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**1 PURPOSE OF POLICY**

1.1 The purpose of this Policy is to provide guidance and development provisions for the St Peters Square subdivision (Figure 1).

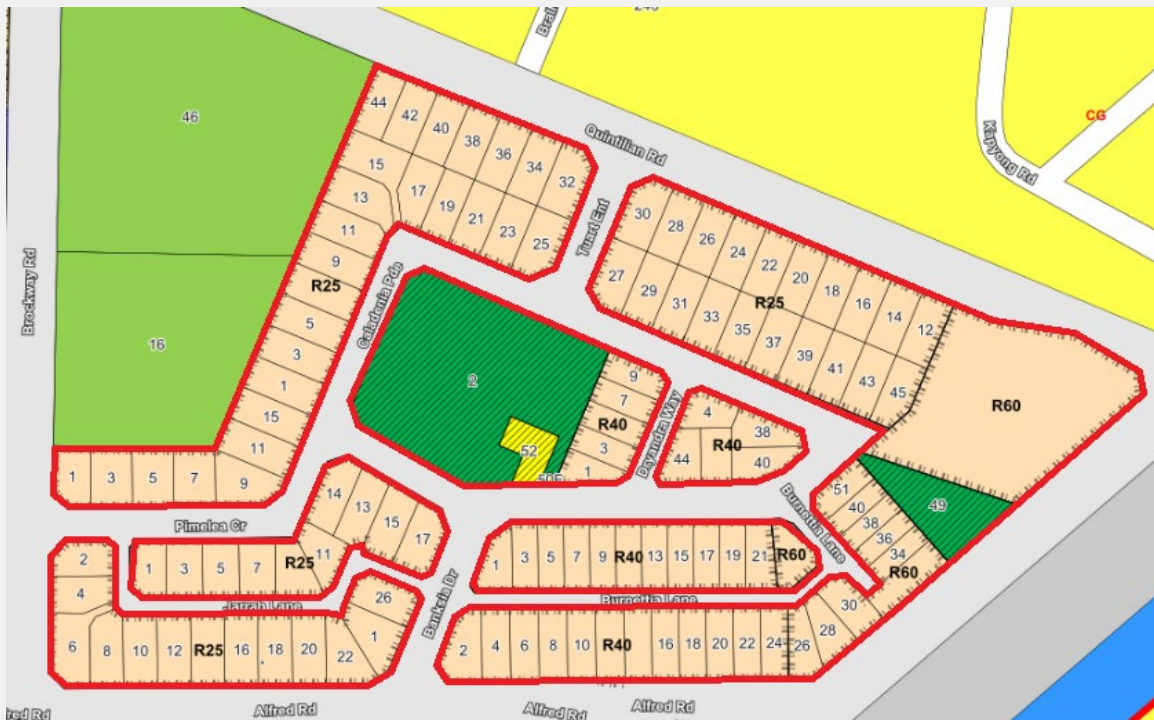


Figure 1 – St Peters Square Subdivision Map

**2 OBJECTIVES OF POLICY**

- 2.1 To ensure development is in keeping with the existing built form of the St Peters Square subdivision as conceived during the original subdivision process.
- 2.2 To ensure a vibrant balanced streetscape.
- 2.3 To encourage innovative and attractive design which will provide a variety of housing styles to suit current and future living requirements.
- 2.4 To provide provisions which allow for high levels of open space, solar access and privacy.
- 2.5 To encourage the development of housing that is responsive to the surrounding environment.
- 2.6 To provide development provisions which will maintain and maximise the residential and streetscape amenity of the St Peters Square subdivision.

**3 RELATIONSHIP TO OTHER POLICIES AND GUIDELINES**

- 3.1 This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 3.2 This Policy should be read in conjunction with the following planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:
  - *State Planning Policy 7.3 – Residential Design Codes Volume 1*
  - *State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments*
  - *City of Nedlands Local Planning Scheme No. 3*
  - *City of Nedlands Local Planning Policy – Residential Development*
- 3.3 Where this Policy is inconsistent with a Local Development Plan or Structure Plan that applies to a specific site, area, or density code, the provisions of that instrument shall prevail over this Policy.
- 3.4 Where this Policy is inconsistent with the provisions of another general Local Planning Policy, the provisions of this Policy shall prevail.



