



Shire of
Peppermint Grove

Information Sheet – Residential Development

Shire of Peppermint Grove

Purpose

This Information Sheet is regularly updated to assist proponents to understand local government approvals required for residential development and to identify the nuances of the local planning policy framework that apply to residential development.

The Information Sheet additionally seeks to streamline the Shire's assessment process and expedite determination of residential development applications and building applications by improving the standard of submissions and ensuring proposals align with the legislative framework. It is the responsibility of a proponent to undertake their own due diligence.

This Information Sheet should be read in conjunction with the Information Sheet for Planning Applications and the Information Sheet for Building Applications

Defined terms in Shire's Local Planning Scheme no. 4 (LPS4), the R-Codes or local planning policies are in italics.

Development Controls

The R-Codes provides a comprehensive basis for the control of residential development throughout Western Australia. Volume 1 of the R-Codes provides the requirements for most residential development. Volume 2 of the R-Codes provides the requirements for multiple dwellings in areas coded R40 and above. The R-Codes is a performance-based document that contains deemed-to-comply provisions and performance principles. Development that does not satisfy a deemed-to-comply provision requires development approval and the accompanying written submission must address and demonstrate how the corresponding performance principles have been met.

Development is required to adhere to both the R-Codes and the local policy planning framework. The local planning policy framework includes the Shire's Local Planning Strategy, LPS4 and local planning policies.

Clauses 26 and 32 of LPS4 modify the deemed-to-comply provisions of the R-Codes pertaining to *building height*, *street setbacks* and subdivision, and additionally prescribe a maximum *plot ratio* for areas coded R-20 and lower. Clause 37 of LPS4 also contains terms not defined in the R-Codes necessary for determining *building height*. The deemed-to-comply provisions of the R-Codes are also modified by Local Planning Policy 1 – Design and Streetscape and Local Planning Policy 12 – Residential Fences.

The suite of local planning policies additionally guides community consultation and assessment processes, and the preparation of supporting documents such as heritage reports and construction environmental management plans. Local planning policies can be found on the Shire's website www.peppermintgrove.wa.gov.au under the Development tab.

Proponents should confirm which planning controls affect their development using the Plan WA map viewer found on the Department of Planning Lands and Heritage's website www.planning.wa.gov.au/mapping-and-data/planwa Properties may be subject to heritage listing, road or rail corridor noise, or be bushfire prone. These controls may require a design response and/or inform the information you need to submit with an application. A current copy of title and Dial Before You Dig Australia plans should be obtained to ascertain title encumbrances (e.g. easements, restrictive covenants) or to identify below-ground infrastructure.

Assessment Process

Proponents are encouraged to take a collaborative approach and have a pre-lodgement meeting with the Shire's Development Services staff to confirm the information required to support your proposal and to identify opportunities for greater align with the planning policy framework.

Development approval is required for works, including internal alterations and fencing, associated with a heritage property on the Shire's Heritage List. Otherwise, proposals that are fully compliant with the R-Codes deemed-to-comply provisions and the Shire's local planning framework are exempt from development approval.

A Deemed-to-Comply Check can be lodged to confirm whether a proposal is exempt from development approval, which design elements rely on Shire discretion, or whether design modifications are required for the proposal to be supported. Further information regarding obtaining this advice can be found on the Department of Planning Lands and Heritage's website www.wa.gov.au/system/files/2021-07/PD-Clause-61A-Guidelines-.pdf

The Shire typically advertises for a fourteen (14) day period development applications that seek multiple or significant variations to the deemed-to-comply provisions of the R-Codes or local planning policy provisions. Development proposals that champion the desired 'Garden Shire' narrative or seek trivial variations may not require formal advertising. The Shire's Local Planning Policy 6 – Consultation on Development provides direction and explanation as to the basis for community consultation requirements.

Except where heritage-listing applies, development applications for single house development is determined by the CEO. Development applications for heritage-listed places, grouped or multiple dwellings assessed to align with the planning policy framework are usually determined under delegated authority. Building permits are determined under delegated authority.

Battleaxe Subdivision

A battleaxe lot is one which has a frontage for the purpose of access to a public road only through a strip of connecting land containing pedestrian and/or vehicular access.

