CITY OF SUBIACO
PLANNING POLICY No. 4.8

Triangle Precinct Policy

ADOPTION DATE: 1999
REVIEW DATE: 26 August 2014
19 November 2019

AUTHORITY: TOWN PLANNING SCHEME NO. 4
RESIDENTIAL DESIGN CODES (2019)

Statutory Background
This policy is made pursuant to clause 78 and clause 37(2) of City of Subiaco Town Planning Scheme No. 4 (Scheme). Where relevant to an application for development 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 design elements of the Codes, including those in design elements 5.1.2, 5.2.1, 5.2.2, 5.2.3 and 5.2.4.

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 Codes prevail;
(3) the sub-precinct guidelines, the sub-precinct guidelines prevail; and
(4) other general council policies, the provisions of this policy prevail.

Where a Conservation Area has been declared and a related policy adopted pursuant to clause 59 of the Scheme this policy does not apply.

Purpose
This policy has been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of the Triangle Precinct while still allowing for new development to occur that meets the changing needs of the community.

This planning policy applies to the Triangle Precinct as identified in City of Subiaco Town Planning Scheme No. 4 and as shown in Figure One.

The Precinct comprises the land bounded by Churchill Avenue to the north, Thomas Street to the east, Nicholson Road to the south and the rear alignment of properties fronting Rokeby Road to Bagot Road and then extending mid-block through to Churchill Avenue. Within the Precinct there are three sub-precincts which display different characteristics. The Triangle Precinct and its sub-precincts are shown in Figure One.
This policy applies to all types of development within this precinct, with the exception of multiple dwelling developments in areas coded greater than R30 which are adequately covered by Part 6 of the Codes.

Figure One: Triangle Precinct Sub-Precincts

To assist in achieving the above purpose, this policy:

(1) Provides a comprehensive basis for the control of development within the Triangle Precinct; and

(2) Where applicable to residential development;
   (i) identifies matters which will be considered when applying the design principles in certain design elements of the Codes;
   (ii) replaces the deemed-to-comply requirements and/or provides additional deemed-to-comply requirements in relation to certain design elements of the Codes; as summarised in Table One below.
Table One: Summary of Sub-precinct Requirements

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<th>Matters for Consideration in Applying Design Principles Provided</th>
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<td>Yes</td>
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<td>5.2.2 Garage Width</td>
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<td>5.2.3 Street Surveillance</td>
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<td>5.2.1 Setback of Garages and Carports</td>
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<td>P5</td>
<td>No</td>
<td>No</td>
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</tr>
</tbody>
</table>
Where matters are identified for consideration when applying design principles of the Codes, these are not exhaustive and council may consider any other matter which is relevant to the application of the design principle to a particular development application.

This policy is to be read in conjunction with the Codes

Precinct Description
The Triangle Precinct is a predominately residential area, the boundaries of which are mainly provided by major and arterial streets. The orientation of Thomas Street, the Precinct's eastern boundary, provides its distinctive triangular shape.

The Precinct was originally developed following the gold rush of the 1880's and some of the original Federation housing has been retained and renovated to a high standard. The original pattern of development remains largely intact and includes; small narrow lots of between approximately 10 - 12 metres in width and totalling 300 - 500 square metres, short front setbacks between 3 - 5 metres, low fences and rear lane ways. Consequently, a number of houses and streetscapes have heritage value and are recognised by inclusion on the City of Subiaco Town Planning Scheme Register of Places of Cultural Heritage Significance and/or a Conservation Area designated under the Scheme.

While the Triangle Precinct contributes to the city's stock of Federation dwellings and is well known as the location of some of the city's most prominent and highly valued residential buildings, it also makes an important contribution to the diversity of the city's housing stock. Along with Federation dwellings on small lots, there are examples of grouped and multiple dwellings dating from throughout the last century. Also evident within the precinct are recently constructed dwellings of all types.

There are three identifiable categories of development within the Triangle Precinct that have been grouped into Sub-precincts for the purposes of this policy:

1. The residential area predominately coded 'Residential R20' that includes a range of dwelling styles including those dating from the Federation and Inter-war periods, some of which have identified heritage significance;
2. The St Thomas Square Estate; and
3. The development along Thomas Street between Churchill and Bagot Roads that includes land zoned 'Residential R80' and a number of additional uses (consulting rooms and offices) immediately south of Churchill Avenue.

