9.4 BUILT FORM POLICY AMENDMENT 3

Attachments:
1. **Schedule of Modifications to Policy No. 7.1.1 - Built Form**
2. **Built Form Policy Amendment 3 - Marked Up**
3. **Built Form Policy Amendment 3 - Updated**
4. **R Codes Volume 1 - Tracked changes of amendments**

RECOMMENDATION:

That Council:

1. **DETERMINES that in accordance with Schedule 2, Part 3, Clause 5 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Amendment 3 to Policy No. 7.1.1 - Built Form is a minor amendment;**

2. **ADOPTS Amendment 3 to Policy No. 7.1.1 – Built Form at Attachment 3; and**

3. **RESOLVES to proceed with Amendment 3 to Policy No. 7.1.1 – Built Form without modification in accordance with Schedule 2, Part 2, Clause 4(3)(b)(i) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

PURPOSE OF REPORT:

To provide an overview of the interim amendments to State Planning Policy No. 7.3 – Residential Design Codes Volume 1 (R Codes), to identify how these would affect the City's Policy No. 7.1.1 – Built Form (Built Form Policy), and to consider proposed Amendment 3 to the Built Form Policy to address inconsistencies between the two policies created by the interim amendments.

BACKGROUND:

At its meeting on 16 June 2020 Council endorsed Amendment No. 2 to the Built Form Policy. Amendment No. 2 to the Built Form Policy is in operation, noting Administration is continuing to pursue the Western Australian Planning Commission (WAPC) approval for the following provisions:

Volume 1 – Single House and Grouped Dwellings

- Clauses 1.2, 4.2, 5.2 – Lot boundary setbacks; and
- Clauses 1.4, 4.5, 5.9 – Landscaping.

Volume 2 - Multiple Dwellings and Mixed Use

- Clauses 1.4, 4.3, 5.3 – Tree canopy and deep soil areas;
- Clause 1.7 – Car and bicycle parking; and
- Clause 1.10 – Energy Efficiency.

The City submitted these provisions to the Department of Planning Lands and Heritage (DPLH) on 11 September 2020. At this time DPLH were progressing various Planning Reforms which would mean that the submission would be assessed following the completion of Planning Reforms at the end of 2020. The City has since discussed these provisions with DPLH and in light of the draft Medium Density Codes (MD codes) it was suggested that the City await the outcome of the draft before determination of the Built Form Policy provisions. DPLH have indicated that the draft MD codes will be finalised at the end of 2021 however this is not confirmed. As the date for finalisation is unknown City has sought determination of the Built Form Policy provisions. The City has provided additional information requested in April 2021 and is awaiting indication that a report is being prepared and presented to the WAPC for consideration.

The WA Government has since reviewed the R Codes as part of its package of planning reforms to assist with the economic recovery from the COVID-19 pandemic. The review resulted in a series of amendments to the R Codes that aim to support the residential building industry, local governments, and homeowners by simplifying clauses and streamlining approval processes for low to medium density housing projects. The R Codes amendments will be gazetted and become operational on Friday 2 July 2021.

As part of this review, the WA Government is in the process of creating a new document called the Medium Density Housing Code. This document will form part of the R Codes Volume 1 and will guide single houses and grouped dwellings in areas coded R30 and above, and multiple dwellings coded R30 – R60.

A major review of the Built Form Policy (Amendment 4) would be undertaken following the finalisation of the Medium Density Housing Code. This further amendment would include a full review and community consultation to address all concerns and improvement opportunities of the Built Form Policy.

DETAILS:

A summary of the R Codes amendments and Administration's response is included in **Attachment 1.** The summary identifies where modifications to the Built Form Policy would apply, what impact they may have, and where the Built Form Policy would continue to apply as existing. The amendments to the Built Form Policy are minor and simply reflect the amendments made to the R Codes.

Proposed modifications to the Built Form Policy

In response to the R Codes amendments, a series of modifications to the Built Form Policy are recommended. A copy of the Built Form Policy showing the tracked changes is included as **Attachment 2** and an updated version of the Built Form Policy showing these changes implemented is included as **Attachment 3.** The key changes are outlined below:

Street setbacks (Item 7 of Appendix 1 and 4)

The R Codes have been amended to allow unenclosed porches, verandahs and balconies to project up to 50 percent into the primary street setback area, without providing equal compensating area as required by Clause 5.1.2 C2.1 of the R Codes. This new provision of the R Codes would apply from Friday 2 July 2021 unless the Built Form Policy is amended to change it.

Removing the requirement for a compensating area of open space to be provided behind the setback line whenever a porch or verandah project forward of the primary street setback would not impact on development achieving the objectives of the Built Form Policy. Development would still be required to provide the same amount of open space and landscaping across the site and encouraging porches and verandahs would provide opportunity for increased activation between dwellings and the street. There is no objection to this provision and so it is proposed to be included into the Built Form Policy in a manner that is consistent with its five either side primary street setback standard.

The reduced setback of balconies, as prescribed by the R Codes, would not align with the intent of the Built Form Policy, as the Built Form Policy currently requires balconies to be setback one metre behind the ground floor predominant building line. The current provisions relating to balconies are proposed to remain and as such the new provision of the R Codes relating to balconies would not take effect.

Patios, verandahs and the equivalent (Item 8 of Appendix 1 and 4)

The R Codes have been amended to allow patios to have a nil setback to the lot boundary when the structures are not more than 10 metres in length, not more than 2.7 metres in height, the structure is located behind the primary street setback, and the eaves, gutters and roof is setback not less than 450 millimetres.

