

LOCAL PLANNING POLICY NO. 11 – ANZAC TERRACE DESIGN GUIDELINES

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 11 – Anzac Terrace Design Guidelines.

Policy Statement

This Policy been prepared to establish and protect both the amenity of the locality and individuals' investment in the subject site. The purpose of the Policy is to ensure the quality of the built environment is enhanced by the application of coordinated design principles. Specifically the Policy defines standards to:

- Provide flexibility in the siting of dwellings;
- Ensure fencing promotes passive surveillance of public space, whilst also coordinating styles, materials and security; and
- Encourage and maintain quality design.

The Policy identifies the relevant State Planning Policy 7.3 – Residential Design Codes (R-Codes) provisions, including the associated clause. Applications that meet the Policy are deemed to meet the relevant design principle of the R-Codes.

Policy Objectives

To provide direction and clarity to developers, Council and the community on the application of the design elements, with regard to various elements of the R-Codes within the subdivision located at Anzac Terrace, Bassendean, as shown in Annexure A.

Application

The Policy applies to all land within the subdivision located at Anzac Terrace, Bassendean, as shown in Annexure A.

Definitions

Primary Street: *means, unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) of the dwelling or building.*

Soft Landscaping: *means land developed with 'water wise' garden beds, shrubs and shade trees, but does not include artificial turf or hard landscape treatments such as brick paving, concrete, bitumen or car parking bays.*

Visually Permeable: *means, in reference to a wall, gate, door, screen or fence that the vertical surface when viewed directly from the street or other public place has:*

- *Continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *Continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *A surface offering equal or less obstruction to view.*

Policy Requirements

1. Street Setback (Clause 5.1.3 of the R-Codes)

- (a) Dwellings shall have a primary street setback minimum of 2.5 metres from any private road or access way.
- (b) Notwithstanding provision 6.1(a), any dwelling on Lot 1 shall be set back a minimum of 1.5 metres from the Anzac Terrace boundary.

2. Setback of Garages and Carports (Clause 5.2.1)

- (a) Notwithstanding any other provisions within this Policy, carports or garages shall be setback a minimum of 4.5 metres from the primary street (including private roads or public road), to enable two additional vehicles to park side by side between the carport/garage and the street without encroaching beyond the lot boundary.

3. Street Walls and Fences (Clause 5.2.4 & 5.2.5)

- (a) Fencing to primary streets should generally be visually permeable whilst providing for privacy to outdoor living areas.
- (b) Unless otherwise specified in this Policy, side and rear fences may be solid up to a maximum height of 1.8m above the natural ground level.
- (c) Front fences shall not exceed 1.8m metres in height above the natural ground level.
- (d) Low front fences (less than 0.75 metres) may be open or solid.

- (e) Notwithstanding provision 3(b) above, fences within the primary street setback area (including private roads or a public road) and/or fencing to Lots 9, 10 and 11 abutting a street boundary (including a secondary street, private roads or a public road), and greater than 0.75 metres in height, shall be visually permeable, to permit identification of the property boundary without creating a barrier to the street or creating an internal security problem.

Fence forms such as brick or masonry piers with picket/wrought iron infill are acceptable. The solid portion of a high fence (greater than 0.75 metres overall height), except piers, shall not exceed 0.8 metres.

- (f) Side fences within the front setback must be no higher than the front fence and must be constructed of the same or matching materials.
- (g) The design of front fences should reflect the style and character of the dwelling located behind them.
- (h) Fibrous cement fencing is not permitted.
- (i) Fences shall be installed on all rear and side boundaries to the building setback line, prior to the occupation of the residence.
- (j) On corner lots, boundary fences visible from any road or access way shall be constructed of the same material as the exterior walls of the residence, or any other material approved by the Town which is in keeping with the overall approved design of the residence constructed on the lot, to the satisfaction of the Town of Bassendean.

