

External Fixtures Information Sheet

What are External Fixtures?

The Residential Design Codes define External Fixtures as:

"These are utilities, equipment, plant or other structures which are necessary for a dwelling to achieve efficient, comfortable and environmentally sustainable operating outcomes and may include: solar collectors, rainwater storage tanks, clothes drying structures, communication, power and water infrastructure, letterboxes, or other fixtures as necessary for the residential use of the buildings on - site".

Where can External Fixtures be located?

The Deemed-to-Comply requirements of Clause 5.4.4 - External Fixtures, Utilities and Facilities of the Residential Design Codes, require External Fixtures to be located in an area where they are:

- i. Not visible from the primary street;
- ii. Are designed to integrate with the building; or
- iii. Are located so as not to be visually obtrusive.

What is the Primary Street?

External Fixtures should not be visible from the primary street as per Clauses 5.4.4 - External Fixtures, Utilities and Facilities of the Residential Design Codes. The required distance to the front lot boundary is determined by the residential density coding of the land (i.e. R20, R40 etc.) and Table 1 of the Residential Design Codes or the requirements of any relevant LDPs.

Primary Street is defined under the Residential Design Codes as:

"Unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the dwelling or building".

Zoning	Primary Street Setback Area
R10	7.5m
R12.5	7.5m
R20 / R25	6m
R30	4m
R40	4m
R50 / R60	2m
R80	1m

The street setback area within the City's Heritage Protection Area is clarified under Clauses 4.2.1.1 (a) & (b) below of the City's Local Planning Policy 3.1 - Character Retention Guidelines - Mount Lawley, Menora and Inglewood and differs from the Residential Design Codes

4.2.1.1 Street Setbacks

- a) *The ground floor of new buildings shall follow the established street setback, for both primary and secondary streets irrespective of the relevant R Code street setback (refer Figure 22);*
- b) *Where the street pattern varies, the ground floor of new buildings shall be setback from the street mid-way between that of the traditional houses on either side;*

How do I find my zoning?

Your zoning can be found by entering your address into the [Address & Application Assistant](#) on the City's website.

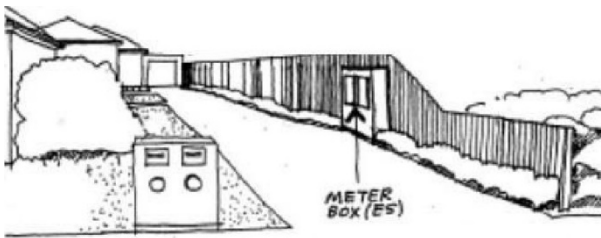
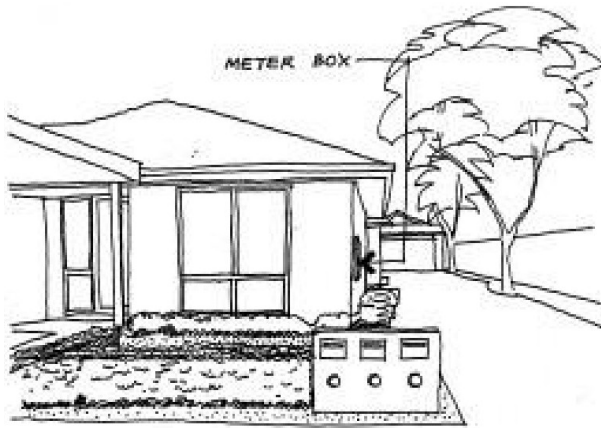
Zone	Residential R30
-------------	-----------------

What are acceptable locations for External Fixtures?

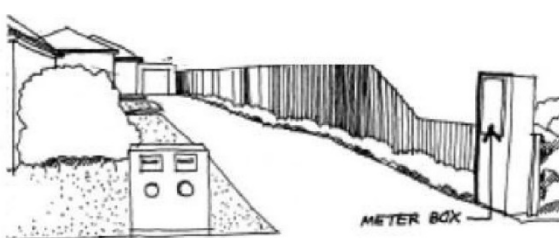
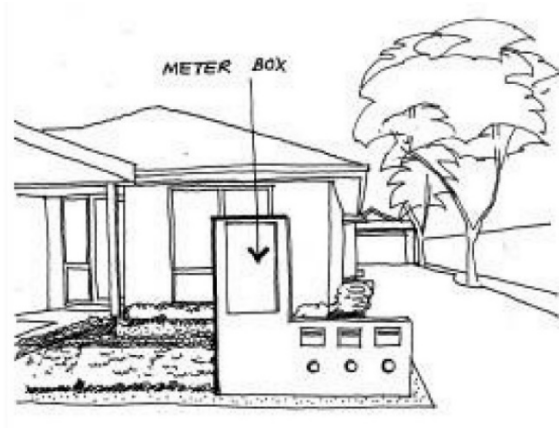
- External Fixtures including electrical and gas meter boxes, pillars and cabinets are to be not visible from the primary street, are designed to integrate with the building or are located so as not to be visually obtrusive.
- If an External Fixture cannot be located so not to be visible from the primary street and integrated with a dwelling, it should be located adjacent to fencing or a wall of the dwelling and painted the same colour of the attached surface. The External Fixture is still required to not be visually obtrusive, i.e. not visible or minimally visible from the street. It is at the discretion of the City to determine if the location of an External Fixture is appropriate and meets the Deemed-to-Comply requirements of Clause 5.4.4 - External Fixtures.
- If an External Fixture is to be located on the front fence, it is still subject to the Deemed-to-Comply requirements of Clause 5.2.4 - Street Walls and Fences and Clause 5.2.5 - Sightlines of the Residential Design Codes, which requires no solid portions of front fence greater than 1.2m in height above natural ground level, and no structures above 0.75m in height to be within the driveway visual truncation areas (1.5m x 1.5m).