The amendment to the R Codes represents typical development that would not have a detrimental impact on adjoining properties. The Built Form Policy is recommended to be amended to allow these R Code provisions to apply.

Boundary walls (Item 9 of Appendix 1 and 4)

The R Codes have been amended to remove the reference to boundary walls of a similar dimension, remove the reference to 'averaging' and to permit boundary walls on up to two site boundaries.

Removing the reference to 'averaging' means that boundary walls would be permitted to have a maximum height of 3.5 metres, which is consistent with the existing requirements of the R Codes. There would be a minor increase in boundary wall heights due to there no longer being consideration of the average height. The Built Form Policy already permits boundary walls on two site boundaries and so this change to the R Codes simply brings it into alignment with the Built Form Policy.

The amendment to the R Codes would simplify the assessment of boundary walls and would be consistent with the built form outcome delivered by the Built Form Policy. The provisions of the Built Form Policy would be redundant under these R Code changes and are recommended to be deleted.

Outbuildings (Item 38 of Appendix 1 and 4)

The R Codes have been amended to distinguish between small, and large/multiple outbuildings. The criteria for small outbuildings align with the Building Codes of Australia and allows small outbuildings to be exempt from requiring development and building approval when they meet the specified criteria relating to number of structures, location, size, height, and other site considerations.

The requirements for large and multiple outbuildings includes deemed to comply criteria to better regulate the potential impact on adjoining properties.

The Built Form Policy does not include any provisions to replace those of the R Codes and no changes are recommended in response to these modifications to the R Codes.

Building height (Item 45 of Appendix 1 and 4)

The R Codes have been amended to increase permitted building heights by 0.5 metres to one metre for single storey and two storey development.

The Built Form Policy already includes heights above those in the R Codes, though these are slightly lower than those soon to be permitted by the R Codes. The additional building height reflected in the R Codes respond to typical development and would not have a detrimental impact on the bulk, scale, and visual outlook of developments. It is recommended the Built Form Policy is modified to reflect the maximum building heights prescribed by the R Codes.

Modifications to the R Codes not included in the Built Form Policy

The R Codes contains several modifications that are not proposed to be incorporated to the Built Form Policy as they are contrary to the intent and built form outcome being sought by the City.

A copy of the R Codes showing the tracked changes is included as **Attachment 4**.

The key changes to the R Codes that have not been incorporated into the Built Form Policy are outlined below:

Carports (Item 11 of Appendix 1 and 4)

The R Codes have been amended to permit carports to project up to 50 percent into the front setback area without providing a compensating area of open space, and to have a maximum width of 60 percent of property frontage.

The Built Form Policy already includes separate provisions regulating carports and would replace the new R Codes provision. No amendments to the Built Form Policy are recommended as the R Codes provision is not consistent with the intended built form outcomes of the Built Form Policy.

Garages (Item 15 of Appendix 1 and 4)

The R Codes have been amended to permit garages to have a maximum width of 50 percent of the lot frontage, regardless of its proximity to the dwelling.

The Built Form Policy already includes separate provision regulating garage width. No modifications to the Built Form Policy are recommended as the R Codes provision is not consistent with the intended built form outcomes of the Built Form Policy.

Landscaping (Item 24 – 26 of Appendix 1 and 4)

The R Codes have been amended to:

- provide more robust provisions and to provide clarity so that landscaping is provided in open spaces generally, not just common property and communal spaces;

- provide clarity and to include a requirement for one shade tree for every four uncovered car parking spaces (previously one per six); and
- include new deemed to comply requirements that stipulate space to provide at least one tree per dwelling with a minimum dimension of 2 metres, now required for single houses, grouped dwellings and multiple dwellings.

The Built Form Policy contains local housing objectives and deemed to comply requirements that seek to achieve more robust landscaping outcomes. The landscaping provisions within the Built Form Policy represent a Council adopted policy position but do not apply until the WAPC have granted approval in accordance with section 7.3 of the R Codes Volume 1.

Whilst the new provisions within the R Codes would result in an improved landscaping outcome, Administration will continue to pursue approval from the WAPC for the landscaping provisions within the Built Form Policy.

No changes to the Built Form Policy are recommended because of this modification.

Ancillary dwellings (Item 39 of Appendix 1 and 4)

The R Codes previously set a deemed-to-comply standard allowing ancillary dwellings on sites not less than 450 square metres. The R Codes amendments change this standard to 350 square metres. New provisions are also included to control the location, design, and site requirements.

The Built Form Policy does not include any provisions to replace those of the R Codes and no further changes are recommended in response to these modifications as the R Codes requirements would assist in moderating the built form outcome of the development.

CONSULTATION/ADVERTISING:

In accordance with Schedule 2, Part 2, Clause 5 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* local governments can make an amendment to a local planning policy without advertising the amendment if, in the opinion of the local government, the amendment is a minor amendment.

The amendment to the Built Form Policy is a minor amendment as it responds to the amendments of the R Codes only and ensures effective and continual operation of the Policy.

Upon adoption of Amendment 3 to the Built Form Policy, the City would notify key stakeholders of the key changes in writing and include a notification on the City's website.

LEGAL/POLICY:

Section 2.7(2)(b) of the Act provides Council with the power to determine policies.

The City's Policy Development and Review Policy sets out the process for repealing and adopting policies.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting Amendment 3 to the Built Form Policy is low risk.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Sensitive Design

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024.*

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any priority health outcomes of the City's *Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Amendment 3 to the Built Form Policy proposes minor changes only. The changes are intended to simplify and improve the design outcomes and would not have a detrimental impact to the application of the Built Form Policy. The amendment responds to the changes to the R Codes only and ensures the Built Form Policy continues to be operational and legible.