Overall, the Precinct is a residential area of significant heritage and character value that also makes an important contribution to the city's housing choice and diversity. It displays a range of housing types in close proximity to the town centre and public transport.

POLICY

1.0 Objectives
The objectives of this policy are as follows:

a) To protect and enhance the existing established neighbourhood character of the Precinct;
b) To enhance the predominantly residential amenity of the Precinct;
c) To encourage the conservation and enhancement of the original housing stock of the area, particularly where properties are listed on the City of
Subiaco Town Planning Scheme Register of Places of Cultural Heritage Significance and/or included in a Conservation Area declared under the Scheme;

d) To encourage any new development to reflect the existing scale, character, details and materials of the existing established neighbourhood character;

e) To encourage a diversity of dwelling types throughout the Precinct, including traditional dwelling types such as single storey bungalows and terrace housing;

f) To allow variation to development standards and requirements if necessary for the retention and enhancement of building stock of identified heritage significance or neighbourhood character;

g) To minimise the impact of car parking structures on the existing established character of the surrounding area; and

h) To provide an appropriate interface with the surrounding, non-residential areas.

2.0 Interpretation

Definitions
The following terms are defined as follows for the purposes of this policy:

**Bulk:** Refers to the overall physical mass of a building as viewed from the street. The design elements that most notably contribute to bulk with respect to the streetscape are height and street setbacks.

**Established Neighbourhood Character:** Means the dominant visual characteristics of the surrounding area formed by the interrelationship of built form, vegetation and formed topographic characteristics in both the private and public domains within that area. The elements of the built form that contribute to established neighbourhood character are orientation of buildings, window and door proportions, side setbacks as viewed from the street, roof form and bulk. These elements do not include colours and finishes.

**Identified Heritage Significance** Means those properties:
- Listed on the State Register of Heritage Places;
- Listed on the City of Subiaco Town Planning Scheme Register of Places of Cultural Heritage Significance;
- Contributory places located within a Conservation Area designated under clause 59 of the Town Planning Scheme;
- Adopted on the city’s Local Government Inventory; and
- Identified as having cultural significance on the city’s draft 2002 Local Government Inventory as a Level 1 or 2 property.

**Line of Sight:** Line of sight is calculated 1 metre from outside the property boundary with an ‘eyeline’ height of 1.65 metres as illustrated by the following figure:
Note: the line of sight for each property will vary depending on the wall height, roof pitch and overall height of the dwelling. Illustrations depicting typical architectural dwelling styles located within the city with the upper floor setback within the line of sight are included in a separate information sheet available from the city.

**Predominant**
Where there is, in the surrounding area, an existing pattern of a design element or feature, nominally greater than 50%.

**Prevailing Street Setback:**
The setback calculated by averaging the street setback of properties within the surrounding area.

**Main Building Line:**
The point at which the wall of the main building is closest to the front lot boundary, but does not include walls of minor incursions such as verandahs, porticos, porches and the like.

**Scale:**
The interrelationship of the height and street setbacks as viewed from the street of all buildings within the surrounding area.

**Surrounding Area:**
Means the five properties on either side of the proposed development on both sides of the street (excluding laneways/right of ways) that the dwelling is orientated towards (refer to illustrations below).

In instances where there are less than 5 properties on either side of the proposed development, the surrounding area will be determined on a case by case basis having due regard to the total number of properties on either side of the proposed development on both sides of the street, in the opinion of the Manager Planning Services.
All other terms, words and expression used in this policy have the same meaning as they have in the Scheme or Codes.

2.2 Architectural Styles
This policy refers to the following architectural dwelling styles:

- Federation Bungalow;
- Federation Timber Bungalow;
- Inter-war Bungalow.

These architectural dwelling styles are described and illustrated in a separate information sheet available from the city.

3.0 Structure of Provisions
Provisions for sub-precincts one, two and three are found in Parts 4, 5 and 6 respectively.

4.0 Sub-precinct One
In addition to the provisions of the Scheme, Codes and all relevant policies, development in residential zoned land is to be in accordance with the standards outlined in Part 4 of this policy. Where a matter is not dealt with by this policy the requirements are as per the Codes. This section is to be read in conjunction with the Codes.