LPS4 prescribes that battleaxe subdivision shall not be supported by the Shire within the Residential zone. Notwithstanding, the Shire will not object to battleaxe subdivision which:

- Satisfies the R-Codes deemed-to-comply requirements for site area.
- Does not require a tree damaging activity to a regulated tree.
- Incorporates a shared vehicular access leg (common property or access easement), or the access leg is designed for pedestrians only.

Building Height

The maximum height of houses in areas coded R10, R12.5, R15 and R20 shall be determined in accordance with the R-Codes for a Category B building and, unless discretion is granted, shall not exceed two (2) storeys excluding any *basement*.

The maximum height of a detached *ancillary dwelling* shall be determined in accordance with the R-Codes for a Category A area buildings and, unless discretion is granted, shall not exceed one (1) storey.

The Shire's Local Planning Policy 4 – Residential Building Heights provides the methodology for calculating *building height* and the criteria for the Shire to consider a variation.

Building height is measured from the *mean natural ground level* which means the average natural ground level calculated by dividing the sum of the ground level measured at each corner of a lot divided by the number of corners. The ground level at each corner shall be informed by abutting *streets or access legs*. Where a corner is truncated, a single measurement shall be taken at the mid-point of that truncation. Measurements taken from within the lot are to disregard retaining walls or raised features such as a planter box.

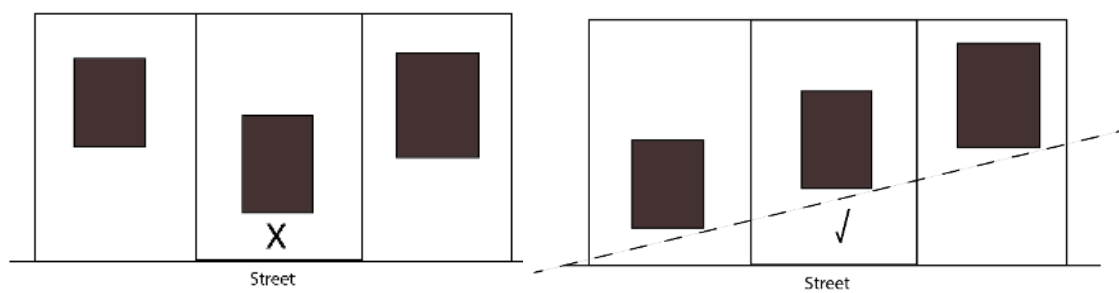
Variations between the *mean natural ground level* and the finished ground floor level greater than 500mm are discouraged and require Council discretion.

A *basement* is defined as a non-habitable portion of a *building* contained entirely underground, and below the ground floor of a *dwelling*. The underside of the slab above or roof of the *basement* must be below the *mean natural ground level* for the *basement* to be deemed entirely underground.

Street Setbacks

For areas coded R10, R12.5 and R15 the setback from the front *street boundary* to any *building*, including a *carport* or *garage*, shall be a minimum nine (9) metres from the *primary street* and 4.5 metres from the *secondary street*. The measurement methodology is prescribed by the R-Codes and is taken from any part of a *building* excluding *minor projections* such as downpipes or eaves (no greater than 750mm wide). Adherence with these setback distances shall be deemed-to-comply.

Where immediately adjacent houses are set back greater than nine (9) metres, the proposed development is encouraged to be stepped to the extent necessary to ensure it does not obscure views to adjoining houses or prevent their contribution to the streetscape.



Building on Side or Rear Boundaries in Areas Coded R10 or R12.5

In the low-density residential areas of the Shire there are no applicable deemed-to-comply provisions in the R-Codes for *boundary walls*. Therefore, any application for a *boundary wall* can only be considered under the corresponding R-Codes design principles.

To demonstrate that the design principles have been met, the following criteria should be satisfied and illustrated on scaled plans:

- For side boundaries the incursion into the setback should be located at least three (3) metres behind the nine (9) metre building line to satisfy the prevailing development context and streetscape outlined in the R-Codes.
- For side boundaries the incursion into the setback should not be located forward of an adjoining house so as to block views to and from that place.
- For all side and rear boundaries, the incursion into the setback should not visually impose on an adjoining property that is on the Shire's Heritage List.
- For boundaries abutting a *right-of-way*, *buildings* should be set back sufficiently to allow for future widening where this has been identified.

