



## **Policy 4.1.5 – Variation to RCodes – Primary street setback for grouped dwellings in existing areas**

### 1. Introduction

Part 5 of the Residential Design Codes (RCodes) provides requirements on the context of residential development within WA and, amongst other matters, aims to “*ensure that designs respond to the key natural and built features of the area and respond to the local context...*”. It provides standard setbacks of buildings from the primary street boundary and also provides for the setback from the primary street boundary to be an average of the setback of existing dwellings on adjacent properties. Pursuant to Clause 7.3.1(a) of the RCodes, this Policy varies the primary street boundary setback requirements (Clause 5.1.2, C2.1 of the RCodes) and provides guidance on the primary street boundary setback requirements within existing residential areas.

### 2. Policy objective

- To protect valued streetscapes within the Shire’s existing residential areas; and
- To vary the RCodes requirements and outline the manner in which the primary street setback for grouped dwellings in existing residential areas will be determined.

### 3. Policy scope

This Policy applies to grouped dwelling developments within existing residential areas.

### 4. Policy

The ‘Deemed-to-comply’ provisions of Clause 5.1.2 (Street Setbacks) of the RCodes provides a number of ways to determine the setback of buildings from the primary street as follows:



- In accordance with Table 1 of the RCodes;
- Corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;
- Reduced by up to 50% in certain circumstances; and
- In areas coded R15 or higher and a grouped dwelling has its main frontage to a secondary street, the street setback can be reduced.

In order to meet the objectives of this Policy, the primary street setback for grouped dwellings within existing areas will be determined as follows:

- Corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street; then
- If there are no existing dwellings adjoining the development site, in accordance with Table 1 of the RCodes; or
- As otherwise determined by Council.

## 5. Strategic objective

The policy aligns to the following strategic objective:

	<p>We have a balanced respect for our natural assets and built environment, retaining our lifestyle values and community spirit.</p>
	<p>Strong civic leadership representing the whole of the Shire which engages in effective partnerships and reflects the aspirations of an engaged community.</p>

## 6. Definitions

- Nil.

## 7. Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed Provisions (Part 2)*
- Shire of Harvey’s District Planning Scheme No. 1
- State Planning Policy 3.1 – Residential Design Codes 2015 (Part 7).

## 8. Related documents

- Delegated Authority 4.1.14.
- Former Council Policies 15.17 and 4.1.14.

Responsible officer	Director Sustainability		
Responsible team	Planning		
Responsible area	Planning Services		
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Version 1	28.08.2007	Resolution	21756

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