



Local Planning Policies

5.1 Local Planning Policy - Design and Streetscapes

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Policy

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Planning and Development Act 2005

Statutory Authority

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation. The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.



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Policy Reference	Formal Description	Service Line
LPP 1	Streetscape	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Background

In 2014 Council commissioned a heritage study of the Shire to provide a basis for identifying and understanding the urban design and streetscape elements that contribute to the character and unique amenity of the Shire.

The streets of Peppermint Grove provide the Shire with its garden neighbourhood character, which is highly valued by the community, residents and visitors.

The relationship between the scale of buildings and their setbacks, complemented by soft landscaping, verge treatments, fences, and street trees, create a distinctive setting or streetscape. Community surveys conducted during the preparation of Local Planning Scheme 4 (LPS 4), together with the results of public submissions made during the process of adopting LPS 4 in 2017, reflected the value placed by residents on maintaining and reinforcing the character of Peppermint Grove.

Planning Objective

- To maintain and encourage a high-quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes.
- To maintain, enhance and encourage a high level of amenity in terms of the unique character and identity of development, streetscapes, public open spaces and lifestyle qualities within the Shire. *



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(*Local Planning Strategy 2017)

Statutory Basis

R-Codes 1.3.1 (a) & (c)

Clause 67 of the Deemed provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 outlines the matters which must be considered by Council in the assessment of an application for development.

These include:

67 (k) The built heritage conservation of any place that is of cultural significance

67(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation, and appearance of the development.

67(n) the amenity of the locality including the following;
(ii) the character of the locality.

67 (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

67 (s) adequacy of -
(ii) arrangements for loading, unloading, manoeuvring and parking of vehicles;

67 (w) the history of the site where the development is located;

67 (y) any submissions received on the application.

Planning Policy

Replacement dwellings or significant additions to an existing building (including out building structures) are to be responsive to existing context and contribute positively to the prevailing streetscapes in the following ways;

Primary Street Setbacks

1. The 9-metre prescribed setback under the Local Planning Scheme is the minimum in most instances within the Shire.



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2. Council is able to require a greater or lesser setback based on the prevailing setbacks of adjoining houses under the provisions of Clause 67 I(m)(n) of the Deemed provisions of Planning and Development(LocalPlanningScheme)Regulations2015.
3. In determining views to the street from dwellings and views from the street to dwellings, the setbacks to immediately adjoining dwellings or approved outbuildings are the primary reference points.
4. Where setbacks are greater or lesser than 9-metres for immediately adjacent houses, the proposed development setback should be stepped to the extent necessary to ensure it does not obscure views to adjoining houses or prevent their contribution to the streetscape (as outlined in figure LPP1 below)
5. Particular attention shall be given to situations where neighbouring dwellings are on the Shire's Heritage List to ensure the heritage values of these adjoining dwellings are not diminished.
6. Consideration is to be given to circumstances where changes to existing streetscape patterns may be desirable to create long term cohesion where an unsympathetic pattern of development has emerged.

Secondary Street Setbacks

The Scheme requires a 4.5-metre secondary street setback. Council is only able to consider varying this requirement where the following criteria are met:

7. The proposed variation and design assists in the preservation of a building on the Shire's Heritage List.
8. The resulting development would be compatible with adjacent corner lots in the immediate locality.
9. Views to the primary frontages of adjoining lots are not adversely affected.
10. The development would comply with all other relevant development standards.

Front Setback Area and Landscaping

Soft landscaping (garden planting), particularly in the front setback area is an essential element that contributes to the character of the Shire. Plans which provide for adequate deep planted soft landscaping (at least 50% of the front setback area) are a pre-requisite to the issue of a building permit for a new dwelling.

Colours Materials and Finishes



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With few exceptions, the predominant building materials in Peppermint Grove are brick and/or rendered brick, stone, with tile or coloured zincalume* roofs, and the colour palette is neutral.

Alternative external construction and cladding materials as well as colour schemes can be considered subject to Council approval via the development assessment process.

Street Presence

New houses in the Shire should address the primary street in the traditional manner, with a clearly legible front entrance both to the site and the house itself.

The street elevations should not be dominated by garage doors and to this end Council will not support more than one double garage (door width of up to 4.5 metres) to the primary or secondary street elevations.

