Local Planning Policy No. 3

Pursuant to Schedule 2, Part 2, Clause 4 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015

Policy Basis

This Local Planning Policy was formulated taking into account the extent of traffic utilising Abernethy Road, the need to limit the number of access points to the Road and the desire for high quality development. It represents the Council's considered view of what constitutes appropriate development standards to justify density bonuses for quality redevelopment.

Policy Area

The Policy Area is defined on the Policy Plan below.

Policy Objectives

- To minimise direct vehicular access to Abernethy Road from adjacent properties within the Policy Area so as to facilitate safe and efficient vehicular movement along Abernethy Road.
- To achieve the highest standard of residential development for properties adjacent to Abernethy Road within the Policy Area.
- To provide for housing choice and variety in neighbourhoods with a community identity and high levels of amenity.
- To amalgamate existing small lots into larger lots capable of accommodating a high standard of development.
- To maximise the built-in safety of the City.
- To achieve a unified and attractive streetscape within the Policy Area.

Policy Plan

Council shall have regard to the Policy Plan (shown on the following page) when making decisions regarding subdivision, development and land use proposals for land within the Policy Area.

CITY OF BELMONT
215 Wright Street, Cloverdale 6105
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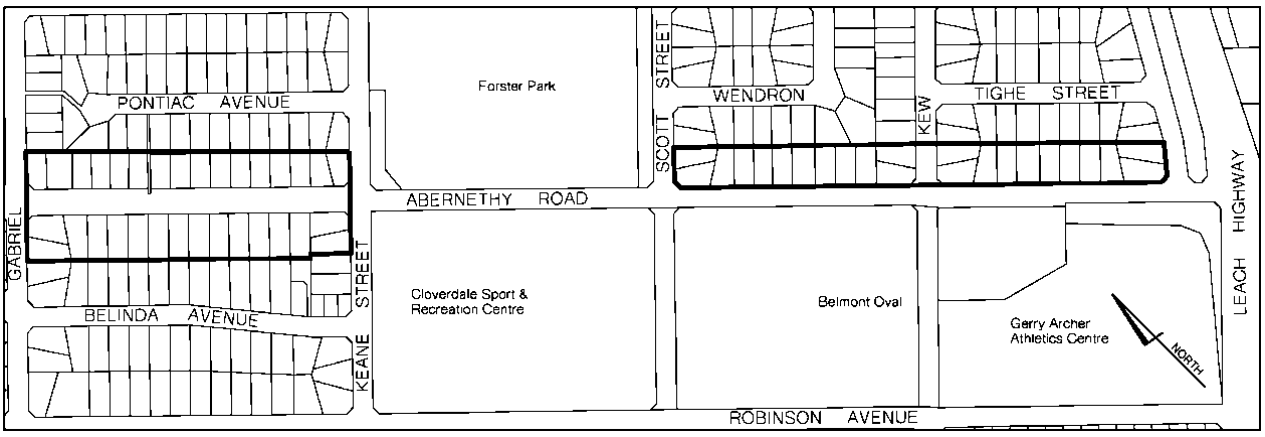

Policy Statement

The provisions of this Policy are outlined below.

Access

In accordance with the requirements of Local Planning Scheme No. 15, prior to any development of a site for other than a single residence, Council will require that a public easement in gross be provided to promote shared vehicular access between lots (Refer Attachment 1).

Easement in Gross Note:

The land included in an easement in gross is not ceded and remains in private land ownership. Setbacks would therefore be calculated from the lot boundary, not the easement in gross. Any parking within the front setback, inclusive of the easement in gross, would be included in parking calculations.

Residential Density

Council will only support development above a density of R20 subject to:

- A minimum lot size of 1,300m^2.
- The removal of existing dwellings or conversely the retention of dwellings with historical value (which are of a high quality and character).
- The achievement of a high standard of development through establishing an individual identity for each dwelling, imaginative layout, variation in building design and the use of complementary colours and materials.
- With the exception of high quality terrace style developments, any development should comply with all aspects of Clause 5.7.3 of Local Planning Scheme No. 15.
- Where terrace style developments are proposed, variations to any of the above standards will be considered in terms of their likely impact on the amenity of future residents and adjoining landowners.

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Standard of Development

- Council shall require that single storey dwellings incorporate roof pitches of at least 25 degrees so as to allow an element of the dwelling to be visible from the Abernethy Road street frontage.

- The floor plan for new dwellings on land adjacent to Abernethy Road shall be designed so that those rooms least sensitive to vehicular noise, including secondary living areas, kitchens, bathrooms and spare bedrooms, are sited closest to Abernethy Road.

