

Information Sheet

Local Planning Policy 1.1



CITY OF SUBIACO

LOCAL PLANNING POLICY 1.1

Residential Development – Single Houses and Grouped Dwellings

This information sheet explains how Local Planning Policy 1.1 - Residential Development (Low and Medium Density) (referred to as **LPP 1.1**) works alongside the Residential Design Codes Volume 1 (**R-Codes**).

Disclaimer:

This information sheet provides a general overview and explanatory guidance to support understanding of Local Planning Policy 1.1. It does not replace or supersede the Policy itself. For complete and detailed policy provisions, please refer directly to Local Planning Policy 1.1.

Please note, this document is not part of LPP 1.1, 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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Abbreviations

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

LPP1.1 – [Local Planning Policy 1.1 Residential Development \(Low and Medium Density\)](#)

R-Codes – [Residential Design Codes Volume 1](#)

City – City of Subiaco

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LPP 1.1 and R-Codes

Understanding zoning and policy areas

How do I find my property's zoning and residential density (R-Code)?

You can find this using the City's online mapping tool, [IntraMaps](#). Select the Local Planning Scheme No. 5 layer to view your zoning and density. The Planning Services team are available for advice by phone, email, and for appointments in person at the Administration Centre on Level 2, 388 Hay Street, Subiaco. Please contact the City at planning@subiaco.wa.gov.au or 9237 9222 to speak to the duty planner or to arrange a meeting.

How do I find which policy area I'm in?

Your policy area is also shown on [IntraMaps](#) under the Local Planning Scheme No. 5 layer. This is illustrated in **Figure 1** (below) - City of Subiaco Policy Area Map. You can also contact the City's Duty Planner for assistance.