4.1 Street Setback (Context - Design Element 5.1.2 of the Codes)

4.1.1 Matters for Consideration in Applying Design Principles P2.1 and P2.2
With respect of the application of P2.1, Council will have regard to the prevailing street setback for both the primary and secondary street (if any).
With respect to the application of P2.2, Council will have regard to the following matters:

**Upper Level of a Building**

a) the established neighbourhood character, particularly with respect to scale in terms of height and building bulk;
b) whether the proposed development is consistent with the scale of development, in terms of height and building bulk, within the surrounding area;
c) the visual impact of the upper floor as viewed from the street; and
d) whether the proposed development can be viewed within the line of sight.

**Roof Form and Pitch**

a) the predominant roof form within the surrounding area;
b) the impact of the proposed roof form as viewed from the street on the established neighbourhood character;
c) whether the proposed roof form as viewed from the street is consistent with the predominant roof form within the surrounding area; and
d) where pitched roof forms are the predominant roof form, the predominant roof pitch within the surrounding area.

**Design of Carports and Garages**

a) any identified heritage significance of the existing dwelling;
b) the predominant architectural style within the surrounding area; and
c) the impact of the proposed carport or garage on the dwelling as viewed from the street, particularly with respect to its visual dominance.

**Materials**

a) the extent to which materials and finishes harmonise with the established neighbourhood character. Development, whether designed in the same general style of the established neighbourhood character or in an openly contemporary yet compatible manner, should, where possible, utilise materials that are consistent or sympathetic with traditional materials.

**Building Facade**

a) whether buildings provide articulation of the building facade on the primary and secondary streets consistent with the existing established character of the area. For example, recessed window frames, varying finishes including the use of face brick, building material details, wide eaves, changes in front setbacks, prominent gable ends and/or weather protection features such as verandahs and window awnings.

**Wall Height**

a) whether external wall heights are consistent with the existing established character of the surrounding area.
b) the extent to which additions and alterations to existing dwellings reflect the existing height of the wall plate.
c) the extent to which new development respects the scale and proportions of dwellings within the surrounding area.

Retention of Existing Design Features

a) where possible, existing design features such as leadlight windows and chimneys are to be retained when additions and alterations are proposed to original dwellings.

4.1.2 Deemed-to-Comply Requirements

5.1.2 C2.1 to C2.2 of the Codes are replaced with the following:

C2.1 The ground floor of buildings setback from the primary street:

i. at a distance not less than the 'prevailing street setback'; or

ii. in instances where the setback of surrounding development is greatly varied, in accordance with the setback of the houses on either side of the subject property. Where the setback of the two adjoining houses varies, the setback is to be mid-way between those of the adjoining houses.

C2.2 The ground floors of buildings setback from the secondary street in accordance with Table 1 of the Codes.

In addition to the above and 5.1.2 C2.3 and 5.1.2 C2.4 the following will apply:

C2.5 The upper floors of buildings in areas zoned 'Residential R20' are to be setback from the primary street ground floor facade as follows:

i. So as to be located within the middle third of the lot; or

ii. So as to be wholly contained within the roof space.

C2.6 Where applicable, the upper floor of development in areas zoned 'Residential R20' is not to exceed 15% of the site area where the wall height is proposed to be increased.

C2.7 Where applicable, the upper floor of all development in areas zoned 'Residential R20' is to be setback from the secondary street facade a minimum of 1 metre from the ground floor secondary street facade.

C2.8 Where pitched roofs are the predominant roof form within the surrounding area, the roof pitch of new development as viewed from the street is to be between 30 and 32 degrees.

C2.9 Where pitched roofs are not the predominant roof form within the surrounding area alternative roof forms (skillion, flat, curved) are permitted.
C2.10 Garages located adjacent to or within 1 metre of the main building line and carports within the front setback area which are:

i. Designed in a minimal fashion to the minimum dimensions and standards of the relevant Australian Standard; and

ii. Designed in a manner that allows the visual presence of the existing house to remain the dominant visual feature when viewed from the street; and

iii. Lightly framed and roofed, allowing views through it to the house to which it relates.

Note: Design Elements 5.1.2 C2.3 and C2.4 have not been replaced and are still applicable.

C2.11 Where a new dwelling is proposed to be constructed following the demolition of an original dwelling, the minimum external wall height of the replacement dwelling is to be 3.2 metres.

