

GROUPED DWELLINGS SETBACK TO A COMMUNAL DRIVEWAY - R-CODES PERFORMANCE CRITERIA POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

PURPOSE:

To provide direction and clarity to Developers and the Community on the application of the Performance Criteria with regard to Clause 3.2.1 – Setback of Buildings Generally of the Residential Design Codes (R-Codes) 2002.

POLICY STATEMENT:

In accordance with the provisions of the R-Codes (Clause 3.2.1 – Setback of Buildings Generally), where a Grouped Dwelling that has its main frontage to a communal driveway and is set back less than 2.5m, or 1.5m to a porch, veranda, balcony or the equivalent, Council approval should be sought in accordance with the performance criteria.

The relevant Residential Design Codes 2002 Performance Criteria states:

“Buildings set back an appropriate distance to ensure they:

- *Contribute to the desired streetscape;*
- *Provide adequate privacy and open space for dwellings; and*
- *Allow safety clearances for easements for essential service corridors.”*

1. This policy is made pursuant to Clause 2.6.2 of the Residential Design Codes 2002 and shall have effect for applications made for residential development as defined by the City of Bayswater Town Planning Schemes (as amended). This policy does not alter or change in any way the acceptable development criteria of the codes.
2. A grouped dwelling that has its main frontage to a communal driveway shall be deemed as meeting the performance criteria of Clause 3.2.1 of the Residential Design Codes 2002 where:
 - a. A setback of 2.0m is proposed to the communal driveway;
 - b. A setback of 1.0m is proposed to the communal driveway for a section of wall which does not contain a major opening;
 - c. A setback of 1.0m (subject to manoeuvring requirements) is proposed to a communal driveway for garage servicing a grouped dwelling; and
 - d. The area between the grouped dwelling and the communal drive being landscaped, excluding areas necessary for direct pedestrian and vehicular access to the grouped dwelling.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6.2 of Residential Design Codes (2002).

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	27 January 2004
Reviewed / Modified	Date	1 March 2016
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