



City of Perth
City Planning Scheme
No. 2

Planning Policy Manual – Part 1

Section 3.8
Structures within Setback Areas



Version #	Decision Reference	Synopsis
1	26 June 2001	Adopted
2	1 February 2005	Amended
3	11 April 2017	Amended

INTRODUCTION

Structures within setback areas can have an affect on neighbouring properties and on the amenity and appearance of a street. In order to reduce any detrimental affects on surrounding properties and the locality and ensure such development occurs in a desirable manner this policy provides the guidelines to address this matter.

AIM

The aim of this policy is to ensure that structures in setback areas do not detract from the amenity of surrounding properties and the streetscape.

OBJECTIVES

- To provide guidelines for the construction of buildings within setback areas;
- To protect the character of streetscapes and dwellings where structures are proposed in front of the building alignment.

POLICY

- The local government may allow the construction of outbuildings to be located within the rear setback area or open sided carports within the front, rear or side setback area where such development is unlikely to adversely affect the amenity of adjoining property, the street or the locality in general.
- Carports and garages will not be permitted in the front setback area unless:
 - there is an existing pattern of carports/garages in the street; or
 - the existing dwelling is setback significantly more than other setbacks in the street; or
 - the site is a corner lot in which case a carport/garage can be built to the secondary street; or
 - the topography of the land is such that the existing dwelling is significantly above or below the street level.
- Where the width of a lot is sufficient a carport/garage should be located at the rear or side of the existing dwelling.
- Where an existing dwelling has access from a rear laneway, a carport/garage should be located at the rear of the dwelling.
- New housing should have carport/garages built as an integral part of the house and its frontage.
- Carports/garages should be designed and constructed in a manner consistent with the style and standard of finishes of the existing dwelling. They should complement the character of a house and contribute to the streetscape in a positive manner.
- In all cases setback requirements for outbuildings shall be measured in accordance with the R-Codes (taking into account the variations permitted by the R-Codes).
- Where a carport/garage is located in the front setback area, no part of the carport/garage shall be closer to the street alignment than 300mm.
- Where a carport/garage is to be located in the side or rear setback area it may be located so that its supports are on the boundary line, provided that no part of the roof (other than



metal beams), is nearer to the boundary line than 500mm. Supports must be metal columns or brick piers not more than 350mm in width or breadth. Where a carport/garage is located on a side or rear boundary line, any dividing fence forming a side wall of the car port/garage must be no higher than 1800mm.

- The total area of outbuildings on a lot shall not exceed 100 square metres provided that a minimum of 50% of the total site is designated as open space and a portion of this area is in accordance with the R-Codes.

NOTE: 1. *Clause 61 of the Deemed Provisions exempts certain development from requiring approval.*