Please refer to the below simplified diagrams for examples of acceptable and unacceptable locations for External Fixtures/Electrical Distribution Boards:

Acceptable Locations:



Unacceptable Locations:



- External Fixtures must not impede or protrude on the minimum width requirements for driveways and pedestrian access legs. In Grouped Dwelling developments, External Fixtures should be located in common property areas and not be located in the exclusive lot area of a lot.
- External Fixtures are to be installed in accordance with service provider requirements. It is the customer's responsibility to make sure services are to be accessible to the network operator and emergency services personnel.
- External Fixtures/Electrical Distribution Boards for Multiple Dwellings are required to be sited in accordance with State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments.

Is Development and Building approval required for External Fixtures?

Under Schedule 2, Part 7, Clause 61(1) (d) of the Planning and Development (Local Planning Schemes) Regulations 2015, the erection of an External Fixture is exempt from obtaining Development Approval if the development satisfies the Deemed-to-Comply requirements of the Clause 5.4.4 - External Fixtures, Utilities and Facilities of the Residential Design Codes.

If your property is located within the City's Heritage Protection Area (HPA), all development will require Development Approval as per Schedule 2, Part 7, Clause 61 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Under Schedule 4, Clause 2 of the Building Regulations 2012 External Fixtures on their own are exempt from obtaining building approval as they are not considered as 'works'. All Building Permits lodged with the City are checked to ensure they are exempt from requiring Development Approval or are in accordance with a current Development Approval prior to issuing the Building Permit.

What stage will the location of External Fixtures be assessed?

The locations of External Fixtures are assessed at Development Application and Building Permit stage. It is required that External Fixtures are clearly notated on site and elevation plans.

It is mandatory to include all structures including electrical distribution boards (poles, cabinets and the like) and other service infrastructure on submitted plans at the Development Application and Building Permit stage. All development must be in accordance with approved plans, which includes the location of External Fixtures once Development Approval and Building Permit approval has been granted. The location of the External Fixtures will be reviewed on the lodgement of an Occupancy Permit (if required) with the City, with the location required to be consistent with Development Approval and Building Permit approval.

What happens if I have External Fixtures in a non-compliant location?

You may be required to relocate the infrastructure to comply with your Development Approval. Alternatively, an amended development application will be required to be submitted and approved by the City.

Can I find out if my proposed development requires Development Approval?

Yes – the City offers a 'Deemed-to-Comply' check service that can confirm whether or not a development application will be required from the City. Further information about the process including fees and application forms can be found [here on the City's website](#).

Further Information:

General enquiries may be made by phone to 9205 8555, in person at the City's offices between the hours of 8.30am to 5.00pm, Monday to Friday or via the City's email address development@stirling.wa.gov.au

All External Fixtures/Electrical Distribution Boards are to comply with the following regulations in conjunction with those of the City of Stirling and Service Provider requirements:

Department of Commerce: WA Electrical Requirements

https://www.commerce.wa.gov.au/sites/default/files/atoms/files/waer_2019.pdf

Western Australia Distribution Connections Manual 2015

<https://www.westernpower.com.au/media/3072/wa-distribution-connections-manual-20161014.pdf>

ATCO Gas Meter Box Location Handbook

<https://www.atco.com/en-au/for-business/natural-gas/builders-land-developers/meter-boxes.html>

Building Regulations 2012

https://www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_12901_homepage.html

Planning and Development (Local Planning Schemes) Regulations 2015

<https://www.dplh.wa.gov.au/lpsregs>

Last update: 23/07/2021

Disclaimer:

This information is produced by the City of Stirling in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original Local Laws, Planning Scheme and other relevant documents is recommended for detailed references.