



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 House(s), 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

Design Element	Alternative Deemed-to-Comply Provisions
5.1.2 - Street Setbacks (Additional Clauses)	C2.1 - In the case of grouped and multiple dwellings, where on-site car parking for the street facing dwelling(s) is provided at the rear of the lot, the average front setback requirement in Table 1 and Clause 5.1.2 may be reduced by 1m. 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 in all density codes.
5.2.2 - Garage width (Replacement Clause)	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 (Additional Clause)	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. <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</i>



Design Element	Alternative Deemed-to-Comply Provisions
	<i>of visual obstruction.</i>

GOVERNANCE REFERENCES

Statutory Compliance	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 City of Gosnells Town Planning Scheme No. 6
Industry Compliance	State Planning Policy 7.3 - Residential Design Codes Development Control Policy 1.2 - Development Control - General Principles 2004
Organisational Compliance	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
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Development Services		Manager Development Services		9397 3000	
Risk Rating	Med	Review Cycle	Triennial	Next Due:	2024
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		

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Version	Decision To Advertise	Decision to Adopt	Synopsis
			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