Lot Boundary Setback

The methodology for determining the deemed-to-comply lot boundary setback for articulated walls is established by Figure Series 4 contained in the R-Codes. Where additions are proposed, the deemed-to-comply setback shall be determined by assessing retained and proposed portions of the elevation.

For complex walls with multiple articulations the application of more than one figure in the series may be necessary to capture the full extent of the elevation.

Where more than one figure could be applied to any portion of wall, and in combination capture the full extent of the elevation, Figure 4c shall prevail.

Plot Ratio

Plot ratio, which has been a feature of the Shire's town planning schemes since at least 1976 and applied to single houses since 1988, has controlled the bulk and scale of development and significantly contributed to the amenity of the area and defined the character of the streetscapes. For areas coded R10, R12.5, R15 and R20 the maximum *plot ratio* shall be 0.5. Trivial variations aside, there are limited circumstances where discretion is granted. Consideration will be given to limited exceedances should the subject site immediately abut a higher density code fronting the same street, where community benefit is delivered through restoration works to a heritage-listed place, or for development otherwise fully compliant with design elements pertaining to bulk and scale and the Garden Shire narrative is clearly demonstrated.

Plot ratio means the ratio of a floor area of a *building* to an area of land within the boundaries of the lot or lots on which the *building* is located.

The calculation methodology detailed in Local Planning Policy 5 – Plot Ratio, varies from that in the R-Codes such that there is often confusion as to which elements of a *building* can be deducted or excluded. The policy does not differentiate between habitable and non-habitable areas such that habitable portions of a *basement* and those portion without a building above can also be excluded from *plot ratio* calculations. Any area meeting the exclusion threshold, or a structure not defined as a *building* in the R-Codes such as a *pergola* or a *swimming pool*, will not contribute to *plot ratio*.

Development applications must evidence how *plot ratio* has been determined using working drawings and calculation tables. The *gross floor area*, deductions and exclusions for each *building* level and any *outbuilding(s)*, whether or not habitable, should be clearly identified and preferably colour coded.

Plot Ratio Calculation Methodology

- Gross floor area is to be calculated to include external and internal walls which make the footprint of the *building(s)* on the site at each level.
- Gross floor area includes areas readily capable of occupation (e.g. installation of an opening, removal of a screen).
- Structures not defined as a *building* in the R-Codes such as boundary fences, *pergolas* and *swimming pools* can be excluded from the *plot ratio* calculation.
- Undercroft driveway and turning areas necessary for compliance with AS2890.1 can be excluded from the *plot ratio* calculation.
- *Basements* defined as a non-habitable portion of a *building* contained entirely underground, and below the ground floor of a house can be excluded from the *plot ratio* calculation. For a habitable or non-habitable portion of a *basement* to be excluded the *basement* floor level must be below the *mean natural ground level*, and the underside of the slab above be below the *natural ground level* as defined in the R-Codes.
- Stairwells, lifts and voids are to be solely calculated at the lowest (other than *basement*) level.
- A deduction of up to 50m² or 5% of the *lot* area (whichever is the lesser) can be granted for *garages* and *carports*. *Garages* deduction can be applied in addition to any *basement* exclusion.
- A deduction of up to 50m² or 5% of the *lot* area (whichever is the lesser) can be granted for *balconies*, and other roofed structures unenclosed on at least two sides including *verandas*, *patios* and *porches*.
- A deduction of up to 10m² can be granted for storerooms and dedicated storage areas within garages provided they that are not naturally lit and have a minimum floor area of 4m² and minimum 1.5m dimensions.
- Built-in furniture and internal storage located in areas such as kitchens, laundries, bathrooms and bedrooms, wall cavities for services, dumb waiters, laundry chutes or the like cannot be deducted.

Minor Structures

Considering the design objective to establish and preserve street outlook from residential properties, minor structures such as lychgates, porticos and gate houses may only be constructed in front of the building *street setback* line subject to the following design criteria:

- Gate houses, lychgates or similar structures are not to exceed 4m² in area.
- No structure is to exceed 2.4m in total height.
- The minor structures does not detract from the visual amenity of the streetscape and views to the street.
- The minor 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.

Carports and Garages

The street elevation, particularly for heritage-listed places, should not be obscured or dominated by *carports* or *garages*. To this end Council does not support more than one double *carport* or *garage* to a *primary* or *secondary street frontage*, or solid doors with a width exceeding 4.5m.