The reference No.'s of this table aligns to those of the R Codes tracked changes, included as **Attachment 4.**

Proposed changes to the Built Form Policy

No.	Clause	Summary of R Codes Amended Provision	Officer Comment	Recommendation
7.	5.1.2 Street setbacks	C2.4 of the R Codes has been amended to allow unenclosed porches, verandah's and balconies to project up to 50 percent into the primary street setback area, without providing equal compensating area as required by Clause 5.1.2 C2.1 of the R Codes. The amended provision would provide opportunity for increased activation between dwellings and the streetscape.	The Built Form Policy stipulates that Clause 5.1.2 C2.4 of the R Codes remains and applies. C2.4 of the R Codes conflicts with C5.1.4 of the Built Form Policy and would be contrary to the desired built form outcome. Specifically, the Built Form Policy requires balconies to be setback 1 metre behind the ground floor predominant building line. Porches and verandah's that project up to 50 percent into the primary street setback would provide opportunity for increased activation between dwellings and the streetscape.	It is recommended the Built Form Policy is amended to replace C2.4 of the R Codes. To provide assessment for setbacks of unenclosed porches and verandahs, it is recommended a new clause be included in the Built Form Policy as follows: *C5.1.3 An unenclosed porch, verandah on the equivalent may (subject to the Building Codes of Australia) project into the primary street setback area to a maximum of half the required primary street setback area.* Balconies are excluded from the above provision and would continue be assessed under C5.1.4. The subsequent provisions are to be renumbered accordingly.
8.	5.1.3 Lot boundary setbacks	C3.1 (ii) of the R Codes has been amended to allow nil setbacks for patios, verandahs and the equivalent where it is: • less than 10 metres in length and 2.7 metres in height;	Volume 1 Clause 1.2, 4.2 and 5.2 of the Built Form Policy seek to amend Clause 5.1.3 C3.1 of the R Codes. These provisions represent a Council adopted policy position and do not apply as Deemed to Comply provisions until the WAPC have	The following new provision to the Built Form Policy is recommended to respond to this amendment to the R Codes: *C5.2.1 Clause 5.1.3 C3.1 (ii) of the R Codes Volume 1 applies.*

		• behind the primary street setback; and • has eaves, gutters and roofs setback at least 450mm from the lot boundary. iii – vi have also been amended to remove repetition and provide clarity.	granted approval in accordance with section 7.3 of the R Codes Volume 1. Administration supports the new provision C3.1 (ii) as it represents typical development that would not have a detrimental impact on adjoining properties.	All subsequent provisions are to be renumbered accordingly. With regards to C3.1 iii – vi of the R Codes, the intent of the clause has remained the same and would have no impact on the application of the Built Form Policy. No further changes to the Built Form Policy are recommended.
9.	5.1.3 Lot boundary setbacks	C3.2 of the R Codes has been amended as follows: • The term 'boundary walls' has been relocated and is now included within Appendix 1 – Definitions of the R Codes. Other text changes have been included to improve clarity. • R Codes provision C3.2 i has been amended to remove reference to boundary walls of a similar dimension. The amended provision would only allow boundary walls that abut an existing or simultaneously constructed wall of equal or greater dimension. The amendment seeks to ensure new boundary walls compliment the existing character of the area. • R Codes provision C3.2 ii and iii has been amended to remove the reference to 'averaging' and to permit boundary walls up to two site boundaries. This modification would	C5.2.1 and C4.2.3 of the Built Form Policy states that: *Clause 5.1.3 C3.2 of the R Codes Volume 1 applies to walls and is acceptable up to two side boundaries.* C5.2.1 and C4.2.3 are now redundant.	It is recommended the Built Form Policy is amended to delete C5.2.1 and C4.2.3. The subsequent provisions would be renumbered accordingly.

		simplify the calculation and allows for contemporary development. • R Codes provision C3.2 iv has been amended to provide clarity where boundary walls are created in a plan of subdivision. • A new note has been included to clarify that pillars and posts no greater than 450mm by 450mm may be built up to a lot boundary but do not constitute a 'wall'. • A new note has been included to clarify retaining walls do not constitute a boundary wall and are to be assessed under clause 5.3.7 only.		
45.	Table 3	Table 3, which relates to maximum building heights has been amended to increase the permitted wall heights by 0.5 metres to one metre for single storey and two storey development. The increased building height is intended to allow for modern building standards (i.e. higher ceilings and allowance for services).	In accordance with Clause 7.3.1, Volume 1, Clause 5.3 replaces Clause 5.1.6 C 6 of the R Codes. The increase to the building height is minimal and provides opportunity to improve natural sunlight, ventilation, and innovation in building design.	The Built Form Policy is recommended to be modified to align with the amended R Codes provision.