- Design measures to attenuate dwellings against traffic noise shall be encouraged (refer to Australian Standard 3671 – Acoustics – Road Traffic Intrusion – Building and Siting Construction).

- Design measures to maximise the built-in safety of the City through informal surveillance of the street and public spaces by windows and other such features is encouraged.

Fencing

- Fencing to residential properties adjacent to Abernethy Road shall be no more than 1.8 metres high (piers may be a maximum height of 2.0 metre) and constructed of either brick/limestone, or brick/limestone piers with wrought iron or timber (pinelap excluded) infill panels.

- Fencing for at least 25 per cent of the length of all residential lot boundaries to Abernethy Road shall be open and visually permeable. Where this cannot be achieved without seriously compromising the acoustical privacy of a dwelling, Council may exercise discretion to allow a lesser area of open fencing. In such instances, Council may require that the fencing be recessed or incorporate attractive design features to break up the length of solid fencing and to add interest to the streetscape.

GOVERNANCE REFERENCES

Statutory Compliance	*Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015* Local Planning Scheme No. 15
Industry Compliance	State Planning Policy 5.4 – Road and Rail Noise State Planning Policy 7.0 – Design of the Built Environment State Planning Policy 7.3 – Residential Design Codes Development Control Policy 1.1 – Subdivision of Land – General Principles Development Control Policy 5.1 – Regional Roads (Vehicular Access)
Organisational Compliance	Local Planning Policy No. 13 – Vehicle Access for Residential Development
Process Links	

LOCAL PLANNING POLICY ADMINISTRATION

Directorate	**Officer Title**	**Contact**
Development & Communities	Manager Planning Services	9477 7222

Version Date	13/10/2020	**Review Cycle**	Triennial	**Next Due**	13/10/2023

Version	**Decision to Advertise**	**Decision to Adopt**	**Synopsis**
1	25/11/2008 Special Council Meeting (Item 6.1)	14/02/2011 Special Council Meeting (Item 10.1)	To minimise direct vehicular access to Abernethy Road from adjacent properties within the Policy Area so as to facilitate safe and efficient vehicular movement along Abernethy Road. To achieve the highest standard of residential development for properties adjacent to Abernethy Road within the Policy Area.

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POLICY ATTACHMENT 1

Required Easement in Gross

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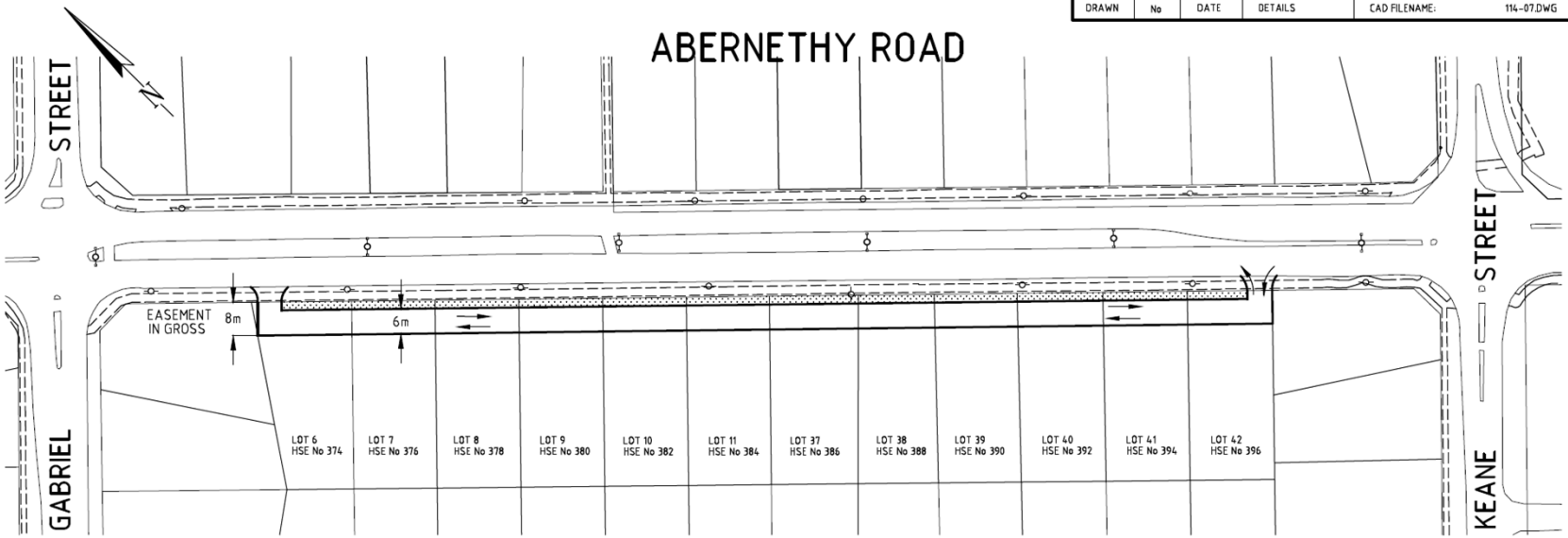
REVISION				
RTW	2	17.11.15	ADOPTION NOTE ADDED	
SB	1	23.12.11	ADOPTION NOTE ADDED	
MB	0	19.11.07	ISSUED	
DRAWN	No	DATE	DETAILS	CAD FILENAME: 114-07.DWG