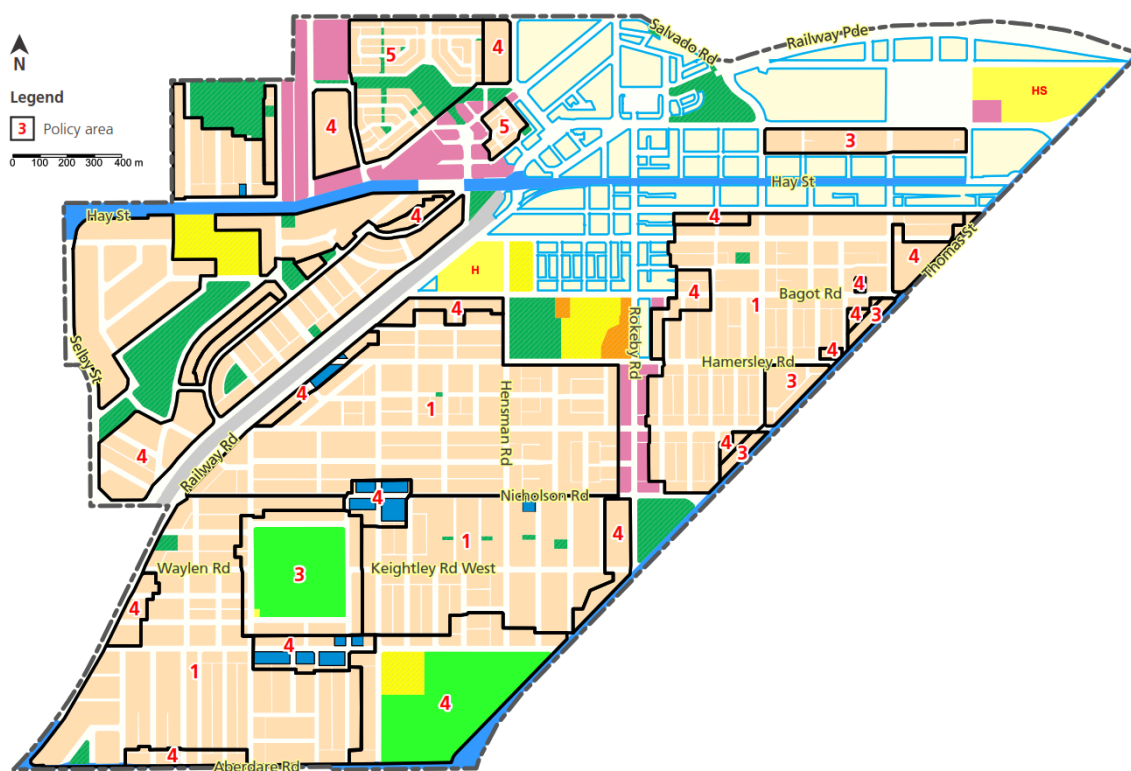


Figure 1: City of Subiaco Policy Area Map

Development and building approvals

For information on development approval requirements please refer to the [Lodging a development application](#) page on the City's website and the [Development Application information sheet](#).

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About LPP 1.1 and the R – Codes

Is my property low or medium density?

LPP 1.1 applies to all low and medium density properties on land zoned Residential where the R-Codes Volume 1 applies. Use the table below to identify which provisions apply to the R-Code of your property.

Applicable assessment criteria	Single Houses	Grouped Dwellings	Multiple Dwellings (Apartments)
Low-Density	R40 and below	R25 and below	R10 - R25
Medium-Density	R50 and above	R30 and above	R30 - R60

What types of development does LPP 1.1 apply to?

LPP 1.1 applies to residential development on land zoned Residential under the City's Local Planning Scheme No. 5 and to which R-Codes Volume 1 applies, including:

- Single houses
- Grouped dwellings
- Multiple dwellings (apartments) at R60 density and lower

For density greater than R60 where multiple dwellings (apartments) are proposed, LPP1.2 and R-Codes Volume 2 apply.

For clarity, LPP 1.1 does not apply to any development on land not zoned Residential, even if the R-Codes apply to the development, such as on land zoned Centre, Local Centre or Mixed Use, even where abutting Residential zoned land.

How do LPP 1.1 and the R-Codes work together?

- The R-Codes set the statewide design and planning standards for housing.
- LPP 1.1 provides local variations and additional guidance tailored to Subiaco's context.
- LPP 1.1 amends or replaces some deemed-to-comply provisions of the R-Codes Volume 1.
- Where LPP 1.1 does not modify a provision, the R-Codes still apply.
- If a proposal does not meet the deemed-to-comply criteria, it will be assessed against the relevant Design Principles in the R-Codes and Local Housing Objectives in LPP 1.1.

How do I access the R-Codes?

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

What are Local Housing Objectives?

Local Housing Objectives help guide planning judgment when proposals do not meet deemed-to-comply provisions. They must align with the overall intent of the R-Codes and are specific to the local policy area.

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Policy areas and relevant provisions

Once you have identified your density code and policy area, refer to the correct table in LPP 1.1 for detailed provisions.

Policy Area	Density Type	Table(s) in LPP 1.1	Provisions
1	Low Density	Table 3 and 4	Street setback, building height, garage width, street surveillance, setbacks of carports/garages, street walls and fences
2	Low Density	Table 3 and 5	Street setback, building height, garage width, street surveillance, carport/garage setbacks, street walls and fences
3	Low & Medium Density	Table 6	Street walls and fences, lot boundary setbacks
4	Low & Medium Density	Table 7 and 8	Street setback, lot boundary setbacks, streetscape
5	Former Subiaco Redevelopment Areas (Subi Centro)	N/A	R-Codes and the relevant site-specific design guidelines on the City's website

Building Height

Frequently asked questions

What is building height?

Building height is the height of a building between the natural ground level to the highest point of the wall or roof.

What factors determine the maximum building height?

The permitted building height depends on:

- Policy area
- Density code
- Design of an upper storey

How tall is one storey?

One storey is generally considered to be equivalent to 3.5m wall height and allows for a pitched roof to a maximum overall height of 7m. This is a general guideline, and actual heights may vary based on roof pitch or design. Please refer to Table 3 of Part B of the R-Codes and Table 3.2a of Part C for the provisions for multiple storeys.

