



**POLICY NO. LPP 1.1 RESIDENTIAL DEVELOPMENT**

**PURPOSE** To provide alternative ‘Deemed-to-Comply’ provisions for use in association with the Residential Design Codes.

**POLICY STATEMENT**

**1. APPLICATION OF POLICY**

This Policy applies to the development of single houses, grouped dwellings and multiple dwellings in areas coded less than R40. This policy will also apply in the assessment of Local Development Plans.

**2. OBJECTIVES**

To provide replacement and/or additional ‘Deemed-to-Comply’ requirements of the R-Codes to allow greater flexibility for residential development.

**3. POLICY**

Applications that comply with the standards specified in the Alternative Deemed-to-Comply provisions of this Policy are deemed acceptable and will not trigger the need for a planning application to be lodged and assessed against the design principles in relation to those elements.

**Part 5 - Design Elements for Single House(s) and Grouped Dwellings, and Multiple Dwellings in areas coded less than R40**

<b>Design Element</b>	<b>Alternative Deemed-to-Comply Provisions</b>
5.1.2 - Street Setbacks	C2.2 - Flat roof patios, verandahs, and/or carports may be setback 0.5m from the secondary street boundary and pitched roof patios or carports may be setback 1m from the secondary street boundary.
5.1.3 – Lot boundary setbacks	C3.1 ii – for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*: <ul style="list-style-type: none"> <li>• Is not more than 13m in length and a post/wall height of not more than 2.7m, and a maximum ridge height of 4.2m;</li> <li>• Located behind the primary street setback; and</li> <li>• Has eaves, gutters and roofs set back at least 450mm from the lot boundary.</li> </ul>
5.2.2 – Garage width	C2 - A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 55% of the frontage of the setback line as viewed from the street (refer Figure 8c). This may be increased up to 65% where an upper floor balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.



5.2.5 - Sight lines	<p>C5 - A single structure (excluding utility facilities, such as meter boxes and the like) may be permitted within the visual truncation area, subject to the dimension of the truncation area being increased by double the dimension of the structure.</p> <p><i>*For example, a 500mm x 500mm column is permitted within the visual truncation area, subject to the balance of a larger visual truncation area (2.5m x 2.5m) being free of visual obstruction.</i></p>
5.4.3 – Outbuildings	<p>C3 – B – Large and Multiple Outbuildings</p> <ul style="list-style-type: none"> <li>i. Individually or collectively does not exceed 10 percent in aggregate of the site area;</li> <li>ii. Set back in accordance with Table 2a;</li> <li>iii. Does not exceed a wall height of 3m;</li> <li>iv. Does not exceed a ridge height of 4.2m;</li> <li>v. Not located within the primary or secondary street setback area; and</li> <li>vi. Does not reduce the open space and outdoor living area requirements in Table B.</li> </ul>

**GOVERNANCE REFERENCES**

<b>Statutory Compliance</b>	<p>Planning and Development Act 2005          Planning and Development (Local Planning Schemes) Regulations 2015          City of Gosnells Town Planning Scheme No. 6</p>
<b>Industry Compliance</b>	<p>State Planning Policy 7.3 - Residential Design Codes          Development Control Policy 1.2 - Development Control - General Principles 2004</p>
<b>Organisational Compliance</b>	<p>Local Planning Policy 2.2 - Outbuildings and Sea Containers in Residential and Rural Zones          Local Planning Policy 2.6 - Display Homes and Land Sales Offices          Local Planning Policy 3.5 - Infill Development          Local Planning Policy 4.1 - Public Consultation          Local Planning Policy 4.8 - Corner Lot Density Bonus          Local Planning Policy 4.10 - Subdivision and Development Abutting Public Areas          Local Planning Policy 5.10 - Maddington and Gosnells Activity Centres</p>
<b>Process Links</b>	Nil

**LOCAL PLANNING POLICY ADMINISTRATION**

<b>Directorate</b>		<b>Officer Title</b>		<b>Contact:</b>	
Development Services		Manager Development Services		9397 3000	
<b>Risk Rating</b>	Med	<b>Review Cycle</b>	Triennial	Next Due:	2026
<b>Version</b>	<b>Decision To Advertise</b>	<b>Decision to Adopt</b>	<b>Synopsis</b>		
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.		



Version	Decision To Advertise	Decision to Adopt	Synopsis
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
18.		OCM 87/30/04/2019	Modified to remove Part 6 to ensure consistency with State Planning Policy 7.3 - Residential Design Codes, Volume 1
19.	OCM 164/23/06/2020	OCM 119/08/06/2021	Modified to simplify the policy and to remove duplication with clauses contained in the R-Codes
20.	OCM 193/22/08/2023	OCM 265/14/11/2023	Modified to remove Street Setbacks clause. Amendments to Lot Boundary Setbacks and Outbuildings clauses for practical improvements.