**4 POLICY MEASURES**

Building height and setback requirements are outlined in the table below:

<b>Building Height</b>	<p>a) <b>R60:</b> As per R-Codes</p> <p>b) <b>R25 and R40:</b> Maximum 2 storeys (10m). Variations may be supported for minor or decorative articulations (e.g., chimney, finials). Maximum height of façade facing the primary street is 8.5m. (Measured from the average level of the front boundary to the eaves of the building façade)</p>
<b>Front setback</b>	<p>a) <b>R25 (Lots greater than 350m<sup>2</sup>):</b> Minimum 3m; Average 6m</p> <p>b) <b>R25 (Lots less than 350m<sup>2</sup>):</b> Minimum 3m; Average 6m</p> <p>c) <b>R40 (Lots less than 350m<sup>2</sup>):</b> Minimum 3m; Average 6m</p> <p>d) <b>Garages:</b> Minimum 4.5m from primary street</p> <p>e) No setbacks may be forward of the minimum setback requirements.</p>
<b>Rear setback</b>	<p>a) <b>R25 (Lots greater than 350m<sup>2</sup>):</b> Minimum 3m; Average 6m</p> <p>b) <b>R25 (Lots less than 350m<sup>2</sup>):</b> Minimum 3m; Average 6m</p> <p>c) <b>R40 (Lots less than 350m<sup>2</sup>):</b> Minimum 2m, Average 4m</p> <p>d) <b>Garages:</b> 1m if access is to a 6m access laneway</p>
<b>Side setbacks</b>	<p>a) As per R-Codes Volume 1</p> <p><b>OR</b></p> <p>b) Nil as illustrated in Appendix 1.</p> <ul style="list-style-type: none"> <li>• Boundary walls are permitted in the locations identified in Appendix 1 without the need for advertising to affected landowners.</li> <li>• Boundary walls are to be located behind the primary setback line.</li> <li>• ≤2m average height – unlimited length</li> <li>• ≤2.5m average and 3.5m max height - max 2/3 length of any common boundary</li> <li>• &gt;3m average and 4m max height – max 1/4 length of any common boundary</li> <li>• &gt;4m height – 1/4 length of any common boundary</li> </ul>

**5 SITE PLANNING**

**5.1 General Provisions**

- a) All dwellings must address the primary street frontage.
- b) The density bonus provisions for Accessible Dwellings or Small Dwellings under the R-Codes shall not apply to the R40 and R60 sites.

**5.2 Solar Access and Energy Efficiency**

- a) Development should be orientated and designed to optimise winter solar gain and natural ventilation to habitable rooms. Buildings to be designed that its shadow cast at midday, 21 June onto any adjoining property and/or any diagonally adjacent lot does not exceed 50%. No building shall reduce sunlight to the principle area of ground level open spaces of adjacent residential properties to less than 3 hours between 9 am and 3pm on June 21.
- b) The Thermal performance of the dwelling shall achieve the minimum star rating under the deemed-to-comply provisions in the current applicable version of the National Construction Code Building Code of Australia. The thermal performance of the building envelope shall be maximized through solar access, insulation, shade devices and draught prevention.

**5.3 Vehicle Access and Garages**

- a) Vehicle access to be from the rear lane where one is provided.



- b) For Lots without rear laneway access garages and open carports must be set back in accordance with the front setbacks identified in clause 4.2 of this Policy.
- c) Vehicle access for **Lots 228 – 274 and 298, 299 and 306**:
- shall be from the right of way;
  - may have a nil setback to either side boundary for the garage;
  - shall maintain a 1m setback to the right of way and incorporate external wall mounted street lighting;
- d) Crossovers are to be located in accordance with the plan at Appendix 2.

#### **5.4 Laneway Lighting**

- a) Lighting of rear service lanes to be in accordance with the Australian Standard *AS/NZS 1158.3.1:2020* category PR3, to the satisfaction of the Director Technical Services. The City recognises that the correct level of lighting is important for the safety and well-being of the community and requires any lighting design achieve the following elements:
- Enable safe and convenient movement of vehicles, pedestrian and cyclists.
  - Minimise glare, spill lighting and sky glow.
  - Reduce likelihood of criminal activity at night using CPTED principles
  - Reduce energy consumption.
  - Reduce maintenance cost.

## **6 BUILT FORM**

### **6.1 Appearance**

- a) Dwelling to include design elements in keeping with the existing dwellings of the Estate. Design elements could include verandahs, decorative brick work and articulation.

