

RESIDENTIAL DESIGN GUIDELINES POLICY



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

PURPOSE:

The Residential Design Guidelines provide a basis for all residential development within the City of Bayswater, with the aim of achieving the following objectives:

- To achieve the highest standard of residential development for the City
- To assist those involved in residential planning and development to achieve good design outcomes for neighbourhoods and homes
- To encourage variety and innovation in design while maintaining and contributing to the character and streetscape of an area.

POLICY STATEMENT:

It is intended that the Residential Design Guidelines be used to provide information of Council's local context for residential development. This policy shall apply to land zoned "Residential" under the City of Bayswater Town Planning Scheme No 24 or to those Precincts capable of accommodating residential land uses under the Morley City Centre Town Planning Scheme No 23.

The Guidelines apply to all forms of residential development including single houses, grouped dwellings and multiple dwellings.

The Guidelines aim to provide information to ratepayers, residents and developers on 'good design principles' associated with the residential environment.

1. All development in a residential area shall make a positive contribution to the streetscape and the suburb.
2. All new dwellings shall respect and be responsive to the context of site conditions and neighbouring properties.
3. The siting, form and scale of new residential development shall have regard to the potential impact on adjoining properties and to the continuity of the streetscape, with the view to achieving reasonable consistency in building height and perceived building bulk within a given locality.
4. All dwellings shall address the street, or communal areas as appropriate, and public spaces, contributing to the streetscape and providing for surveillance of public areas.
5. Diversity in dwelling design, elevations, materials and colours, except within a designated Character Protection Area, shall be encouraged without compromising the amenity of the area.
6. Energy efficient principles should be incorporated into dwellings, which include passive solar orientation and design principles and aspects that reduce energy and water consumption.
7. All garages, carports, parking areas and access-ways shall be designed to respect the desirable streetscape, with visually open setback areas and a minimum of vehicle crossovers.
8. Existing vegetation and trees shall be retained wherever practicable.

9. Front fencing shall be compatible in both materials and style with the existing or proposed buildings on the site and with other structures within the streetscape.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6.2 of Residential Design Codes.

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	23 April 1996
Reviewed / Modified	Date	22 September 1998
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016