

**CITY OF SUBIACO**  
**PLANNING POLICY No. 2.26 (April 2015)**

**Site Works**

**ADOPTION DATE:** (22 September 2015)  
**AUTHORITY:** TOWN PLANNING SCHEME NO. 4;  
RESIDENTIAL DESIGN CODES (2013)

**STATUTORY BACKGROUND**

This policy is made pursuant to clause 78 of *City of Subiaco Town Planning Scheme No. 4* (Scheme). Where relevant to an application for planning approval, clause 27(4)(b) of the Scheme requires council to have regard to this policy in exercising its discretion to determine the application.

Clause 7.3.1(a) of the *Residential Design Codes* (Codes) provides that local planning policies may vary or replace the deemed-to-comply requirements of certain clauses of the Codes, including those in clause 5.3.7 'Site Works'.

This policy is to be used in conjunction with the Scheme, Part 5 of the Codes and any other relevant council policies relating to residential land. Should there be any inconsistencies between the provisions of this policy and:

- (1) the Scheme, the provisions of the Scheme prevail;
- (2) the Codes, the provisions of the R Codes prevail;
- (3) other general council policies, the provisions of this policy prevail; and
- (4) the relevant precinct or conservation area policy, the provisions of the precinct or conservation area policy prevail

**PURPOSE**

This policy has been adopted for the purpose of the application of clause 5.3.7 of the Codes. The policy aims to provide clear and measurable deemed to comply criteria for site works that reflect the intent of objectives (c) and (d) and design principles P7.1 and P7.2 of clause 5.3 of the Codes. Specifically, this policy:

- (1) replaces the deemed to comply requirements in clause 5.3.7C7.2 and C7.3; and
- (2) identifies matters to be considered when applying design principles 5.3.7P7.1 and P7.2.

This policy applies to all applications for planning approval made under the Scheme relating to all single houses and grouped dwellings, and multiple dwellings in areas zoned 'Residential' with a coding of less than R30. Swimming pools are exempt from the requirements of this policy.

## **POLICY**

### **1.0 Objectives**

The objectives of this policy are as follows:

- a) To facilitate development that responds appropriately to the natural features of the site;
- b) To ensure that site works do not detrimentally impact on adjoining properties or the streetscape; and
- c) To facilitate development that reduces the environmental impacts associated with site works.

### **2.0 Development Requirements for Site Works**

#### **2.1 Design Principles**

In determining whether site works meet clauses 5.3.7P7.1 and P7.2 of the Codes, council shall have regard to the following matters:

- a) The natural features of the site, in particular any significant differences in Natural Ground Level that result in a sloping site;
- (b) The natural ground level at all lot boundaries;
- (c) The natural ground level as viewed from the street; and
- (d) Having regard to the natural features of the site, the necessity for any excavation and/or fill.

#### **2.2 Deemed-to-comply Requirements**

The deemed to comply requirements in clause 5.3.7C7.2 and C7.3 are replaced with the following:

C7.2 Excavation behind a street setback line and within 1m of a lot boundary shall not exceed 0.5m below the natural ground level; and

C7.3 Excavation shall be limited to a maximum area of 50% of the total site area; and

C7.4 Fill behind a street setback line:

- (i) within 1m of a lot boundary shall not exceed 0.5m above the natural ground level; and
- (ii) greater than 1m from a lot boundary shall be limited by compliance with building height limits and building setback requirements.