Administrative changes to the Built Form Policy

11.	5.2.1 Garages and carports	C1.2 has been amended to allow a 50 percent reduction to carport setbacks from the primary street where: i. The width of the carport does not exceed 60 percent of the frontage; ii. Unobstructed viewed between the dwelling and the street are maintained; and iii. The design of the carport is compatible with the dwelling.	In accordance with Clause 7.3.1, Volume 1, Clause 5.4 of the Built Form Policy replaces Clause 5.2.1, C1.1, C1.2, C1.4 and C1.5 of the R Codes. The amended R Codes provision would therefore not be applicable. Notwithstanding, C5.4.3 of the Built Form Policy stipulates *Carports shall be setback in accordance with Clause C5.2.1 of this Policy. This setback may be reduced in accordance with Clause 5.1.2 C2.1 iii of the R Codes Volume 1.* The reference to C5.2.1 of the Built Form Policy is an administrative error and should refer to Clause C5.1.1 and C5.1.2 of the Built Form Policy in lieu of Clause C5.2.1.	It is recommended the Built Form Policy is amended as follows: *C5.4.3 Carports shall be setback in accordance with Clause C5.1.1 and C5.1.2 of this Policy. This setback may be reduced in accordance with Clause 5.1.2 C2.1 iii of the R Codes Volume 1.*
17.	5.2.4 Street walls and fences	New deemed-to-comply provision C4.2 of the R Codes has been included to stipulate maximum height (1.8 metres) and width (400mm) of solid pillars.	In accordance with Clause 7.3.1 of the R Codes, a local planning policy can replace the deemed-to-comply requirements of the R Codes. Existing Clause 5.7 of the Built Form Policy sets out the requirements for street walls and fences and accommodates the new provisions stipulated by the R Codes.	The Built Form Policy is recommended to be updated to stipulate Clause 5.7 of the Built Form Policy replaces Clause 5.2.4 C4.1 and C4.2 of the R Codes.

18.	5.2.5 Sight lines	Clause 5.2.5 of the R Codes has been amended to clarify that sight lines are to be provided where a driveway intersects with: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect.	The wording of the Built Form Policy is aligned to the previous version of the R Codes and does not include all street types. These changes would result in improved sight lines and safety for vehicles, pedestrians and the like.	The following sections of the Built Form Policy are recommended to be updated to reflect the new wording or the R Codes: • Volume 1, Section 5, Clause 5.8 C5.8.1; and • Volume 2, Section 5, Clause 5.4 A5.4.5.

No changes to the Built Form Policy recommended

No.	Clause	Summary of R Codes Amended Provision	Officer Comment	Recommendation
1.	Title page	Date updated to 2021.	No Comment.	No change.
2.	2.3 Planning approval for single houses on small lots	The R Codes has been amended to delete the requirement for single houses on lots smaller than 260m^2 to obtain development approval.	The deletion of this clause has no impact on the practices of the City or the application of the Built Form Policy.	No change.
3.	5.1 Context (objectives)	The objectives listed under Clause 5.1 have been amended to be simplified and to provide clarity.	The intent of the objectives has remained the same and would have no impact on the Built Form Policy.	No change.
4.	5.1.1 Site area	C1.3 has been amended to remove repetition and provide clarity.	The intent of the clause has remained the same and would have no impact on the application of the Built Form Policy.	No change.
5.	5.1.1 Site area	C1.4 has been amended to remove repetition and provide clarity.	The intent of the clause has remained the same and would have no impact on the application of the Built Form Policy.	No change.

6.	5.1.2 Street setbacks	C2.1 of the R Codes has been amended to exclude carports, unenclosed porches, balconies, verandahs or equivalent from street setback assessments. The clause has also been amended to remove repetition and provide clarity. The assessment of carports, including street setbacks assessment would be as per Clause 5.2.1 of the R Codes. Street setback assessment of unenclosed porches, verandah's and balconies would be considered under Clause 5.1.2, C2.4 below.	C5.1.1 – C5.1.6 of the Built Form Policy replace Clause 5.1.2 C2.1 of the R Codes and would continue to apply. It is noted C5.1.2 of the Built Form Policy already excludes porches, verandahs, carports and balconies from the street setback assessment. Assessment of unenclosed porches, balconies and verandahs is discussed within item No. 7, and assessment of carports is discussed within item No. 11, below.	No change.
10.	5.1.3 Lot boundary setbacks	New provision C3.4 stipulates that where a boundary wall and retaining wall are proposed concurrently and the boundary wall is located immediately above the retaining wall, the height of the wall is to include the height of the retaining wall.	The new provision clarifies the process for calculating the height of boundary walls and is consistent with existing practices of the City.	No changes.
12.	5.2.1 Garages and carports	C1.3 has been amended to include 'communal street' for clarification purposes.	This provision has not been replaced by any provisions within the Built Form Policy.	No changes.
13.	5.2.1 Garages and carports	Design Principle P1.1 has been amended to provide clarity, remove repetition, and require consideration of visual impacts on the streetscape. The intent of the design principle has remained the same.	The Built Form Policy includes two local housing objectives that consider the street and the design of the building. The local housing objectives provide additional guidance for the decision maker and do not replace the design principles.	No changes.

14.	5.2.1 Garages and carports	New design principle P1.2 requires garages and/or carports to consider and ensure it does not impede on existing or planned adjoining pedestrian, cycle, or dual-use path.	The new design principle would apply and is supported as it would improve the safety for pedestrians, cyclists, and vehicles.	No changes.
15.	5.2.2 Garage width	C2 of the R Codes has been amended to permit garages to be a maximum of 50 percent of the width of the lot, irrespective of its proximity to the front of the dwelling. Clarity has also been provided to confirm garages are permitted to be up to 60 percent of the lot width where the balconies extend more than half the width of the garage.	In accordance with Clause 7.3.1, Volume 1, Clause 5.5 of the Built Form Policy replaces Clause 5.2.2 C2 of the R Codes. The amended R Codes provision would therefore not be applicable. The R Codes would continue to apply to Volume 1, Sections 1 – 4 of the Built Form Policy. This is consistent with the previous application of the Built Form Policy.	No changes.
16.	5.2.4 Street walls and fences	C4.1 has been updated to provide clarification by referring to Figure 12 of the R Codes. The intent of the provision has remained the same.	In accordance with Clause 7.3.1, Volume 1, Clause 5.7 of the Built Form Policy replaces Clause 5.2.4 C4.1 of the R Codes. The amended R Codes provision would therefore not be applicable.	No changes.
19.	5.3.1 Outdoor living area	Design principle P1.1 of the R Codes has been amended to provide for more robust standards around the functionality of the space for entertainment and leisure and requires the inclusion of space to ensure solar access and landscaping.	There are no local housing objectives within the Built Form Policy that relate to outdoor living areas. The intended outcomes of these modifications would result in improved amenity for residents.	No changes.
20.	5.3.1 Outdoor living area	Design principle P1.2 of the R Codes has been amended to include more robust standards around the functionality of balconies provided for multiple dwellings.	The Built Form Policy does not account for Multiple Dwellings in areas coded R40 or lower. The R Codes would apply in these instances.	No changes.