Council acknowledges that portions of streetscapes within the Shire may vary where houses or structures are already built closer to the *street* than the LPS4 *street setbacks*. In these cases, a reduction in the applicable setback for a *carport* may be considered provided they:

- Are *unenclosed* on at least three sides.
- Have been sensitively designed and located to preserve a strong visual relationship between the *street* and the house and maintains *street surveillance*.
- Pose no detrimental impact to that portion of streetscape.

Garages within the *primary street* setback area by virtue of their enclosed design are not consistent with the objectives of the local planning policy framework and will not be supported.

Landscaping and Tree Retention

Soft landscaping (garden planting), particularly in the *primary street* setback area is an essential element that contributes to the neighbourhood character of the Shire and is about creating sufficient quality of non-built spaces, to provide for stormwater infiltration, tree canopy and shade to reduce urban heat radiation and to provide habitat. The Shire encourages the retention of and/or planting of habitat trees whilst ensuring views between the house and street are maintained.

Development approval is required for a *tree damaging activity* to a *regulated tree* on private land in the Residential Zone regardless of whether any associated with otherwise exempt development.

The Shire is responsible for pruning and maintaining trees within road reserves and parks. Verge trees are only to be pruned by authorised qualified contractors under direct instruction from the Shire.

Regulated trees are living trees of a species that is not included on State or local area weed register and satisfies two or more of the following qualifiers:

- Is eight (8) metres or higher; or
- Has an average canopy diameter of at least six (6) metres; or
- Has a trunk circumference of at least 1.5 metres, measured 1.4 metres above the ground.

Maintenance pruning or the lopping of branches overhanging a common property boundary or common property may be undertaken as-of-right. Local Planning Policy 7 – Tree Retention provides further guidance including the supporting information required to accompany a development application, and the circumstances in which approval is unlikely to be granted.

Landscaping plans are to be provided as part of any development application submission that have regard to the following:

- 50% deep soil planting areas within the *primary street* setback area.
- 20% deep soil planting areas within the *site*.
- Timber or other decks, synthetic turfing over concrete *basements*, or trafficable *driveway* paving are not deemed soft planting areas.
- Notwithstanding a driveway connecting the crossover to a *garage/carport*, there is to be no additional vehicle hard standing in the in the *primary street* setback area unless the 50% deep soil planting areas requirement is met.
- The location, height, canopy cover and trunk circumference (measured at 1.4m from the ground) for all *regulated trees*.
- The relevant requirements of Local Planning Policy 7 – Tree Retention.

- The relevant requirements of the Shire's Public Tree Management Strategy 2022.

Vehicular Crossovers

Peppermint Grove has residential *lots* many of which have *right-of-way* and street access. Council favours vehicular access from the *right-of-way* rather than the *street* so as to locate *carport* and *garage* structures to the rear or side, rather than in the primary setback.

For a *right-of-way* access arrangement, Council will support the provision of one uncovered hardstand car parking bay within the *primary street* setback area subject to there being one (1) single width verge crossover to the site, and 50% of the remaining *street setback* area available for soft landscaping.

Where vehicular access is from a street the crossover should conform to the following principles:

- One (1) crossover per site.
- Single vehicle-width crossovers (no greater than 4.5m wide) are encouraged to retain and protect green street verges and street trees.
- Any additional width to a single-vehicle crossover must be justified by demonstrating a low impact on the provision of an adequate portion of green verge and street tree planting.
- Crossovers should be located a minimum of two (2) metres from a street tree with a trunk diameter less than 400mm, and three (3) meters for a street tree with a trunk diameter greater than 400mm.
- Removal of Street trees for the placement of new crossovers will only be considered where all other design options have been sought and evidenced.
- Crossovers to be constructed in accordance with the Shire's Vehicular Crossover General Requirements and Specifications.

Where an existing crossover is to be retained as part of a new build or significant redevelopment vehicular sightlines as per the R-Codes must be demonstrated and illustrated on scaled plans.

Redundant crossovers must be removed, and the verge reinstated at no cost to the Shire.

Fences and Walls

Peppermint Grove is principally a neighbourhood of houses with large front gardens and predominantly open views between houses and with the *street*. A front boundary fence is to be of an appropriate height and open aspect design and construction in order that there is strong visual relationship between the *primary street* or a *communal street* and the house.

