

Response ID ANON-YSBT-HS2P-Y

Submitted to **Draft Swan Valley Planning Scheme**

Submitted on **2020-11-12 16:23:39**

Introduction

1 What is your name?

Name:

Beata Davey

2 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

3 What is your email address?

Email:

beata.davey@architecture.com.au

4 Are you responding on behalf of an organisation?

Yes

Organisation:

Australian Institute of Architects

5 Which of these applies to you? Please select all that apply.

I visit regularly but don't live close by, I'm a Perth resident with interest in how this area develops

6 Do you support or oppose the Draft Swan Valley Planning Scheme?

Support with some changes

7 Please provide your feedback including reasons for your support or opposition.

feedback:

The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with around 12,000 members across Australia and overseas.

The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture.

The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design.

Our comments:

- Aims and objectives of the scheme are focused around ensuring land suitable for long-term agricultural production is retained for these purposes. This is balanced with enabling sensible development of ancillary tourism and hospitality ventures on rural land uses whilst limiting residential, commercial and light industrial to designated areas as to not impact the rural nature of the Swan Valley. This is generally supported.
- Schedule 5 outlines the Additional Site and Development requirements for each zone.
 - o No significant concerns with the setbacks imposed given the size of the lots, however would prefer to see this in a policy rather than scheme provision. This would allow flexibility in future given the significant variety in lot shapes and sizes throughout the Swan Valley.
 - o Maximum building heights are stated in keeping current Vol.1 R-Codes. This should be increased consistent with the advertised version of the Vol.1 review or referred to in Policy instead:
 - Building Height: 7m
 - Building height including gable, skillion and concealed roof: 8m
 - Building height including pitched roof: 10m
 - o It is not clear if the setback and height provisions apply to rural structures. Given the need for sheds, warehouses etc in rural areas, this should be considered as to whether these restrictions will hamper agricultural production and delivery of rural structures.
- The Village and Enterprise areas will be controlled by Structure Plans in future. This approach to built form and land use management is supported.
- Ancillary Dwelling is currently an X use (not permitted) on Priority Agricultural and Swan Valley Rural. This should be adjusted to D or A use to encourage building innovation and allow for intergenerational housing on-site. Additionally, under Schedule 5, No.3 (Swan Valley Rural), Clause 2.3, it states "A rural ancillary dwelling is to be located behind the single house and screened from view from primary and secondary (where applicable) streets, in accordance with any relevant planning policy". Noting the clear reference to ancillary dwellings, the land use table should be adjusted to ensure ancillary dwellings are permissible, subject to approval.