			The likeliness of receiving an application for multiple dwelling on sites coded R40 or lower is low due to Clause 26 (1) and (6) of the City's Local Planning Scheme No. 2 (LPS2). Notwithstanding, multiple dwellings on sites coded R40 or lower can be considered as part of the major review to the Built Form Policy.	
21.	5.3.1 Outdoor living area	New design principle P1.3 has been included to provide more robust standards for outdoor living areas within the front setback areas to a single houses and grouped dwellings. The design principle now requires consideration of street surveillance and visual permeability of front fences.	There are no local housing objectives within the Built Form Policy that relate to outdoor living areas. The intended outcomes of these modifications would result in improved amenity for residents.	No changes.
22.	5.3.1 Outdoor living area	C1.1 of the R Codes has been amended to require outdoor living areas to have improved integration with main living areas of the dwelling. Text changes are also proposed to provide clarity.	Clause 5.3.1 of the R Codes applies and would result in more robust standards for outdoor living areas.	No changes.
23.	5.3.1 Outdoor living area	C1.2 of the R Codes has been amended to required balconies to have improved integration with main living areas of the dwelling.	Clause 5.3.1 of the R Codes applies and would result in more robust standards for outdoor living areas.	No changes.
24.	5.3.2 Landscaping	Design principle P2 has been amended to provide more robust provisions and to provide clarity so that landscaping is provided in open spaces generally, not just common property and communal spaces.	The Built Form Policy contains Local Housing Objectives that seek to achieve more robust landscaping outcomes. The landscaping provisions of Clause 1.4, 4.5 and 5.9 of the Built Form Policy represent a Council adopted policy position and do not apply until the WAPC have granted	No changes.

			approval in accordance with section 7.3 of the R Codes Volume 1. Whilst the new provisions within the R Codes would result in an improved landscaping outcome, administration would continue to pursue approval from the WAPC for the landscaping provisions within the Built Form Policy.	
25.	5.3.2 Landscaping	C2.1 of the R Codes has been amended to provide clarity and to include a requirement for one shade tree for every four uncovered car parking spaces (previously one per six).	The Built Form Policy contains Deemed to Comply provisions that require additional and improved landscaping outcomes. The landscaping provisions of Clause 1.4, 4.5 and 5.9 of the Built Form Policy represent a Council adopted policy position and do not apply as Deemed to Comply provisions until the WAPC have granted approval in accordance with section 7.3 of the R Codes Volume 1. Whilst the new provisions within the R Codes would result in an improved landscaping outcome, administration would continue to pursue approval from the WAPC for the landscaping provisions within the Built Form Policy.	No changes.
26.	5.3.2 Landscaping	New deemed to comply provision C3.2.2 of the R Codes stipulates that space for at least one tree per dwelling provided on site with a minimum dimension of 2 metres is now required for single houses, grouped dwellings and multiple dwellings.	The Built Form Policy contains Deemed to Comply provisions that require additional and improved landscaping outcomes. The landscaping provisions of Clause 1.4, 4.5 and 5.9 of the Built Form Policy represent a Council adopted policy position and do not apply as Deemed to Comply provisions	No changes.

			until the WAPC have granted approval in accordance with section 7.3 of the R Codes Volume 1. Whilst the new provisions within the R Codes would result in an improved landscaping outcome, administration would continue to pursue approval from the WAPC for the landscaping provisions within the Built Form Policy.	
27.	5.3.3 Parking	C3.1 of the R Codes has been amended to permit sites with access to multiple bus routes that constitute 'high frequency' timings to have reduced vehicle parking on site.	This modification allows greater flexibility and encourages a reduction in car usage where public transport is adequate.	No changes.
28.	5.3.3 Parking	C 3.2 of the R Codes has been amended to clarify the way in which visitor parking bays are calculated.	This modification would simplify the assessment of visitor parking.	No changes.
29.	5.3.5 Vehicle Access	C5.1 of the R Codes has been amended to provide clarification, ensuring that vehicle access is provided from a street other than a primary street where possible.	This modification results in more robust standards that would protect streetscape characters.	No changes.
30.	5.3.6 Pedestrian Access	C6.1 of the R Codes has been amended to be simplified, stipulate a minimum 1.2m wide pedestrian path where applicable, and provide clarity.	This modification would result in an improved built form outcome by ensuring dedicated pedestrian footpaths.	No changes.
31.	5.3.6 Pedestrian Access	C6.3 has been amended to allow pedestrian paths adjacent to communal streets to be setback a minimum of 2.5 metres (previously 3 metres) from dwellings.	This modification to the R Codes would have no detrimental impact on the amenity of residents.	No changes.