LEGEND

	EXISTING	PROPOSED
KERB (SM)		
FOOTPATH / CROSSOVER		
U/GPOWER POLES , LIGHT , STAY		
LANDSCAPING STRIP		

ADOPTED AT THE 14/02/2011 ORDINARY COUNCIL MEETING
EFFECTIVE AS OF 01/12/2011 GAZETTAL
LOCAL PLANNING SCHEME No. 15

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

CITY OF BELMONT

SURVEY	TOPO
JOB No.	N/A
DESIGNER	M.BROPHY
DRAWN	M.BROPHY
ESTIMATE No.	N/A
CHECKED	
AUTHORISED	

ABERNETHY ROAD

GABRIEL ST TO KEANE ST

VEHICLE ACCESS PLAN OPTION 1

SCALES	HOR. 1: 1000 VER. 1: N/A	DATUM ADOPTED	ORIG DWG SIZE	SHEET No. 01
DATE DRAWN	19th November 2007	HORIZONTAL - PCG VERTICAL - AHD	A3	TOTAL SHEETS 04
				DRAWING No. 114-07

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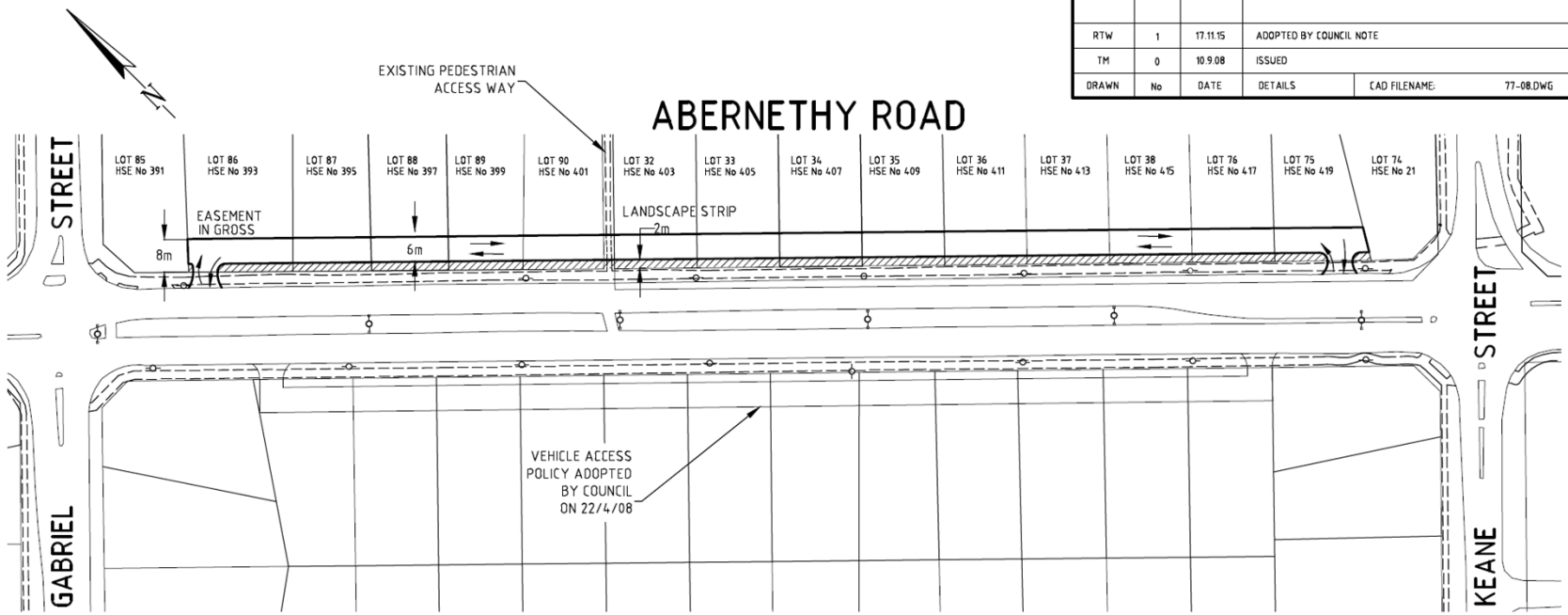
Version: 7, Version Date: 16/07/2021

