



Residential Design Codes – Building on Boundary Variation

Local Planning Policy

Version 3

Scheme Provisions:

LPS #11
 3.2 Zoning Table
 4.1 Residential Design Codes
 LPS #10
 4.1 Zoning and Development Table
 5.2 Residential Design Codes

Other References:

Shire of Northampton Local Planning Scheme No. 10
 Shire of Northampton Local Planning Scheme No. 11
 Planning and Development Act 2005
 Residential Design Codes of Western Australia

Special procedural considerations:

The Codes do not specify an acceptable wall height and length for buildings located on lots with Residential Densities lower than R20.

Because the Northampton, Kalbarri, Horrocks, Port Gregory, and Binnu townsites all contain lots that are zoned at Residential densities lower than R20, there is a need to provide guidance regarding maximum wall height and length for buildings located on boundaries in these zones.

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Building on Boundary Variation local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

State Planning Policy 3.1 – Residential Design Codes (the R-Codes) includes provisions for decision-makers to prepare local planning policies to alter certain development standards of the R-Codes where a specific local need arises. The R-Codes also acknowledge that applications with proposals which do not satisfy the deemed-to-comply provisions of the R-Codes may need to rely more specifically on local housing requirements and design objectives. This policy provides local housing objectives and varies relevant deemed-to-comply provisions of the R-Codes to assist in their implementation. It should be read in conjunction with the R-Codes.

3.0 OBJECTIVE

3.1 To allow for a regional variation to the Residential Design Codes and provide additional Deemed-to-Comply Criteria for Design Element 5.1.3 Lot Boundary Setback Requirements, specifically Part C3.2 –

Buildings on Boundary.

3.2 To ensure neighbours are informed about proposals for boundary walls.

3.3 To specify the minimum standards for the surface finish of boundary walls.

4.0 POLICY STATEMENT

4.1 In addition to the Deemed-to-Comply Criteria for Part 5.1.3 C3.2 of the Residential Design Codes, the following shall apply:

Residential densities R12.5, R15 & R17.5 – walls not higher than 3 metres with an average of 2.7 metres up to 9 metres in length up to one side boundary only, provided affected neighbour consent is given.

No development application required.

4.2 A development application is required for buildings on boundaries for Residential densities lower than R12.5 and in considering applications, consultation with affected neighbours is required and neighbour consent should preferably be given.

4.3 Where a wall is built on the boundary, the surface finish of the wall facing a neighbour should be to the satisfaction of the adjoining neighbour or, in the case of a dispute, to the satisfaction of the local government.

4.4 For ALL applications involving a boundary wall (either development applications or building permits) consultation with affected neighbours is required and neighbour consent should preferably be given, which includes agreement on the surface treatment and colour of the boundary wall.

4.5 The minimum standard considered acceptable by the local government is a fair faced finish which is defined as:

- a. Face finish brickwork with tooled joints;
- b. Non face finish brick (ie. commons) to have sand finish render;
- c. Concrete panels to have smooth finish;
- d. Face finish limestone blocks with tooled joints;
- e. Concrete blocks larger than 0.16m² (standard 200mm x 400mm) to have sand finish render; or
- f. Face finish concrete block less than 0.16m with tooled joints.

4.6 Sand finish means a finish obtained by floating the final coat of a render with a wooden felt-covered or carpet-covered float.

4.7 This policy DOES NOT apply to masonry boundary fences.

5.0 RESPONSIBILITY	The Chief Executive Officer as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer to approve applications for variations to the Residential Design Codes		
6.0 ADOPTION	20 February 2009	Advertising	Minute 1.6.1
	17 April 2009	Final Approval	Minute 3.6.3
	V2 16 June 2014	Advertising / Adoption	Final (Minutes 6.8.1)
	V3 15 June 2018	Advertising / Adoption	Final

