

Information Sheet

Local Planning Policy 1.2



CITY OF SUBIACO

LOCAL PLANNING POLICY 1.2

Residential Development (High Density)

This information sheet explains how Local Planning Policy 1.2 - Residential Development (High Density) (referred to as **LPP 1.2**) works alongside the Residential Design Codes Volume 2 (**R-Codes**).

Disclaimer:

This information sheet provides a general overview and explanatory guidance to support understanding of Local Planning Policy 1.2. It does not replace or supersede the policy itself. For complete and detailed policy provisions, please refer directly to Local Planning Policy 1.2.

Please note, this document is not part of LPP 1.2, nor is it being given due regard in the assessment of a development application. It is provided for informational purposes only.

This information sheet does not bind or prejudice the outcome of any future decision by Council or City Officers acting under delegated authority.

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Definitions

The following definitions may be useful in addition to those listed in Local Planning Policy 1.2 and the Residential Design Codes Volume 2:

Main Building Line – the point where the main building’s wall is closest to the primary street. This does not include minor projections like verandas, porticos, porches, bay windows, or structures like carports and garages, etc.

Multiple dwellings – generally referred to as apartments. See R-Codes for the full definition.

Interface area – For a high density lot abutting a low density lot, or a pre-existing low density dwelling, the interface area is that portion of the lot considered to impact the low density lot. Depending on the lot dimension, this is the first 12m to 15m along the common boundary with the low density lot. LPP 1.2 contains the full definition and explanatory diagrams.

Building height difference – The difference of the permitted building height between the lower and the higher density land. LPP 1.2 contains the full definition and explanatory diagrams.

Pre-existing low density dwelling - a single house or grouped dwelling constructed prior to any increase in density code under LPS 5 from a density code of R25 or below in policy area 4.

Abbreviations

LPS 5 - City of Subiaco [Local Planning Scheme No. 5](#)

LPP1.2 - [Local Planning Policy 1.2 Residential Development \(High Density\)](#)

R-Codes - [Residential Design Codes Volume 2](#)

City – City of Subiaco

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LPP 1.2 and R-Codes

Frequently Asked Questions

What development does LPP 1.2 apply to?

This policy applies to multiple dwelling (apartment) developments at R80 and above, located in Policy Areas 3 and 4.

How do LPP 1.2 and the R-Codes work together?

- The R-Codes set the statewide design and planning standards for housing.
- LPP 1.2 provides local variations and additional guidance tailored to the City's context.
- LPP 1.2 amends or replaces the acceptable outcome provisions of the R-Codes Volume 2.
- Where LPP 1.2 does not modify a provision, the R-Codes Volume 2 still apply.

How do I access the R-Codes?

The R-Codes can be accessed on the [Department of Planning, Lands and Heritage website](#).

Does LPP 1.2 apply to my property?

LPP 1.2 applies to all properties zoned Residential under LPS 5 where R-Codes Volume 2 applies, being multiple dwellings (apartments) with a density of R80 or higher.

What is the purpose of this policy?

LPP 1.2 contains general provisions that augment the R-Codes in relation to how the building interacts with the street, vehicle access arrangements, and façade design, which apply to all multiple dwellings. These provisions aim to ensure new high density residential development complements the City's unique and valued character.

In addition, LPP1.2 contains provisions that soften the interface between high density and low density development. These replace relevant Acceptable Outcomes of the R-Codes for the following scenarios:

1. Next to pre-existing low-density dwellings
2. With a side or rear boundary to low density land
3. On land across a public street to low density land

The remaining Acceptable Outcomes and all Element Objectives of the R-Codes still apply.

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Multiple dwellings next to pre-existing low-density dwellings

Frequently asked questions

Why do we have these provisions?

- When [Local Planning Scheme No.5](#) was prepared, some areas within the City had their density changed from low density in Town Planning Scheme No.4 to high density under LPS 5.
- Over time, these areas will develop with apartments at R80 or R100 density in accordance with the designated density under LPS 5.
- In the meantime, as some lots are redeveloped while others retain their existing home, the impact on existing homes can be significant.
- These provisions in LPP 1.2 aim to reduce this impact by shifting building bulk at the upper storeys away from the existing single house that was built while the land was zoned at low density.

Where do these provisions apply?