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Definitions:

Line of Sight – line of sight is calculated from the viewpoint of someone with an ‘eye level’ of 1.65m standing on the footpath immediately in front of the development site. LPP 1.1 includes more information on how to calculate this.

Storey – the space between the floor and the floor above, or the ceiling if there is no floor above. It excludes basements, stair/lift shafts, mezzanines, lofts, and rooftop terraces without permanent roofs. Double height floors greater than 5m floor to ceiling are counted as two storeys.

Summary of policy provisions:

Policy Area	Density	Height Limit	Notes
1	Low	Single storey	A second storey may be allowed if setback to be below the line of sight to retain the appearance of a single storey home when viewed from the street
2	Low	Single storey	A second storey may be allowed if setback to be below the line of sight to retain the appearance of a single storey home when viewed from the street
3	Low/Medium	As per the R-Codes	
4	Low/Medium	As per the R-Codes	

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Lot Boundary Setbacks

Frequently asked questions

What is a lot boundary setback?

The required distance between your building and the side or rear boundary of your lot.

How is this different to a street setback?

A street setback is the distance from your building to the street boundary, generally at the front of your lot, but can also be at the side or rear if there is a secondary street or laneway. A lot boundary setback is to the boundary where your lot directly abuts another lot rather than a street or laneway.

Do special rules apply next to a heritage-protected place?

Yes. If you're in Policy Area 3 or 4 and you're proposing a three-storey development next to a heritage-protected place, additional setbacks are required for the third storey and above (where applicable). This is to help protect the integrity of the heritage site.

What if my property is at a density interface?

Additional setbacks may be required at a density interface for the third storey and above (where applicable), to reduce the impact of medium density development onto a low-density home.

Definitions:

Density Interface – residential zoned land, allocated a density code of R50 or higher, abutting land coded R20 and below.

Summary of policy provisions:

Policy Area	Density	Notes
1	Low	As per the R-Codes
2	Low	As per the R-Codes
3	Low	As per the R-Codes
	Medium	Additional setback for third storey and above if abutting a heritage-protected place
4	Low	As per the R-Codes
	Medium	Additional setback for third storey and above if at a density interface or abutting a heritage-protected place

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Street Walls and Fences

Frequently asked questions

What is a street wall or a street fence?

A street wall or street fence is a free-standing wall or fence constructed generally along the street boundary, or between your house and the street boundary.

What provisions are in place?

Provisions relate to the height of fences, including piers and infill panels. Fences are required to be visually permeable in most cases to allow for passive surveillance, improving safety outcomes and allowing for a connection from the dwelling to the streetscape.

How is fence height measured?

From the natural ground level on the street side of the fence to the top of the panel or pier.

Can I use solid material?

Generally, a mix of some solid and predominantly visually permeable fencing material would be acceptable. There is an exception on major roads such as Selby Street, Hay Street, Thomas Street, Railway Road, and Aberdare Road, where entirely solid fencing can be considered to reduce traffic noise and glare from headlights.

Do I need approval for a front fence?

Development approval is only required if your fence does not meet the deemed-to-comply criteria in the R-Codes and LPP 1.1

Definitions:

Visually Permeable – the street wall or fence, including gate, door, or screen, allows for views between the street or other public space and the dwelling. The full definition is in the R-Codes.

Summary of policy provisions:

Policy Area	Density	Fence height limit (primary street)	Notes
1	Low	Maximum height: 1.8m Visually permeable above: 0.9m	- Maximum pillar heights apply. - Solid street walls and fences are permitted along specific major roads. - Gatehouses and porticos may be permitted subject to specific criteria.
2	Low	Maximum height: 0.9m	Gatehouses and porticos are not permitted within the primary street setback area.
3	Low/Medium	Maximum height: 1.8m	Maximum pillar heights apply.