### **6.2 Site Coverage**

- a) All dwellings may be developed to a maximum site coverage or open space of 50%.

### **6.3 Gateway Dwellings - Lots 207, 249, 262 and 286**

- a) These Lots are considered 'Gateway Dwellings' and create a significant first impression of the overall development. These corner developments should address Alfred Rd and Banksia Drive or Quintilian Road and Tuart Entrance through the use of distinctive roof forms, window treatments, balconies, wall, and fence elements.

### **6.4 Roofscape**

- a) Traditional form with symmetrical roof planes and gables are preferred.
- b) Roofs shall be pitched between 23° and 45° where visible from public areas, street and mews with shallower pitches being acceptable for verandahs and canopies, small areas of skillion and flat roof (used as architectural detail) or those hidden behind parapet roofs.
- c) The use of appropriately proportioned dormer and attic windows is encouraged to assist with solar access, climate control and to add visual interest to the dwelling and streetscape generally.

### **6.5 Secondary Frontages and Public Open Space**

- a) Dwellings on lots with more than one frontage to a public space (street, lane or public open space) are to address all frontages.
- b) Secondary frontage/s should be articulated and provide a degree of visual interaction with the public space. Blank walls, fences and service ducts shall be avoided in these elevations.
- c) For lots abutting public open space, see clause 6.8 of this Policy for provisions which encourage interaction between the residence and the public open space.

### **6.6 Fencing**

- a) Traditional picket, brick or no fencing is encouraged. Corrugated fibrous cement is not permitted.



- b) Fences within the primary street setback area:
  - Maximum height 1.2m
  - Minimum 50% visually permeable.
  - Are to abut footpath, where relevant.
- c) Corner lots (excluding Lots 227, 228, 231, 240 and 300):
  - Fencing height, design and materials to the secondary street is to match the primary street fence for a length of 30% of the boundary.
- d) Abutting public open space:
  - Minimum 60% visually permeable for at least 50% of the length of the public boundary.
  - Maximum height of fence 1.6m and piers 1.8m.
- e) Side and rear fencing (including lanes):
  - May be solid with a maximum height of 1.8m.
  - Side fences within the front setback area to be no higher than the front fence and constructed of the same materials.

**7 COLOURS AND MATERIALS**




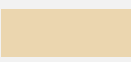
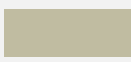

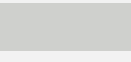


*Traditional materials and colours used within the locality are the preferred palette of materials for development with the subdivision. Whilst the materials may be conservative, their use through innovative design should allow for ample room for individual expression.*

**7.1 Walls**

- a) Exterior walls facing the primary street and lanes or other public spaces shall utilise either traditional brick, limestone block, rammed earth or rendered block work as the predominant building material.
- b) For architectural detail, use of detailed brickwork, woodwork, weatherboard, custom orb, steelwork or natural stone is also encouraged.

**7.2 Roofs**

- a) Roofs are to be in any of the below Colorbond colours, or traditional terracotta or autumn colour tiles and the lighter shades of flat profile grey slate shingles.

 Surfmist	 Paperbark	 Dune
 Classic Cream	 Evening Haze	 Bluegum
 Southerly	 Shale Grey	 Pale Eucalypt

- b) Zinalume or white colorbond will not be permitted as the reflective qualities can impact on neighbouring properties.

**7.3 Windows**

- a) Windows should generally have a vertical proportion, particularly those facing the street.
- b) Detailing of the windowsills and in the glass is encouraged, although reflective or very dark tinted glass will not be permitted where it can be seen from the public open space.

**7.4 Garages**

- a) Garage doors should be constructed of the same or similar materials and colours as those used in the house.

**7.5 Crossovers**

- a) To be in keeping with the colour scheme of the dwelling and constructed from either concrete, paving bricks or limestone.

**8 LANDSCAPING**

- a) Trees should be predominantly deciduous to allow winter solar access to internal and external living areas as well as being appropriately scaled to suit the dwelling.
- b) Where possible plant and tree species should be chosen to complement those used within the subdivision and incorporate endemic and native species See the City's Sustainable Landscaping Guide Information Sheet.
- c) Permeable paving should be used to aid water absorption on site.

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Adoption Date	14 September 1999 (E271.99)
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9 APPENDICES

9.1 Appendix 1: Boundary Walls





9 9.2 Appendix 2: Crossovers