Verge Crossovers for Residential Access

Where vehicular access is from a street Council will allow the construction of a verge crossover provided it conforms to the following principles: -

11. One crossover per dwelling site; and
12. Single vehicle-width crossovers are encouraged to retain and protect green street verges and street trees; and
13. Any additional width of crossover must be justified by demonstrating a low impact on the provision of an adequate portion of green verge and street tree planting; and
14. Any additional width to a single-vehicle crossover shall comply with the Shire's crossover construction policy.

Location of Garages and Carport Structures

Clause 67 of the Deemed Provisions (m) and (n) provide the case circumstances whereby Council may exercise judgement to relax or vary the setback requirement of a local planning scheme to achieve an acceptable design outcome.

Garage and carports are to be located in accordance with LPS 4 street setbacks* to achieve an acceptable street presence and outlook for residential streets.

*(LPS 4 - 9m from primary street and where lot is on a corner with secondary street, a 4.5m setback from that boundary).

Garages and carports should be located offset to the side of the house so as not to interrupt views between the house and the street.



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Council acknowledges that portions of streetscapes within the Shire may vary where houses or structures are already built closer to the street than the LPS 4 street setbacks*. In these cases, carports may be permitted to encroach within the primary street setback provided these are open on at least three sides and have been sensitively designed and located with regard to the house and preserving its street outlook.

A reduction in the applicable setback for a carport may be considered favourably by Council, provided the proposed reduction, in the opinion of Council, poses no detrimental impact to that portion of streetscape.

Garages by virtue of their enclosed design could not achieve a streetscape design outcome equivalent or better than the deemed-to-comply standard of LPS 4 if built within the primary street setback and will not therefore be supported.

Heritage listed properties should not be obscured from street view by intervening structures.

Car parking bays within the front setback area

The R Codes stipulates that where a residential lot is accessible from a street as well as a right-of-way, then vehicle access to residential lots should be from the right-of-way if available. LPS 4 references the R Codes for residential design outcomes.

The residential zone in Peppermint Grove has many larger sized lots which have right-of-way and street access. Council favours vehicular access from the right-of-way rather than the street so as to locate carport and garage structures to the rear or side, rather than in the setback between the house and the primary street.

Provided this right of way access arrangement is the case, Council will support the provision of one uncovered hardstand car parking bay within the primary street setback area subject to there being one single width verge crossover to the site and 50% of the remaining street setback area is to remain available for deep planted 'soft' landscaping.

Minor structures

Considering the design objective to establish and preserve street outlook from residential properties, minor structures such as lychgates, porticos and gate houses may only be constructed in front of the building street setback line subject to all of the following design criteria: -

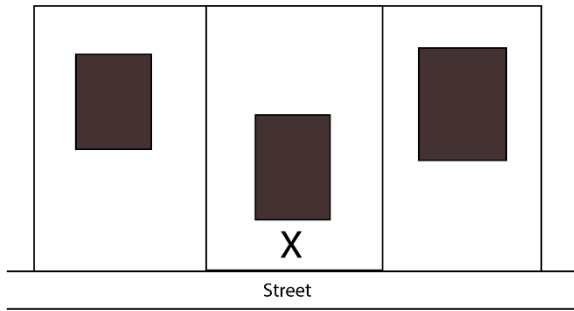
- Gate houses, lychgates or similar structures are not to exceed 4m² in area;
- No structure is to exceed 2.4m in total height;
- The minor structures do not detract from the visual amenity of the streetscape and views to the street;
- The structure complements the residence through the application of the same design, materials finishes and construction methods; and



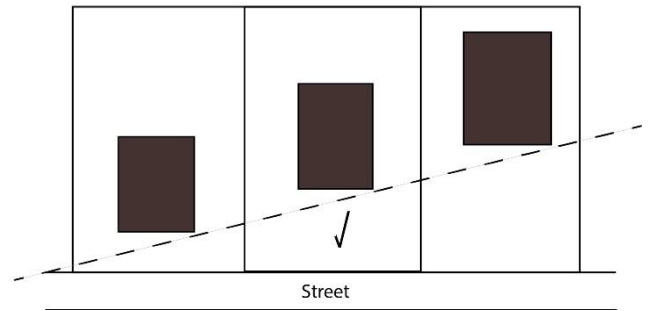
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- The minor structure does not affect sightlines adjacent to vehicle crossovers.



LLP1 – Figure 2(a)



LLP1 – Figure 2(b)