These provisions apply only in Policy Area 4 where an area has transitioned from low density in Town Planning Scheme No. 4 (prior to February 2020) to high density (R80 or R100) in Local Planning Scheme No. 5 (from February 2020 onwards). **Figures 1-4** below show where this applies.

Figure 1: Robinson Tce, Daglish

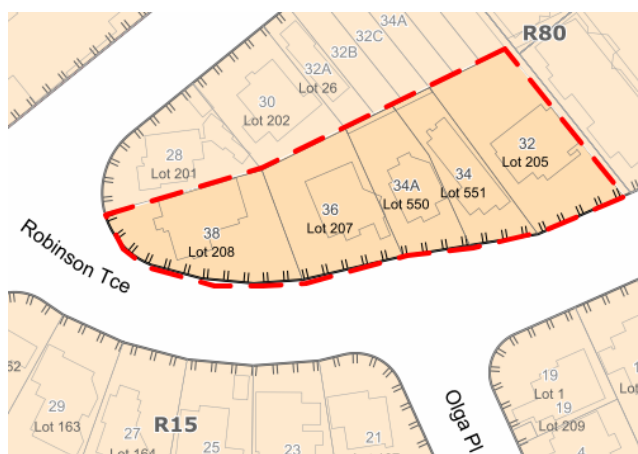


Figure 2: Nash/Lonnie/Selby St, Daglish

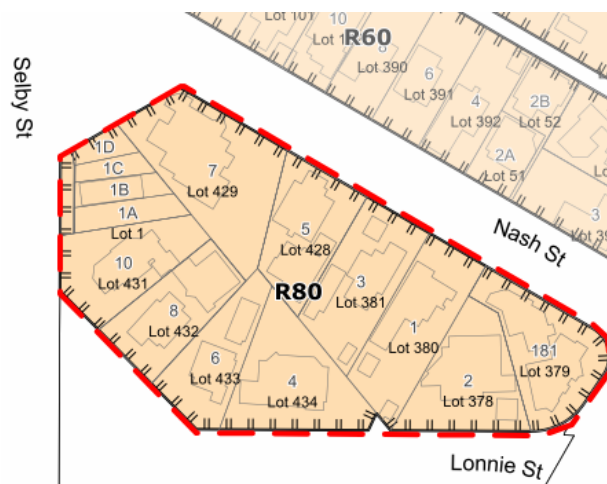
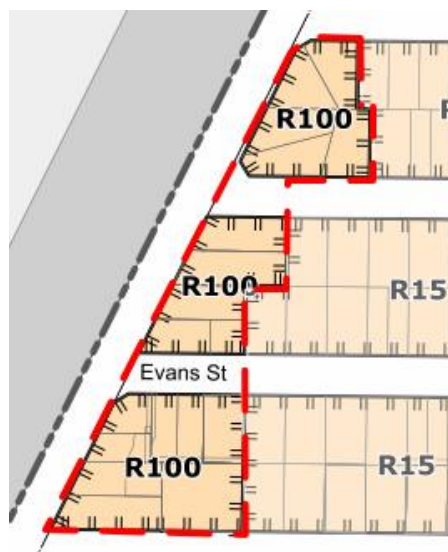
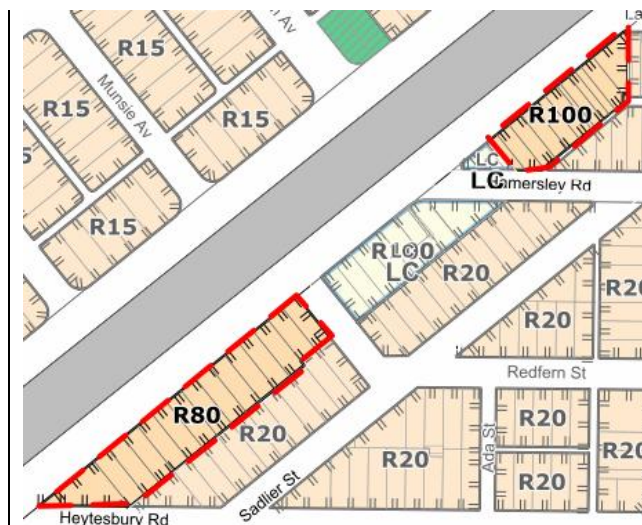


Figure 3: Railway Road, Subiaco

Figure 4: Railway Road, Shenton Park

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What are the key controls for this interface?