A dividing fence or a fence or wall to a *secondary street* or a *right-of-way* is to be of an appropriate height and construction in order to provide adequate privacy and noise mitigation, whilst not without causing detriment to the *streetscape* of the character of the neighbourhood or to neighbours, or the loss of visibility of valued properties from the public realm.

Proposals for replacement houses, significant alterations and/or additions, or where an existing street wall or fence is proposed to be modified are encouraged and may be required to retrospectively address visual permeability and the provision of unobstructed sightlines to ensure safety and visibility. There is a further presumption that street fencing be compliant to justify discretion being applied for design element(s) that increase perceptions of bulk or scale or otherwise impact the streetscape.

Applicable Standards for All Residential Fences

- Unless otherwise altered by this policy fencing materials shall comply with Schedule 1 of the Shire's Fencing Local Law 2021 (timber, corrugated fibre reinforced pressed cement or steel sheeting, or brick, stone or concrete).
- Compliance with the deemed-to-comply requirements for sightlines contained in the R-Codes.
- Where a site boundary slopes the height of boundary fencing can be averaged in response to 'stepping' provided it does not exceed 200mm above the specified maximum height at any point. When averaging is relied upon, each elevation will be assessed individually.
- The AS 1926.1:2012 requirement for pool barrier fencing and associated privacy considerations does not set aside any policy requirement for open aspect fencing.

Primary and Communal Street Fences (within the Primary or Communal Street Setback Area)

- Where the lower portion of the wall is solid, the height shall not exceed 900mm.
- Columns, piers or posts forming the structural support shall:
 - a. Not exceed 2.1 metres in height above the natural ground level measured from the street side of the fence;
 - b. Not exceed 600mm in either depth or width; and
 - c. Not be less than 1.8 metres clear of any other column, pier or post.
- Infill panels (where necessary above the lower wall and between any columns, piers or posts) shall be designed for permeability of at least 50% open view with a minimum gap of 50mm between pickets and shall not exceed the column height.
- Blade fencing where the depth of the infill picket is proportionally more than the profile section facing the street shall be of a sufficient width so that views to the house are not obscured. This can be achieved where the gap between blades is a minimum of twice the depth. For instance, 25mm deep blades shall be spaced 50mm apart.
- Breeze block walls shall be designed for permeability of at least 50% open view.
- Where a lot (other than a corner lot) has frontage to more than one street, for the purposes of fencing, both streets will be deemed a primary street.

Secondary Street and Right-of-Way Fences

- Fencing shall not exceed 2.1 metres in height measured from the street or *right-of-way* side of the fence.
- Secondary street fencing is encouraged to positively contribute to the streetscape through the use of high-quality materials and finishes, articulation, visual permeability and landscaping.

Dividing Fences

- Where approval is sought for dividing fencing that departs from the applicable standards a compelling case must be demonstrated and the written consent of the neighbour provided.

Game Court Fences

- Court fencing shall not exceed 3.6m in height and shall be *visually permeable* above 2.1 metres.
- Where also a dividing fence and subject to the written consent of the abutting landowner, court fencing is permissible to a height of 3.8 metres measured from the higher side of the fence.

- Where abutting a *right-of-way*, court fencing is permissible to a height of 3.8 metres measured from the right-of-way side of the fence.
- Chain mesh sections are permissible and are encouraged to be PVC coated to reduce reflectivity.
- Where courts are in the *street setback area* the policy provisions for primary and communal street fences shall prevail.

The Building Regulations 2012 requires all fences, screens and similar structures above 750mm in height for masonry construction, or above 1800mm in height if constructed of a material other than masonry, to obtain building approval. Building applications for dividing fences must be accompanied by a BA20A Notice and Request for Consent form signed by the affected neighbour(s).

The Building Regulations 2012 requires all private swimming and spa pools that contain water that is more than 300mm deep to have a compliant safety barrier. Where barriers are to be incorporated into front fencing, they must meet the above criteria or otherwise be *visually permeable*. For this reason, it may not be appropriate to locate swimming pools in the *street setback area*.

With the exception of places on the Shire's Heritage List, fences that meet the above criteria are exempt from requiring planning approval.

For heritage-listed places compatible front fencing is an important design element. Where there is no evidence of any original fencing with the Local History Collection, designs typical of the era in which the house was built and complementary in terms of materials, will be supported.

