4.1 RESERVES & OTHER ZONES DESIGN GUIDELINES

Introduction
Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (eg Inglewood Town Centre Design Guidelines), the provisions of that specific Policy or Guidelines shall prevail.

Objectives
- To ensure that any development does not adversely affect the amenity of surrounding properties;
- To ensure that any development be of a similar scale and bulk of surrounding properties; and
- To ensure that any new uses do not have an adverse impact on the amenity of surrounding properties.

Applications Subject of this Policy
This policy applies to all development in the following zones & reserves:
- Civic;
- Special Use;
- Local Reserves; and
- Public Use Reserves.

Acceptable Development Provisions

Built Form & Design
Building Height
New buildings, additions and alterations shall be of similar height to adjoining sites.

Setbacks

Street Setbacks
- Where adjoining sites are zoned Residential, all development shall be setback from the street to match the setback of the adjoining residential building; and
- Where adjoining buildings have greater street setbacks a stepping back of the building may be appropriate.

Side and Rear Setbacks
- Where adjoining residential properties all side and rear setbacks of all development shall be calculated in accordance with the Residential Design Codes of W.A;
- Where adjoining non residential uses, setbacks of all development shall match those of adjoining lots.
Streetscape Relationship

Uses
- New uses shall be compatible with adjoining land uses and not cause a detrimental impact on the amenity of the surrounding lots in terms of noise, dust vibration, odour and the like.

Levels
- The levels of sites shall generally match the levels of adjoining sites; and
- No more than 500mm of fill shall be permitted.

Fencing & Gates
- Where required, gates & fences shall be open style to 1.8m; and
- No barbed wire or electric fencing shall be permitted.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

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