4.2 Setback of Garages and Carports (Streetscape - Design Element 5.2.1 of the Codes)

4.2.1 Matters for Consideration in applying Design Principle P1
With respect to the application of P1, Council will have regard to the following matters:

a) Existing site constraints as follows:
   i. Any existing vehicular access points to the site;
   ii. The location of any existing development on the site;
   iii. The front setback distance; and
   iv. The topography of the site.

b) The architectural style and development period of any existing development on the lot and surrounding area; and

c) The impact of the proposed structure on the dwelling and/or the established character.

4.2.2 Deemed-to-Comply Requirements
5.2.1C1.1, 1.2, 1.4 and 1.5 of the Codes are replaced with the following:

C1.1 Having regard to access and site constraints, garages and carports are to be located:

i. At the rear of the property behind the dwelling, or

ii. 0.5m behind the main building line adjacent to the primary or secondary street.

C1.2 Where vehicular access to garages and/or carports is permitted from the primary or secondary street under the provisions of the Codes:
i. The garage or carport is located 0.5m behind the main building line adjacent to the primary or secondary street;

ii. Carports within the front setback area are permitted where 50% or more of dwellings within the surrounding area have carports within the front setback area; and

iii. Carports located within the primary or secondary street setback area, provided that they are of a single car width only and the construction allows an unobstructed view between the dwelling and the street, right of way or equivalent.

*Note: Design Element 5.2.1 C1.3 has not been replaced and is still applicable.*

4.3 Garage Width (Streetscape - Design Element 5.2.2 of the Codes)

4.3.1 Deemed-to-Comply Requirements

In addition to 5.2.2C2 of the Codes, the following will apply:

C3 Garages located to the side of a dwelling within 1 metre of the main building line are fitted with visually permeable doors.

4.4 Street Surveillance (Streetscape - Design Element 5.2.3 of the Codes)

4.4.1 Deemed-to-Comply Requirements

5.2.3C3.1 and 5.2.3C3.2 of the Codes are replaced with the following:

C3.1 The primary street facade of any new development or redevelopment of an existing dwelling is to be orientated towards the primary street ensuring that:

i. the entrance to a development is clearly visible and accessible from the primary street; and

ii. at least one habitable room window of the dwelling has a clear view of the street.

C3.2 In the case of corner lots, the secondary street facade is to be orientated towards the secondary street ensuring that:

i. the secondary street facade is articulated with windows; and

ii. at least one habitable room window of the dwelling has a clear view of the secondary street.

4.5 Street Walls and Fences (Streetscape - Design Element 5.2.4 of the Codes)

4.5.1 Matters for Consideration in applying Design Principle P4

With respect to the application of P4, Council will have regard to the following matters:

a) the architectural style and development period of the dwelling to which the fence relates;
b) the extent to which the proposed fence complements the style of the existing dwelling; and

c) the extent to which the proposed fence allows clear public views of the dwelling on the lot from the street.

4.5.2 Deemed-to-Comply Requirements

5.2.4C4 of the Codes is replaced with the following:

C4.1 Street walls and fences within the primary street setback area may be solid to a maximum height of 1.2 metres above natural ground level and visually permeable above that height to a maximum height of 1.8 metres as measured from the primary street side of the front fence.

C4.2 Street walls and fences that abut a secondary street and which screen an outdoor living area behind the primary street setback line are to comply with the following:

i. The maximum height of the solid portion of the wall may be 1.8 metres above natural ground level, measured from the secondary street side of the side fence; and

ii. The maximum height of piers with decorative capping to be 2 metres above natural ground level, measured from the secondary street side of the side fence.

C4.3 Street walls and fences that abut a secondary street and which do not screen an outdoor living area are to meet the relevant standards for a front fence contained in C4.1.

C4.4 Gatehouses and porticos are not permitted within the primary street setback area.

4.6 Parking (Site Planning and Design - Design Element 5.3.3 of the Codes)

4.6.1 Matters for Consideration in applying Design Principles P3.1 to 3.3

With respect to the application of P3.1 and P3.3, Council will have regard to the following matters:

a) Existing site constraints such as:
   i. The location of existing development on the site; and
   ii. The topography of the site; and

b) How the addition of a covered parking structure would impact on other design elements such as outdoor living area and open space.