REVISION					
RTW	1	17.11.15	ADOPTED BY COUNCIL NOTE		
TM	0	10.9.08	ISSUED		
DRAWN	No	DATE	DETAILS	CAD FILENAME:	77-08.DWG



LEGEND

	EXISTING	PROPOSED
KERB (SM)		
FOOTPATH / CROSSOVER		
U/GPOWER POLES , LIGHT , STAY		
LANDSCAPING STRIP		

ADOPTED AT THE 14/02/2011 ORDINARY COUNCIL MEETING
EFFECTIVE AS OF 01/12/2011 GAZETTAL
LOCAL PLANNING SCHEME No. 15

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

CITY OF BELMONT

SURVEY	TOPO
JOB No.	N/A
DESIGNER	T. MACPHERSON
DRAWN	T. MACPHERSON
ESTIMATE No.	N/A
CHECKED	
AUTHORISED	

ABERNETHY ROAD (NORTH SIDE)

GABRIEL ST TO KEANE ST

VEHICLE ACCESS PLAN

SCALES	HOR. 1: 1000 VER. 1: N/A	DATUM ADOPTED	ORIG DWG SIZE
DATE DRAWN	10/9/2008	HORIZONTAL - PCG VERTICAL - AHD	A3

SHEET No.	01
TOTAL SHEETS	01
DRAWING No.	77-08

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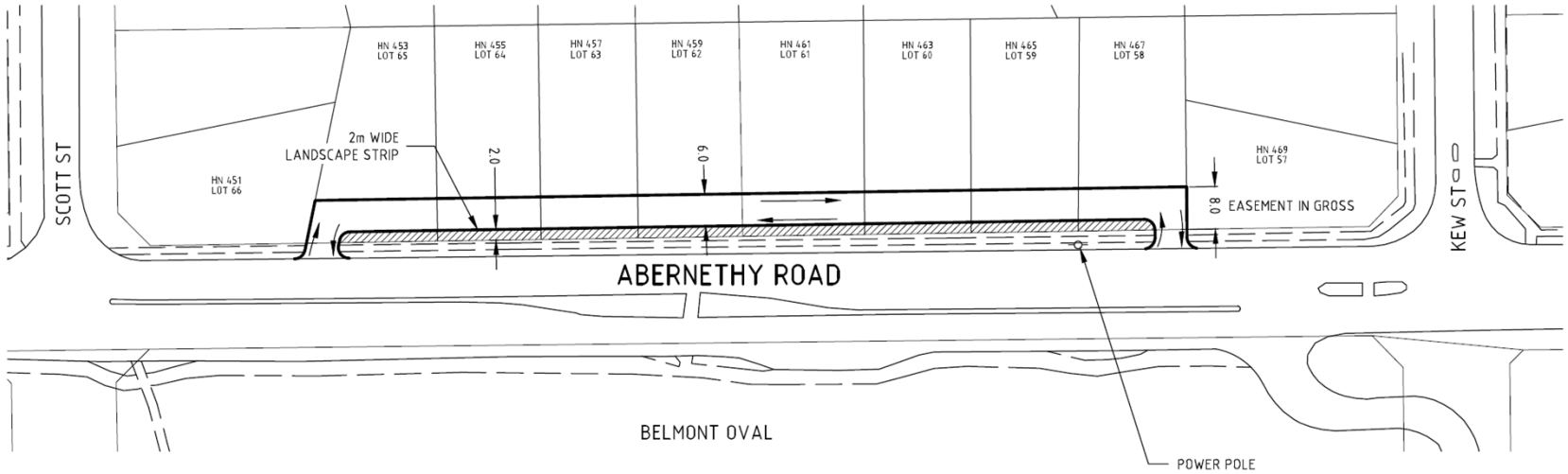
Version: 7, Version Date: 16/07/2021

REVISION				
R.T.W	1	17.11.15	OCM ADOPTION DATES ADDED	
T.M	0	14.10.08	ISSUED	
DRAWN	No	DATE	DETAILS	CAD FILENAME: 95-08.DWG



