



Planning and Development Act 2005

Local Planning Policy 2

Policy Number:	LPP 2
Policy Title:	Carports, Garages and Minor Structures in the Street setback
Responsible Officer	Manager of Development Services
Adoption Date:	

Objective:

To ensure garages and carport do not intrude into the setback prescribed under the Local Planning Scheme.

To preclude these structures from becoming the dominate features within the streetscapes of Peppermint Grove in accordance with Clause 16 of Local Planning Scheme No.4 (table two) which states that the objective for residential areas is:

To facilitate and encourage high quality design, built form and streetscape... and

'...to avoid those forms of development which have the potential to prejudice the preservation of the high amenity value of a safe and attractive residential environment.

Statutory Basis

Under Clause 26 (2) of Local Planning Scheme No.4, garages and carports are to be setback 9-metres from the primary street setback and 4.5-metres from the secondary street.

Under Clause 67 of the Deemed provisions of the Planning and Development (Local Planning Scheme) Regulations 2015, matters which must be considered by Council in the assessment of an application for development include the effect on the streetscape and character of the locality.

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The Location of carports and garages

The Shire's Local Planning Scheme No.4 requires carports and garages to be located behind the 9-metres setback line from primary street frontage and behind the 4.5-metre secondary street setback.

However, Council acknowledges that not every site or streetscape within the Shire is identical and where setbacks to houses have been established at less than 9- metres it may also consider reduced setbacks to carports and garages subject to there being no detrimental impact to the streetscape.

Carports and garages should be sensitively located on lots so as to not hinder views to Heritage Listed properties.

Council is able to refuse inappropriately sited carports and garages under Clause 67 (m) & (n) of the Deemed provisions of the Planning and Development (Local Planning Scheme) Regulations 2017

Car parking bays within the front setback area

The R-Codes stipulates that vehicle access to residential lots should be from Rights-of-Ways whenever available.

In meeting this requirement covered parking at the rear of properties are generally detached structures, located some distance from the main house due to the large lot areas in Peppermint Grove.

In order to minimise street parking and allow secure on-site parking Council will support the provision of a single uncovered hard stand car parking bay within the street setback area subject to there being only a single width crossover to the site and 50% of the street setback area remains as soft landscaping in accordance with Local Planning Policy 1 'Urban Design and Streetscape'.

Minor Structures:

Minor structures such as lichgates, porticos and gate houses may be constructed forward of the building setback line subject to:

- gate houses, lichgates or similar structures not exceeding 4m²;
- no structure to exceed 3.0 metres in height;
- the minor structures do not detract from the visual amenity of the streetscape;
- the structure complements the residence through the application of the same design, materials, finishes and construction methods;
- the minor structure does not affect sightlines adjacent to vehicle crossovers.