32.	5.3.7 Site works	C7.1 of the R Codes has been amended to require consideration of site works and retaining walls at the same time. The provision has also been modified to clarify site works and retaining walls should not exceed 0.5 metres above or below natural ground level except where necessary for access.	This modification to the R Codes provide clarity in how to assess the requirement.	No changes.
33.	5.3.7 Site works	C7.2 of the R Codes has been amended to provide straightforward height and setback assessments of retaining walls, fill and excavation.	This modification to the R Codes simplifies the assessment.	No changes.
34.	5.3.7 Site works	New Table 4 has been included to assist with the assessment of C7.2.	This modification to the R Codes simplifies the assessment.	No changes.
35.	5.3.8 Retaining walls	C8 of the R Codes has been deleted as they are consolidated with Clause 5.3.7 of the R Codes.	This modification to the R Codes simplifies the assessment.	No changes.
36.	5.3.8 Retaining walls	P8 of the R Codes has been relocated to Clause 5.3.7 P7.3.	This modification to the R Codes simplifies the assessment.	No changes.
37.	5.4.2 Solar access for adjoining sites	C2.1 has been amended to exclude dividing fences up to 2.0 metres in height from being included in overshadowing calculations.	Dividing fences are a commonly accepted structure and would not result in an adverse impact on adjoining properties.	No changes.
38.	5.4.3 Outbuildings	The R Codes has been amended to distinguish between small, and large and multiple outbuildings. The requirements for small outbuildings has been aligned with the Building Codes of Australia and allows small outbuildings to be permitted as of right where they meet the specified criteria.	Clause 5.4.3 of the R Codes would apply to development within the City of Vincent. The requirements stipulated within the R Codes would adequately regulate outbuildings to ensure they would have a minimal impact on adjoining properties or the streetscape.	No changes.

		The requirements for large and multiple outbuildings includes Deemed to Comply criteria to better regulate the potential impact on adjoining properties.		
39.	5.5.1 Ancillary Dwellings	C1 of the R Codes has been amended to permit ancillary dwellings on lots not less than 350 square metres (previously 450 square metres). New provisions are also included to control the location, design, and site requirements.	The amended provision would assist in moderating the built form outcome of the development.	No changes.
40.	5.5.1 Ancillary Dwellings	P1 of the R Codes has been amended has been amended to provide clarity and remove repetition.	The intent of the clause has remained the same.	No changes.
41.	5.5.1 Ancillary Dwellings	New design principle P2 has been included to require ancillary dwellings to positively contribute to its setting by considering the existing single house, view from adjoining properties, and view from the streetscape.	The new provision provides more robust standards to guide development.	No changes.
42.	7.2 Pre-existing local planning policies	Clause 7.2 of the R Codes has been amended to clarify which statutory planning document would prevail when there is an inconsistency.	These modifications are noted.	No changes.
43.	7.3.1 Scope of local planning policies, local development plans and activity centre plans	Clause 5.4.3 Outbuildings has been included as a clause that permits a local planning policy to amend or replace the deemed to comply requirement of the R Codes without the approval of the WAPC.	This modification is noted.	No changes.

	in relation to Volume 1			
44.	Table 2a	Table 2a of the R Codes includes minor modifications that allow a 1 metre setback (previously 1.5 metres) for walls with no major openings that are 3.5 metres or less in height and are 14 metres or less in length. This modification is in response to typical residential development designs	This modification would not have a detrimental impact on the design or built form outcomes of buildings.	No changes.

CITY OF VINCENT

BUILT FORM

POLICY NO. 7.1.1


Firearms & Ammunition & Fishing Tackle & Bar
WINES OF WHILE
NATURAL WINE STORE + BAR
BARBERSHOP
SHAVE PARLOUR
Billy
VAN
CREAMY
AMP

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MARY
STREET
BAKERY

PART 1
PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on the planning and design of all development in the City of Vincent.

This Policy applies to all development in the City of Vincent as follows:

Built Form Area (as identified in Figure 1)	Applicable Section of Policy
Town Centre	Part 1; and Part 2, Volumes 1, 2 and 3, Section 1
Activity Corridor	Part 1; and Part 2, Volumes 1, 2 and 3, Section 2
Mixed Use	Part 1; and Part 2, Volumes 1, 2 and 3, Section 3
Transit Corridor	Part 1; and Part 2, Volumes 1, 2 and 3, Section 4
Residential	Part 1; and Part 2, Volumes 1, 2 and 3, Section 5
Reserves	Nil

POLICY OBJECTIVES

The objective of this Policy is for all development to:

Context

1. Integrate land use, public space and the form of the built environment to enable attractive, interesting outcomes for people;
2. Be respectful of local and historic context;
3. Preserve and reinterpret established built form and social character;
4. Maintain and enhance amenity;

Design

5. Be high quality and well-designed, including both buildings and landscaping;
6. Contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside;
7. Encourage active participation and have a positive influence on public health by improving walkability and interest for people;
8. Design for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures;
9. Encourage direct street level pedestrian access wherever possible;
10. Incorporate the principles of Crime Prevention through Environmental Design;
11. Respond to future changes in use, lifestyle and demography;
12. Provide sufficient privacy for residents without the need to retrofit screening devices;
13. Provide natural amenity and landscaping, including areas of deep soil that supports healthy plant and tree growth and contributes to the City's tree canopy, reduces urban heat island effect, and provides natural beauty and amenity to residents and visitors;

Sustainability

14. Respond to the changing needs of the community, environment and the economy over time in an efficient, functional and attractive manner;
15. Improve resource, energy and water efficiency throughout the development lifecycle including during construction, maintenance and ongoing use;
16. Incorporate sustainable and energy efficient design that befits the local climate and provides comfortable living conditions while reducing greenhouse gas emissions;

Movement

17. Maximise the opportunities provided by the City of Vincent's proximity to major public transport routes, cycling networks and activity centres;

Housing

18. Provide a range of development types and housing typologies to cater to the needs of the community;
19. Retain and adaptively re-use the City's building stock; and
20. Provide affordable housing.