4.7 Vehicular Access (Site Planning and Design - Design Element 5.3.5 of the Codes)

4.7.1 Matters for Consideration in applying Design Principle P5

With respect to the application of P5, Council will have regard to the following matters:
a) Whether the site has alternative access to the primary street (secondary street or right-of-way);
b) Whether the property abuts a right-of-way of sufficient width to enable sufficient manoeuvring space for vehicular access located at the rear of the property;
c) Whether the property abuts a secondary street from which a crossover already exists or could be constructed;
d) Whether adequate space is available on the site to enable manoeuvring into car parking spaces or structures (garage or carport) located from a right-of-way;
e) The orientation of the subject lot and whether parking structures can be located in an area where an energy efficient outcome can be achieved;
f) Whether the subject property abuts a right-of-way over which it has a legal right-of-carriageway; and
g) Existing site constraints, including:
   i. the location of existing development on site;
   ii. the amount of open space available at the rear of the site;
   iii. the impact that parking access from the rear and any associated car parking areas or structures in this location would have on open space and/or outdoor living area/s;
   iv. the topography of the site; and
   v. the front setback distance.

5.0 Sub-precinct Two
In addition to the provisions of the Scheme, Codes and all relevant policies, development in residential zoned land is to be in accordance with the standards outlined in Part 5 of this policy. Where a matter is not dealt with by this policy the requirements are as per the Codes. This section of the policy is to be read in conjunction with the Detailed Area Plan included as Appendix 1 and the Codes.

5.1 Street Setback (Context - Design Element 5.1.2 of the Codes)

5.1.1 Matters for Consideration in Applying Design Principles P2.1 and P2.2
With respect of the application of P2.1, council will have regard to the prevailing street setback for both the primary and secondary street (if any).

With respect to the application of P2.2, council will have regard to the following matters:

Upper Level of a Building
a) the established neighbourhood character, particularly with respect to scale in terms of height and building bulk; and
b) whether the proposed development is consistent with the scale of development, in terms of height and building bulk, of the surrounding area.
Roof Form and Pitch
a) the predominant roof form within the surrounding area;
b) the impact of the proposed roof form as viewed from the street on the established neighbourhood character;
c) whether the proposed roof form as viewed from the street is consistent with the predominant roof form within the surrounding area; and
d) where pitched roof forms are the predominant roof form, the predominant roof pitch of the surrounding area.

Materials
a) the extent to which materials and finishes harmonise with the established neighbourhood character.

Building Facade
a) whether buildings provide articulation of the building on the primary and secondary streets consistent with the existing established character of the area. For example, balconies and verandahs.

6.1.2 Deemed-to-Comply Requirements
5.1.2C2.1 to C2.2 of the Codes are replaced with the street setback requirements as described in the Detailed Area Plan included as Appendix 1 and the following:

C2.3 Roofs pitched at a similar angle as the roofs of the traditional dwellings in the Triangle Precinct, that is between 25 and 35 degrees.

6.2 Lot Boundary Setbacks (Context - Design Element 5.1.3 of the Codes)

6.2.1 Matters for Consideration in Applying Design Principle P3.1
With respect to the application of P3.1, Council will have regard to the need to maintain access to the rear of the property from the outside.

6.2.2 Deemed-to-Comply Requirements
5.1.3C3.1 to C3.2 of the Codes are replaced with the lot boundary setback requirements as described in the Detailed Area Plan included as Appendix 1.

6.3 Setback of Garages and Carports (Streetscape - Design Element 5.2.1 of the Codes)

6.3.1 Matters for Consideration in Applying Design Principle P1
With respect to the application of P1, Council will have regard to the original intent of the Detailed Area Plan developed for the Estate and included as Appendix 1 and the established neighbourhood character.

6.3.2 Deemed-to-Comply Requirements
5.2.1C1.1 to 1.5 of the Codes are replaced with the setback requirements for garages and carports as described by the Detailed Area Plan included as Appendix 1.
5.4 Street Walls and Fences (Streetscape - Design Element 5.2.4 of the Codes)

5.4.1 Matters for Consideration in Applying Design Principle P4
With respect to the application of P4, Council will have regard to the following matters:

a) the extent to which the proposed fence complements the style of the existing dwelling; and
b) the extent to which the proposed fence allows clear public views of the dwelling on the lot from the street (with the exception of dwellings on lots fronting Thomas Street); and
c) the volume of traffic on Thomas Street and the possible noise attenuation and privacy benefits of fencing.