4. Building Design

- (a) Buildings are required to feature:
 - i. External walls which have the appearance of being predominantly concrete, limestone, or clay bricks (in face work or render);
 - ii. Roofs of concrete or clay tiles, or Colorbond; and
 - iii. Roof with a pitch not less than 25 degrees.
- (b) Buildings, structures or improvements, which utilise zinculume, zinc-aluminum, coated steel or natural aluminum or aluminum coloured sheeting for roofing or wall cladding are not permitted.
- (c) Dwellings on Lots 9, 10 and 11 shall be orientated towards Anzac Terrace.
- (d) Dwellings shall feature a carport or garage with provision for at least two vehicles side by side. Garages are required, and carports are encouraged, to be located under the main roof of the dwelling.
- (e) Buildings, structures or improvements (including but not limited to alterations or additions to a residence) shall be complementary to the residence in respect of

roof pitch, materials used, the design, external appearance including colour and the quality of construction.

- (f) Carports may be freestanding but shall be designed to complement the dwelling and shall be constructed of matching wall and roof materials.
- (g) Outbuildings with a floor area of 9m² or greater shall be constructed from materials, which match the materials comprised in the residence.

5. Boundary Setbacks (Clause 5.1.3)

- (a) Each dwelling may feature a dwelling built to a nil side setback on one boundary, to a maximum of two-storeys as per Annexure A. Any additional levels above the second storey should be designed to comply with the setback provisions of the R-Codes. A specified setback will also apply along the Swan River and Anzac Terrace frontages, to protect the streetscape and maximise opportunities for preservation of the foreshore.
- (b) Unless otherwise specified in this Policy, dwellings may be built to a nil side setback, where that boundary is depicted as a 'Designated Nil Setback Boundary' on Annexure A.
- (c) Dwellings on Lots 4, 12, and 13 may have a maximum single storey wall built to a nil setback on the boundary abutting the Pedestrian Access Way (PAW), as depicted on Annexure A. Any proposed second storey wall shall be setback from the boundary abutting the PAW in accordance with the R-Codes.
- (d) Dwellings on Lots 5, 6, 7 and 8 shall be setback a minimum of 3.0 metres from the rear boundaries of those lots, as depicted on Annexure A.
- (e) Structures on Lots 1, 2, 3 and 4 shall be setback a minimum of 10 metres from the river reserve boundary. The Town may, at its discretion and in consultation with the Swan River Trust, consider variation of this setback requirement.

6. Open Space and Landscaping (Clauses 5.1.4 & 5.3.2)

- (a) Maximum site cover shall be in accordance with Table 1 of the R-Codes.
- (b) All ground areas visible from the street (including but not limited to private roads, access ways and public roads) or to a neighbouring lot ('visible areas') shall be soft landscaped prior to the occupation of the residence.
- (c) Landscaped areas shall be watered by an automatic reticulated watering system and shall be maintained by the landowner.

7. Access and Car Parking (Clauses 5.3.3, 5.3.4 & 5.3.5)

- (a) A minimum of four car bays is required to be provided for each dwelling. Carports and garages should be designed to complement the dwelling and be set back the required distance from the street boundaries.

- (b) Vehicular access to Lot 1, 9, 10 and 11 shall be obtained via the private roads only, and shall not be permitted directly from Anzac Terrace.
- (c) Garage/carport floors, driveways and crossovers shall be constructed and completed prior to the occupation of the residence.
- (d) Driveway access points shall be a minimum of 4.0 metres and a maximum of 6.0 metres in width, and shall be setback not less than 0.5 metres from any side boundary.
- (e) Driveway access points shall be constructed to the kerb of the private road using brick paving or coloured concrete or any other material approved by the Town, which is in keeping with the approved design of the residence constructed on the Lot, to the specifications of the Town.

8. Utilities and Facilities (Clauses 5.4.4)

- (a) Adequate provision is to be made for storage of three rubbish bins. Bins shall be stored as to be not visible from the street or riverfront.
- (b) An enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling or located within a garage, with a minimum dimension of 1.5m (or 1.0m within a garage) with an internal area of 4m², shall be provided for each dwelling. The storage area shall be separate to the bin storage area required under provision 5.8(a).
- (c) Adequate provision is to be made for clothes drying facilities. Clothes drying areas are not to be visible from the street or the riverfront.

| Document responsibilities: | | | |
|-----------------------------------|--------------------|-----------------------------|-------------------------|
| Owner: | Community Planning | Owner Business Unit: | Planning and Regulation |
| Inception date: | December 2008 | Decision maker: | Council |
| Review date: | 26 March 2024 | Repeal and replace: | N/A |