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		Visually permeable above: 1.2m	• Solid street walls and fences are permitted along specific major roads.
4	Low/Medium	Maximum height: 1.8m Visually permeable above: 0.9m	• Maximum pillar heights apply. • Solid street walls and fences are permitted along specific major roads.

Street Surveillance

Frequently asked questions

What is street surveillance?

Designing buildings and front yards so residents can view the street, including windows facing the street and visually permeable fences to provide passive surveillance.

Why is street surveillance important?

Street surveillance and clear sightlines encourage casual observation between the dwelling and the public realm, to improve safety and deter unsafe behaviour.

How do I achieve street surveillance?

Ensure your development enables clear sight lines from your house to the street or footpath, providing opportunities for casual surveillance.

Definitions:

Passive Surveillance - actual and perceived monitoring of public spaces by people as they go about their daily activities. Commonly referred to as 'eyes on the street'.

Public realm – refers to the street, footpath, and other areas accessible to the public, such as public parks, and laneways.

Summary of policy provisions:

Policy Area	Density	Notes
1	Low	As per the R-Codes, with an additional provision that corner lots should have at least one major room window facing the secondary street.
2	Low	As per the R-Codes, with an additional provision that corner lots should have at least one major room window facing the secondary street.
3	Low/Medium	As per the R-Codes
4	Low	As per the R-Codes, with an additional provision that corner lots should have at least one major room window facing the secondary street.

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4	Medium	As per the R-Codes, with an additional provision that corner lots should have at least one major room window facing the secondary street. Facades to be articulated to provide interest to the street.
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Street Setback

Frequently asked questions

What is a street setback?

The distance between the front of the building and the primary street boundary, creating a buffer between the street and the home.

What is meant by roof form and pitch?

Policy areas 1 and 2 have provisions for roof form and roof pitch. They state that the style of roofing should reflect and complement the predominant pitch and form of roofs of the surrounding area.

- Roof pitch is the angle or steepness of a roof
- Roof form is the shape or style of the roof

Summary of policy provisions:

Policy Area	Density	Notes
1 and 2	Low	Primary street setback: the average street setback of the two neighbouring properties. Upper floor setback: setback to maintain the single storey appearance from the primary street Roof form and pitch: complement the surrounding area
3	Low/Medium	As per the R-Codes
4	Low	Primary street setback: the average street setback of the two neighbouring properties. Upper floor setback: setback to maintain the single storey appearance from the primary street Roof form and pitch: complement the surrounding area
	Medium	Primary street setback at the density interface: the average setback of both densities

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		Primary street setback where an established street setback pattern exists: to reflect this pattern. Refer to the policy provision for details.
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Garages and Carports

Frequently asked questions

Where can garages and carports be located?

This depends on the Policy Area you're in. See the summary of policy provisions below.

What is the maximum width of a garage?

Where a garage is permitted with access from the primary street, the width is not to occupy more than 50 per cent of the main building line of the house as viewed from the street. The width includes the garage door and supporting structures. In some cases, such as on narrow lots, only a single width garage can be built.

Definitions:

For the definitions of a garage and a carport refer to the R-Codes.

Summary of policy provisions:

Policy Area	Density	Setback of carport or garage
1	Low	- Garages and carports should be located at the rear of the property and accessed from a laneway (right-of-way) where one is available. - Where no laneway is available, a garage or carport should be located at least 1m behind the main façade of the house, preferably accessed from the secondary street where there is one. - Garages are not acceptable forward of the main façade of the house. - Carports may be supported forward of the house where no other location is available, subject to being only of single width (rather than double carports) and meeting the other criteria in the policy.
2	Low	As for Policy Area 1 above, except: Carports can be located forward of the house, where they are:

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		• kept to the minimum dimensions of the relevant Australian Standard, and • lightly framed and roofed, meaning slender posts and roof, and • designed to allow views between the house and the street
3	Low/Medium	As per the R-Codes
4	Low/Medium	As per the R-Codes