

## 6.20 St Peters Square Design Guidelines (LPP)

<b>Introduction</b>	St Peters Square is a development within which are a range of residential densities. The policy rationalises the application of setback variations allowed with each residential code in order to improve the amenity within the small lot sub-division.
<b>Purpose</b>	The design guidelines are in response to clause 5.14 of Town Planning Scheme No. 2 (Amendment No. 121) and are intended to improve the amenity in the small lot subdivision.

<b>Policy</b>	1. All development shall be in accordance with the requirements of the Scheme, supporting policies and the respective R-Codes, as modified by these guidelines. Setback requirements are outlined in the Table below:
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Density	Front Setback	Rear Setback	Side Setback
<ul style="list-style-type: none"> <li>R25</li> <li>Lots greater than 350m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>3.0m minimum</li> <li>6.0m average</li> </ul>	<ul style="list-style-type: none"> <li>3.0m minimum</li> <li>6.0m average</li> </ul>	As per R-Codes, or nil setback (parapet wall) as per Plan 1 attached to Policy 10.30, where no advertising to affected neighbours is required.
R25 <ul style="list-style-type: none"> <li>Lots less than 350m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>3.0m minimum</li> <li>6.0m average</li> </ul>	<ul style="list-style-type: none"> <li>3.0m minimum</li> <li>6.0m average</li> </ul>	As per R-Codes, or nil setback (parapet wall) as per Plan 1 attached to Policy 10.30, where no advertising to affected neighbours is required.
<ul style="list-style-type: none"> <li>R40</li> <li>Lots less than 350m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>3.0m minimum</li> <li>6.0m average</li> </ul>	<ul style="list-style-type: none"> <li>minimum</li> <li>4.0m average</li> </ul>	As per R-Codes, or nil setback (parapet wall) as per Plan 1 attached to Policy 10.30, where no advertising to affected neighbours is required.
<ul style="list-style-type: none"> <li>Garages</li> </ul>	<ul style="list-style-type: none"> <li>4.5m minimum from primary street</li> </ul>	<ul style="list-style-type: none"> <li>1.0m if access is to a 6.0m access laneway</li> </ul>	As per R-Codes, or nil setback (parapet wall) as per Plan 1 attached to Policy 10.30, where no advertising to affected neighbours is required.

2. Where there is an inconsistency between the requirements of the R Codes and the Scheme or any supporting policy, those of the R Codes shall prevail.
3. Building height shall be limited to 2 storey, generally in accordance with the conceptual plans submitted in support of the rezoning application.
4. The density bonus provisions for Aged and Dependant Dwellings under the R Codes shall not apply to the R40 and R60 sites.
5. In relation to lots approved under WAPC Ref. 107179 and 109128:
  - a. access,
  - b. building colours and materials for walls and roofs,
  - c. bin areas,
  - d. air conditioners, and
  - e. fencing shall, and
  - f. buildings to boundaries may

be constructed in accordance with the report titled St Peters Square Residential Site Design Guidelines, December 1998 and accompanying plan titled Peters Square Residential Site Design Guidelines, Revision C, December 1998.

6. Where verges are reticulated prior to purchase of adjoining lots, the design is to ensure maintenance by the adjoining owner. Where the verge is not reticulated prior to purchase of adjoining lots, owners shall provide reticulation to the verge as part of any landscaping and reticulation of adjoining private property.
7. Lighting of rear service lanes to be in accordance with the Australian Standards, to the satisfaction of the Executive Manager Technical Services.
8. Parapet walls are permitted on lots identified in the attached Plan No. 1 without the need for advertising to affected landowners and all crossovers shall be constructed at the designated location; all lots shall be developed in accordance with the maximum building footprint outlined in the attached Plan No. 2.
9. Council may approve development with reduced front setbacks in accordance with Plan No. 3, being Drawing 2D prepared by The Planning Group, dated September 1999, received 5 October 1999.

<b>Related Procedure</b>	Nil
<b>Procedure Amendment Authority Level</b>	Not Applicable
<b>Adopted/Amended</b>	14 September 1999 E166.99 14 December 1999 E271.99
<b>Review History</b>	12 February 2002 (Report E14.02) 10 December 2002 (Report E166.02) 25 November 2003 (Report E109.03) 26 October 2004 (Report E130.04) 22 November 2005 (Report CP35.05) 10 October 2006 (Report D77.06)