

## **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:**

<b>Action</b>	<b>Resolution Number</b>	<b>Effective Date</b>
Modified	0511/010	24 May 2011