



City of Perth
City Planning Scheme
No. 2

Planning Policy Manual – Part 1

Section 3.1
Design of Residential Development



| Version # | Decision Reference | Synopsis |
|------------------|---------------------------|-----------------|
| 1 | 26 June 2001 | Adopted |
| 2 | 3 August 2004 | Amended |
| 3 | 11 April 2017 | Amended |
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To provide adequate environmental standards and to ensure that new residential developments are compatible with their neighbours and with the local environment.

NOTE: 1. *Clause 61 of the Deemed Provisions identifies development for which approval is not required.*

POLICY

- The following requirements shall be complied with in relation to the planning and design of new residential buildings on site and those nearby:
 - the design of buildings should be sympathetic to existing building or buildings on-site and those nearby;
 - buildings adjacent to the street should relate to the street in the traditional manner;
 - wherever possible, screen walls should be discouraged within the front setback (also refer to the provisions of the City Development Design Guidelines in regard to fencing);
 - front setbacks should be treated in an imaginative way avoiding large areas of hard paving;
 - car parking spaces in front setback areas are discouraged, except for car ports in certain circumstances;
 - where problems of overlooking of adjoining properties are envisaged, additional privacy protection should be provided;
 - existing trees and screening vegetation particularly at the side and rear boundaries should be retained as far as possible; and
 - private open space provided should be usable for active and passive recreation and wherever possible should have a minimum width of 4.0 metres.
- Reference should also be made to policies in Section 3.0, 4.0 and 5.0 which may be relevant to the design of residential development.