LEGEND

AREA OF LANDSCAPING

TOTAL AREA 305m²

ADOPTED AT THE 14/02/2011 ORDINARY COUNCIL MEETING
EFFECTIVE AS OF 01/12/2011 GAZETTAL
LOCAL PLANNING SCHEME No. 15

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DIAL 1100 BEFORE YOU DIG

CITY OF BELMONT

SURVEY	TOPO
JOB No.	
DESIGNER	T. MACPHERSON
DRAWN	T. MACPHERSON
ESTIMATE No.	
CHECKED	
AUTHORISED	

ABERNETHY ROAD

SCOTT ST TO KEW ST

VEHICLE ACCESS PLAN

SCALES	HOR. 1: NTS VER. 1: N/A	DATUM ADOPTED	ORIG DWG SIZE
DATE DRAWN	14/10/2008	HORIZONTAL – PCG VERTICAL – AHD	A3

SHEET No.	01
TOTAL SHEETS	01
DRAWING No.	95-08

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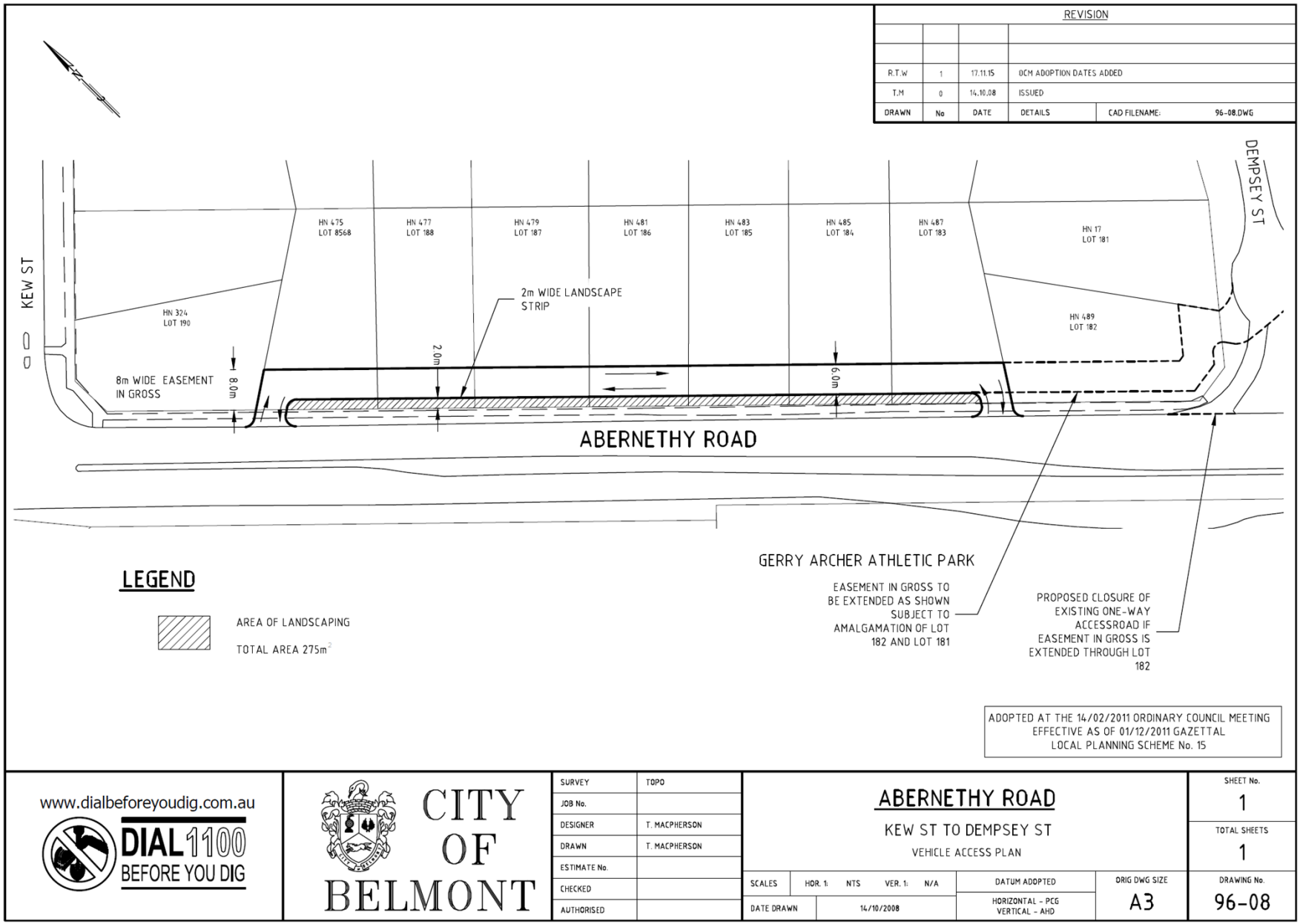

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