Value</b>
Retention of Significant Vegetation to the satisfaction of the City of Kalamunda.  This will require written confirmation from the City's Approval Services team.	50
Verge tree (Minimum 100 litre pot size).	30
Mature Tree on Site (minimum 100 litre pot size).	30
Soft landscaping in Front Setback area, common property, and verge (excludes footpaths and driveway areas).	20
Reduction of driveway width to four (4) metres.	10
Architectural Features. <ul style="list-style-type: none"> <li>• Multiple Textures/Materials</li> <li>• Feature Wall</li> <li>• Façade Lighting</li> <li>• Entry Feature</li> <li>• Roof pitch</li> </ul>	10 each
Sustainable Development Initiatives. <ul style="list-style-type: none"> <li>• Solar Panel/s</li> <li>• 3000lt Water Tank</li> <li>• Grey Water System</li> </ul>	10 each
A minimum 4m <sup>2</sup> Deep soil area to allow for future mature planting.	10

## 7.0 Minor Development Exemptions

Table 3 provides for additional exemptions from the requirement to obtain development approval for minor residential development, subject to meeting the conditions in the table. This is consistent with objective (d) of the Policy which is to streamline the assessment process for minor residential development.

<b>Table 3 - Residential Development</b>	<b>Condition/s</b>
A boundary wall or any wall that would be setback between 0.6m and 1m from the boundary on lots with an applicable R Code of R20 or greater.	<ol style="list-style-type: none"> <li>1) Is not greater than 9m in length.</li> <li>2) No higher than 3.5m with an average of 3m or less.</li> </ol>
Feature walls (Landscape Walls)	<ol style="list-style-type: none"> <li>1) Maximum 3m width at a max height of 2.1m from natural ground level; and</li> <li>2) Setback behind the primary street setback.</li> </ol>

The erection or extension of a single house, external fixture, boundary wall or fence, pergola, veranda, garage, carport or swimming pools and spas on the same lot as a single house or grouped dwelling within the Urban Development Zone.	<ol style="list-style-type: none"> <li>1) Where a Structure Plan is in place and designates an R Code.</li> <li>2) The proposed development complies with the R Codes, as amended by this policy.</li> <li>3) Not within a Special Control Area.</li> </ol>
Rainwater Tanks in Rural based zones	<ol style="list-style-type: none"> <li>1) Maximum height 2.4m above natural ground level.</li> <li>2) Compliant with the relevant setbacks/building envelope requirements for the applicable zone/designation.</li> <li>3) Permitted sizes by lot area: <ol style="list-style-type: none"> <li>a) <math>\geq 4,000\text{m}^2 = 8.74\text{m}</math> in diameter</li> <li>b) <math>&lt; 4,000\text{m}^2</math> but <math>\geq 2,000\text{m}^2 = 3.88\text{m}</math> in diameter</li> <li>c) <math>&lt; 2,000\text{m}^2 = 6,000\text{L}</math> tank</li> </ol> <p><i>An 8.74m diameter x 2.2m high (200mm sand pad / footing) holds 131,941L;</i></p> <p><i>A 3.88m diameter x 2.2m high holds 26,062L.</i></p> </li> </ol>
Satellite Dishes, masts and antennas	<ol style="list-style-type: none"> <li>1) Is not visible from the primary street.</li> <li>2) Maximum diameter of 1.8m.</li> <li>3) Maximum projection of 3m from the highest point of the building to which it is attached.</li> </ol>
Solar Panels	<ol style="list-style-type: none"> <li>1) Is associated with a residential development. Solar panels are positioned in the same plane of an existing roof and does not project higher than the highest point of the roof.</li> </ol>
Sail and Shade Structures	<ol style="list-style-type: none"> <li>1) Is associated with a residential development</li> <li>2) Where no part of the fabric is closer than 500mm to any boundary - <ol style="list-style-type: none"> <li>a) The posts can have a nil setback.</li> <li>b) Setback behind the primary street setback area.</li> </ol> </li> </ol>
Trellis – or similar perforated material attached to Common or Dividing Fence	<p>If located on a side or rear (not secondary street) dividing fence -</p> <ol style="list-style-type: none"> <li>1. The combined height of the fence and trellis does not exceed 2.4m from natural ground level; and</li> <li>2. Setback 6m from primary street boundary.</li> </ol> <p>OR if located on a primary street dividing fence –</p> <ol style="list-style-type: none"> <li>1. The combined height of the fence and trellis does not exceed 1.5m; and</li> </ol>

	2. The trellis does not cover more than 25% of the frontage.
Water Feature	<ol style="list-style-type: none"> <li>1. Maximum height of 2.4m above natural ground level if located behind the primary street setback.</li> <li>2. Maximum height of 1.2m above natural ground level if located within the primary street setback.</li> <li>3. Permitted with a nil boundary setback.</li> </ol>
Windmills and Wind Turbines	<ol style="list-style-type: none"> <li>1. Incidental to residential development occurring on the land which has Council approval or does not require Council approval.</li> <li>2. Only permitted in Rural based zones/designation.</li> <li>3. Compliant with the relevant setbacks/building envelope requirements for the applicable zone/designation.</li> <li>4. A maximum height of 12m.</li> <li>5. One Windmill or Wind Turbine is permitted per lot.</li> </ol> <p><i>Note: Noise must be compliant with the Environmental (Noise) Regulations 1997.</i></p>
Works to a building in a dangerous state or state of an emergency.  (i.e. a building that presents a hazard to members of the public)	<ol style="list-style-type: none"> <li>1. The repairs will replicate the external appearance of the structure in its original state; and</li> <li>2. No additions are applied or implemented to the structure as part of the works.</li> </ol>
Maintenance of a Building	<ol style="list-style-type: none"> <li>1. The repairs will replicate the external appearance of the structure in its original state; and</li> <li>2. No additions are applied or implemented to the structure as part of the works.</li> </ol>
Flag Poles	<ol style="list-style-type: none"> <li>1) Maximum height of 4m.</li> <li>2) Behind the Primary Street Setback.</li> <li>3) Does not contain commercial or offensive content to the satisfaction of the City.</li> </ol>

<b>Related Local Law</b>	
<b>Related Policies</b>	
<b>Related Budget Schedule</b>	
<b>Legislation</b>	<i>Local Government Act 1995 Planning and Development Act 2005</i>

	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>		
<b>Conditions</b>			
<b>Authority</b>			
<b>Adopted</b>		<b>Next Review Date</b>	

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