Additional objectives specific to Built Form Areas are as follows:

Activity Corridor

21. To improve the built form connection and design between the City's Town Centres.

Mixed Use

22. To provide for a variety of built form that facilitates a positive interaction between a mix of land uses and residential densities.

Transit Corridor

23. To provide for high quality design of medium to high-density residential development.

Residential

24. To provide for high quality design of low, medium and high-density residential development.

RELATIONSHIP TO OTHER DOCUMENTS

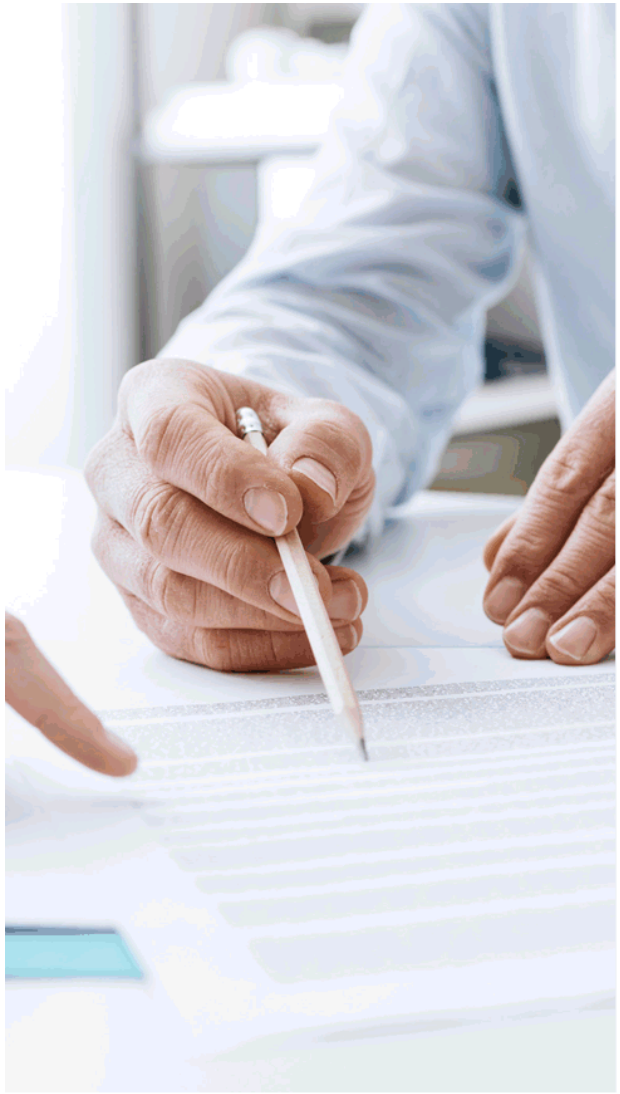
This Local Planning Policy forms part of the City of Vincent (the City) local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy, Master Plan or Guidelines applying to a particular site or area (e.g. Character Retention Area Guidelines), the provisions of that specific Policy, Master Plan or Guidelines shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual and/or physical engagement between those in the street and those on the ground floors of buildings.
Adjoining Property	Any lot which shares a boundary or portion of a boundary with a lot on which there is a proposed residential development site or is separated from that lot by a right-of-way, vehicle access way, pedestrian access way, access leg of a battleaxe lot or the equivalent not more than 6m in width.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.
Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes Volume 1.
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the *Land Administration Act 1997*.
Deemed Provisions	Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
Deep Soil Area	As per the R Codes Volume 2.

External Fixtures	As per the R Codes Volume 1.
Landscaping	As per the R Codes with additional clarification on "any other such area approved of by the decision-maker as landscaped area" to be defined as: Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.
Natural Ground Level	As per the R Codes Volume 1 and Volume 2.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.
Planting Area	An area, with a minimum soil depth and dimension of 1 metre that supports growth of medium to large canopy trees.
Primary Street	As per the R Codes.
R Codes Volume 1	Refers to State Planning Policy 7.3: Residential Design Codes Volume 1 (as amended).
R Codes Volume 2	Refers to State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (as amended).
Secondary Street	As per the R Codes Volume 1.
Skillion Roof	A mono-pitch roof form.
Soft Landscaping	An area with a minimum soil depth of 300mm that contains in-ground planting, excluding removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Solar Absorptance	The proportion of incident solar radiation that is absorbed by an external surface when exposed to the sun.
Stall Riser	The part of a shop front below a window.
Storey	That portion of a building which is situated between the top of any floor and the top of the floor next above it and, if there is no floor above it, that portion between the top of the floor and the ceiling above it but excludes any portion of a building used solely for car parking that is at least 50% below ground level.
Streetscape Design Elements	Design features of the street including, colour palette, texture, scale, materials, roof pitch and open spaces that combine to form the street's character.
Streetscape	The visual elements of a street.
Verandah	As per the R Codes Volume 1.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes Volume 1 and Volume 2.



ASSESSMENT PROCESS

1. Single Houses and Grouped Dwellings – Volume 1.

1.1. Applications for development approval where the R Codes apply shall be assessed in accordance with the R Codes.

1.2. In assessing applications for development approval and local development plans the City shall have regard to the Policy Objectives of Part 1 and Design Principles included in Appendix 1.