Colours Materials and Finishes

With few exceptions, the predominant building materials in Peppermint Grove are brick and/or rendered stone, with tile or coloured zincalume® roofs, and the colour palette is neutral.

Alternative external construction and cladding materials as well as colour schemes can be considered subject to approval. A schedule of colours and materials are to be provided as part of any development application submission.

Environmental Constraints

Portions of the Shire are impacted by noise associated with the Stirling Highway road and rail corridor and are at risk of bushfire. The control of sediment and contaminants is also critical to avoid entering stormwater drains that discharge into the Swan-Canning River system.

Road and Rail Noise

Stirling Highway is defined as a strategic freight/major traffic route. Proposals that increase or reconfigure habitable floor area within the road and rail corridor should ensure the internal layout of *habitable rooms/spaces* and construction standards comply with Road and Rail Noise Guidelines 2019 (Guidelines).

Proponents will need to determine the noise exposure category and then ensure commensurate quiet house orientation and acoustic treatment requirements have been incorporated into the design. The noise exposure category is determined by the separation distance from the edge of the Stirling Highway carriageway using Table 2 of the Guidelines. The deemed-to-comply quiet house orientation and acoustic treatment requirements contained in Table 3 of the Guidelines.

A Noise Management Plan is required for proposals within twenty (20) metres of Stirling Highway.

Planning in Bushfire Prone Areas

Development on properties greater than 1,100m² in area and designated as bushfire prone on the Map of Bushfire Prone Areas, will generally require a Bushfire Attack Level (BAL) Assessment to be submitted with a development application. Incidental non-habitable buildings and structures such as private garages, carports, patios, storage sheds and outbuildings located greater than six (6) metres from a habitable building are exempt from a BAL Assessment. The BAL rating informs the design and construction requirements necessary to achieve compliance with AS 3959:2018: Construction of Buildings in Bushfire Prone Areas. The Bush Forever reservation along the Freshwater Bay foreshore is classified Class A Forest. Where a habitable building is proposed within 100 metres of the reservation and the effective slopes exceeds 20 percent a Method 2 BAL Assessment will be required. The Map of Bushfire Prone Areas can be found on the Landgate website <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Construction Environmental Management Plans

It is best practice that a Construction Environmental Management Plan (CEMP) be prepared to ensure demolition and building works are effectively managed in a way that maintains the high residential amenity of the locality. Unless deemed by the Shire to be a negligible risk a CEMP is a standard requirement for all demolition permits, development applications, and works exempt from development approval that require a building permit

The content of a CEMP must have a nexus between what is being proposed and the control measures to be employed. A CEMP must articulate adequate management measures to mitigate noise, dust, traffic and other risks commensurate to the scale of the development. A site plan should also be provided that identifies the location of loading and unloading areas, parking and laydown areas, bulk bins and temporary buildings, temporary fencing and access gates, and the means to protect footpaths, street trees and other assets. Unless otherwise justified and approved by the Shire, construction materials, laydown areas, bulk bins and temporary buildings must be wholly contained within the *site*.

Depending upon the scale of the development and *site* context noise management plans, traffic management plans, asbestos management plans, and dilapidation reporting may be required to be prepared and implemented by suitably qualified organisations or personnel.

Local Planning Policy 8 – Construction Environmental Management Plans provides further guidance on the objectives and contents of a CEMP and includes a Site Risk Assessment Matrix to determine the risk classification. The risk classification informs baseline dust and sediment control measures.

It is the builder's responsibility to ensure that the CEMP is adhered to at all times and that the prior written consent of the Shire is obtained for any variations.

Noise Management

Work shall be conducted in accordance with the Environmental Protection (Noise) Regulations 1997, and section 6 of AS 2436:2010 - Guide to Noise and Vibration Control on Construction, Demolition, and Maintenance Sites. Activities likely to generate significant noise will, wherever practical, be scheduled between the hours of 7am and 6pm and not on Sundays or Public Holidays.

Dust Management

The Guideline for Managing the Impacts of Dust and Associated Contaminants from Land Development Sites, Contaminates Sites Remediation and Other Related Activities (Guidelines) identify best practice provisions, contingency arrangements and monitoring requirements for negligible risk, low risk, medium

risk and high-risk activities. The Guidelines can be found here <https://www.wa.gov.au/government/publications/guideline-managing-the-impacts-of-dust-and-associated-contaminants-land-development-sites-contaminated-sites-remediation-and-other-related-activities>

A notice erected on site providing the contact details for the site supervisor and a complaints management system is adequate to satisfy the monitoring requirements for most activities. Dust monitoring systems need only be implemented for high-risk activities in the immediate vicinity of sensitive land uses.