Table 1 summarises the key controls and provides explanatory notes. Refer to LPP 1.2 for the full provisions, including explanatory diagrams.

Table 1: key controls for multiple dwellings next to pre-existing low density dwellings		
Design Feature	Acceptable Outcome	Notes
Building height and side and rear setbacks	- Within the Interface Area the building height is limited to a maximum Building Height Difference of two storeys - Additional height to achieve the maximum height under Table 2.1 of the R-Codes, can be built outside the Interface Area. Effectively, this results in a greater lot boundary setback for any height above the Building Height Difference - Additional height, up to one storey in addition to the maximum height in Table 2.1 of the R-Codes, may be supported outside the Interface Area under the specific circumstances set out in LPP 1.2	The intent of these provisions is not to limit building height, but to shift the bulk of new high density apartment development away from any existing low density dwellings. The design of new development should be cognisant of this and aim to reduce the impact.

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Multiple dwellings at a density interface

Frequently asked questions

Why do we have these provisions?

- When LPS 5 was prepared some residential areas within the City, especially those close to train stations, were increased in density to allow for higher density apartments to be built. Some of these high density (R80 and above) residential areas have a direct interface with land that remained at low density to protect the unique character of these areas.
- Over time it is expected that new apartments will be built on the high density land adjoining the low density areas. This creates a density interface between high and low density development.
- The provisions in LPP 1.2 aim to reduce the impact at the density interface by shifting building bulk of the upper storeys away from the interface with low density homes.

Where do these provisions apply?

These provisions apply only in Policy Area 4 where there is a direct interface where high and low density lots share a common lot boundary.

What are the key controls for this interface?

Table 2 summarises the key controls and provides explanatory notes. Refer to LPP 1.2 for the full provisions, including explanatory diagrams.

Table 2: key controls for multiple dwellings at a density interface		
Design Feature	Acceptable Outcome	Notes
Street setback	• Properties with a wide street frontage of more than 20m require the building to be stepped back towards the setback required for the low density lot • A minimum of 30% of the width of the building is to be at the setback of the lower density dwelling • Properties with a narrow frontage of 20m or less may use the average setback between the higher and lower density	Where the density interface is between lots on the same primary street, this provides a transition between the new high density development to the low-density dwelling.
Building height and side and rear setbacks	• Within the Interface Area the building height is limited to a maximum Building Height Difference of two storeys	The building height and setback provisions of LPP 1.2 work together to encourage new

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	• Setbacks within the Interface Area are stepped based on the Building Height Difference and the lot dimension to push taller building elements further away from the common boundary with the low density property • Additional height, up to one storey in addition to the maximum height in Table 2.1 of the R-Codes, may be supported outside the Interface Area under the specific circumstances set out in LPP 1.2 • Reduced side and rear boundary setbacks may be supported on boundaries that are not at a density interface subject to specific criteria	development to reduce the building bulk next to low density dwellings by requiring the bulk of new development to be shifted away from the density interface.
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Multiple dwellings across a public street from low density land

Frequently asked questions

Why do we have these provisions?

In some cases, one side of the street allows for high density residential development while the development on the other side remains at low density. The policy provisions have been introduced to reduce the height of high density (R80 and R100) apartment development at the street interface which will result in a more consistent streetscape.

Where do these provisions apply?

These provisions apply in Policy Areas 3 and 4 where high density applies to one side of the street and low density to the other.

What are the key controls for this interface?

Table 3 summarises the key controls and provides explanatory notes. Refer to LPP 1.2 for the full provisions, including explanatory diagrams.

Table 3: key controls for multiple dwellings across a public street from low density land		
Design Feature	Acceptable Outcome	Notes
Building height	• Building height at the street setback line is limited to two storeys • Any building height above two storeys is to be setback to retain the appearance of a two storey building from the street	The reduced building height only applies to the street setback line and additional height can be build provided it is set back to retain the

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	Additional height, up to one storey in addition to the maximum height in Table 2.1 of the R-Codes, may be supported where not visible from the street under the specific circumstances set out in LPP 1.2	appearance of a two storey building.
Primary street setback	- The primary street setback for the first two storeys is to reflect the setback of the abutting properties or the existing street setback where one exists - The third storey and above are to be setback a minimum of 10m from the street boundary - A reduced setback of minimum 6m may be supported where the development site is also at a density interface at the rear or side boundary and the specific criteria of LPP 1.2 are satisfied.	