5.4.2 Deemed-to-Comply Requirements
5.2.4C4 of the Codes is replaced with the following:

C4.1 Solid fencing on Thomas Street to a maximum height of 1.8 metres above natural ground level, measured from the primary street side of the front fence; and

C4.2 The maximum height of piers with decorative capping on Thomas Street to be 2 metres above natural ground level, measured from the primary street side of the front fence; and

C4.3 Gatehouses and porticos included in the design of the front fence on Thomas Street are to be as follows:

i. Built to a maximum width of no more than 20% of the width of the lot; and
ii. No more than 2.4 metres in wall height and 3.5 metres in overall height; and
iii. The roofing material used is to be non-reflective; and
iv. Lighting on the exterior of the portico or gatehouse is to be provided; and
v. The gate is to have a visually permeable panel for viewing purposes.

C4.4 All front fencing of lot frontages that are not to Thomas Street is to be open in nature and conform with the following requirements:

i. Street walls and fences within the primary street setback area may be solid to a maximum overall height of 1.2 metres above natural round level and visually permeable above that height to a maximum height of 1.8 metres, as measured from the primary street side of the front fence

ii. Street walls and fences that abut a secondary street and which screen an outdoor living area behind the
primary street setback line are to comply with the following:

a) The maximum height of the solid portion of the wall may be 1.8 metres above natural ground level, measured from the secondary street side of the side fence; and

b) The maximum height of piers with decorative capping to be 2 metres above natural ground level, measured from the secondary street side of the side fence.

iii. Street walls and fences that abut a secondary street and which do not screen an outdoor living area are to meet the relevant standards for a front fence contained in C4.4(i) above.

iv. Gatehouses and porticos are not permitted within the primary street setback area.

6.0 Sub-precinct Three
In addition to the provisions of the Scheme, Codes and all relevant policies, development in residential zoned land is to be in accordance with the standards outlined in Part 7 of this policy. Where a matter is not dealt with by this policy the requirements are as per the Codes. This section is to be read in conjunction with the Codes.

6.1 Street Walls and Fences (Streetscape - Design Elements 5.2.4 of the Codes)

6.1.1 Matters for Consideration in Applying Design Principle P4
With respect to the application of P4, Council will have regard to the following matters:

a) The volume of traffic on Thomas Street and the possible noise attenuation and privacy benefits of fencing; and

b) The desirability of having pedestrian access clearly visible from Thomas Street.

6.1.2 Deemed-to-Comply Requirements
5.2.4C4 of the Codes is replaced with the following:

C4.1 Solid fencing to a maximum height of 1.8 metres above natural ground level, measured from the primary street side of the front fence; and

C4.2 The maximum height of piers with decorative capping to be 2 metres above natural ground level, measured from the primary street side of the front fence; and

C4.3 Gatehouses and porticos included in the design of the front fence are to be as follows:
i. Built to a maximum width of no more than 20% of the width of the lot; and
ii. No more than 2.4 metres in wall height and 3.5 metres in overall height; and
iii. The roofing material used is to be non-reflective; and
iv. Lighting on the exterior of the portico or gatehouse is to be provided; and
v. The gate is to have a visually permeable panel for viewing purposes.

6.2 Vehicular Access (Site Planning and Design - Design Element 5.3.5 of the Codes)

6.2.1 Matters for Consideration in Applying Design Principle P5
With respect to the application of P5 Council will have regard to the safety and amenity benefits of encouraging the consolidation of vehicle access points to lots from Thomas Street.
DETAILED AREA PLAN R-CODE VARIATIONS

The Detailed Town Planning Scheme and R-Codes are varied in the following manner:

1. All dwellings, patios, garages, and carports must be within the building envelopes.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a valuation of the R-Codes.
5. Density is fixed at R30.
6. An alternative garage location to that shown on the plan may be approved by Council subject to the development meeting, solar orientation, street space objectives and statutory requirements.
7. The minimum open space provided for each lot shall be in accordance with Table 1 of the Residential Planning Codes.
8. The Local Authority, subject to a residents' application for use of the land, may consider building part of the main residence within the solar setbacks subject to the solar aspect of design of the residence being not compromised.
9. Access to the rear of the property is restricted from the subject.
10. A construction of the wall on the boundary does not exceed 25% of the overall length of that boundary. This is based on construction of wall commencing from the minimum front setback on the Detailed Area Plan.

The development guidelines as shown have been adopted by Council.