When construction is likely to occur during the dry period 1 October – 31 March low risk activities are deemed medium risk and medium risk activities are deemed high risk.

Traffic Management

On street parking is often limited and may be subject to parking restrictions. The ability to deliver and remove building materials and waste is often further compromised by narrow streets or streets without compliant cul-de-sacs, the obligation to not obstruct *streets, rights-of-ways* or footpaths, competing construction activities, and congestion associated with school drop off and collection.

Unless evidenced to be impractical, building materials must be delivered and waste collected from within the site. Heavy rigid vehicles (typically 12.5m in length) or articulated vehicles are to egress a site in forward gear, Separate entry and exit points may be required. Turning templates must be provided for all articulated vehicle movements and may be required for heavy rigid vehicle movements where on-street parking or other constraints are evident. Turning templates must assume on street parallel bays are occupied.

The CEMP should identify the largest Class of service vehicles and the frequency and hours for deliveries. Where heavy rigid vehicles are to be restricted, or deliveries were to occur outside of peak school periods, the practical means to manage these arrangements must be demonstrated. Where temporary obstruction of streets, rights-of-way or footpaths are unavoidable, traffic control measures including directional signage, the use of qualified spotters and the means to notify affected neighbours and the Shire must be stipulated.

On-site parking is encouraged provided loading and unloading is not impacted. On-street parking spaces cannot be reserved or quarantined, nor can the Shire issue temporary parking permits for construction or trade vehicles. Parallel parking bays along The Esplanade must always remain available for the public. On street parking constraints should be acknowledged.

Rodent Treatment Plans

Where full site demolition is proposed or whether demolition works are proposed for unoccupied sites a rodent treatment plan must be provided. Contractors are to use Natural Rodenticides or First Generation Anticoagulant Rodenticides (FGAR) to avoid the secondary poisoning of wildlife. Non-coagulant rodenticides (NAR) or Second Generation Anticoagulant Rodenticides (SGAR) are not permitted to be used within the Shire of Peppermint Grove.

Development Bonds

Local Planning Policy 9 – Development Bonds has been adopted to ensure that funds are available in the event of damage to street trees and infrastructure resulting from the development of land and buildings and to ensure that conditions of planning approval are met.

At the discretion of the CEO a bond may be sought to ensure the completion of ancillary and retrospective compliance works not otherwise linked to occupancy, or where management measures can mitigate but not eliminate foreseeable risk(s) to public or Shire assets.

Aboriginal Cultural Heritage

The Aboriginal Heritage Act 1972 (AHA) is administered and enforced by the DPLH. It is the proponent's responsibility to undertake due diligence assessment and adhere with the AHA. The legislation and information regarding heritage laws and approvals can be found on the Department of Planning Lands and Heritage's website www.wa.gov.au/organisation/departments-of-planning-lands-and-heritage/aboriginal-heritage-act-western-australia

Local Heritage Conservation Grants Scheme

A conservation grant for amounts up to \$6,500 on a dollar-for-dollar matching basis is available to support applicants to undertake repairs and maintenance work which will conserve the heritage value of a place. Applicants will need to demonstrate their projects will preserve the heritage fabric of the building and contribute to the streetscape of the Shire to be eligible. Eligible properties must be privately owned and on the Heritage List. Further information on the eligibility criteria and application requirements can be found on the Shire's website under the found on the Shire's website www.peppermintgrove.wa.gov.au under the Development tab.

Additional Information

R-Codes including Assessment Templates and Explanatory Guidelines

<https://www.wa.gov.au/government/document-collections/residential-design-codes>

Shire of Peppermint Grove Local Planning Scheme No. 4 [Shire of Peppermint Grove planning information](#)

Deemed-to-Comply Check Form for Single Houses www.wa.gov.au/system/files/2025-04/form-clause-61a_application-advice_march_2025.pdf

Policy Reference	Formal Description	Service Line
Information Sheet	Residential Development	Development Services
Implementation:		Planning and Building
Last Modification	20 May 2026	
Review Date	N/A	