1.3. In accordance with Clause 7.3.2 of the R Codes Volume 1, this Policy contains Local Housing Objectives as follows:

1.3.1. Clauses 1.1 – 1.7, 2.1, 3.1, 4.1 – 4.6, 5.1 – 5.9 guide judgements about the merits of proposals where that aspect of residential development does not meet the applicable requirements of the R Codes Volume 1; and

1.3.2. Clauses 1.8 – 1.9 and 5.12 guide judgements about the merits of proposals of aspects of residential development not provided for under the R Codes Volume 1.

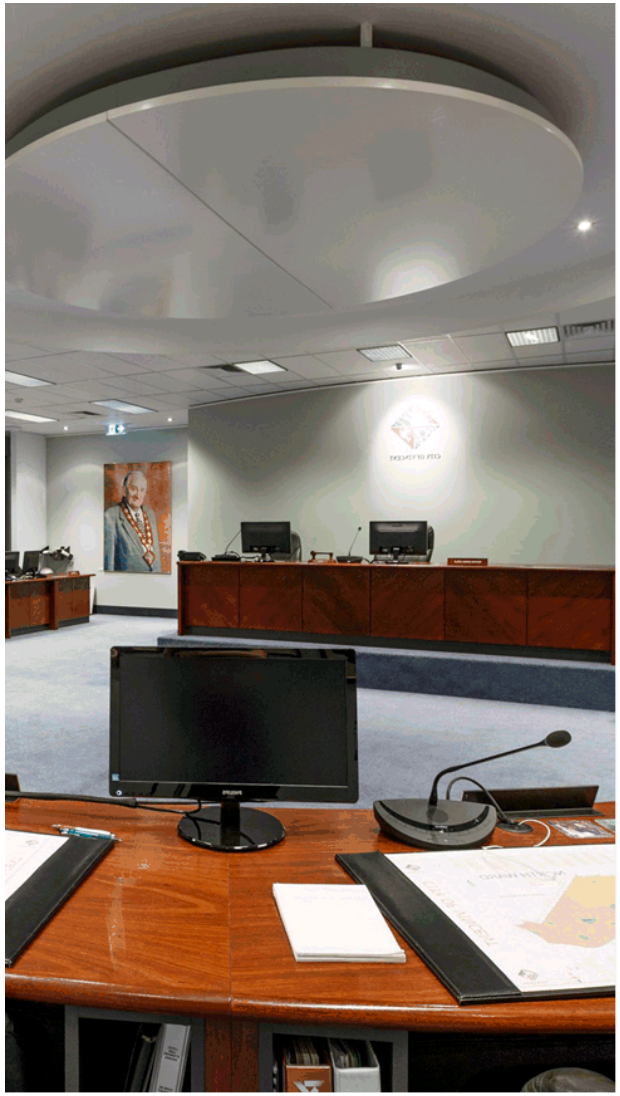
1.4. In accordance with Clause 7.3 of the R Codes Volume 1, this Policy contains provisions that amend or replace the deemed-tocomply provisions set out in Part 5 of the R Codes. The Design Principles of the R Codes Volume 1 remain and apply. The table below details which deemed to comply provisions of the R Codes Volume 1 have been amended (clarified) or replaced (provide new) by deemed to comply provisions of Volume 1 of the Built Form Policy.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
5.1.1 Site area	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.1.1 of the R Codes Volume 1 remains and applies.
5.1.2 Street Setback	**1.1**	**4.1**	**5.1**	**Volume 1, Clause 1.1, 4.1 and 5.1 replace Clause 5.1.2 ~~C2.1 and C2.2~~ of the R Codes Volume 1.** Clauses 5.1.2 C2.3 ~~and C2.4~~ of the R Codes Volume 1 ~~remain and apply~~.
5.1.3 Lot Boundary Setback (~~C3.2~~ 3.3)*	**1.2***	**4.2***	**5.2***	**Volume 1, Clause 1.2, 4.2 and 5.2 amend Clause 5.1.3 of the R Codes.*** For Town Centre, Mixed Use and Activity Corridor Built Form Areas Clauses 5.1.3 C3.2 and C3.3 of the R Codes Volume 1 remain and apply. For Residential Built Form Areas Clause 5.1.3 ~~C3.3 remains and applies~~.
5.1.4 Open space	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.1.4 of the R Codes Volume 1 remains and applies.
5.1.5 Communal open space	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.1.5 of the R Codes Volume 1 remains and applies.
5.1.6 Building height	**1.3, 2.1 and 3.1**	**4.3**	**5.3**	**Volume 1, Clause 1.3, 2.1, 3.1, 4.3 and 5.3 replace Clause 5.1.6 C6 of the R Codes Volume 1.**
5.2.1 Garages and carports	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	5.4	**Volume 1, Clause 5.4 replaces Clause 5.2.1 C1.1, C1.2, C1.4 and C1.5 of the R Codes Volume 1.** For Residential Built Form Area Clause 5.2.1 C1.3 of the R Codes Volume 1 remains and applies. For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.1 of the R Codes Volume 1 remains and applies.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
5.2.2 Garage width	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	5.5	**For Residential Built Form Areas Volume 1, Clause 5.5 replaces Clause 5.2.2 C2 of the R Codes Volume** For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.2 of the R Codes Volume 1 remains and applies.
5.2.3 Street surveillance	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	**5.6**	**For Residential Built Form Areas Volume 1, Clause 5.6 applies in addition to Clause 5.2.3 of the R Codes Volume 1.** For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.3 of the R Codes Volume 1 remains and applies.
5.2.4 Street walls and fences	No Built Form Policy deemed to comply requirements.	**4.4**	**5.7**	**For Transit Corridor and Residential Built Form Areas Volume 1, Clause 4.4 and 5.7 replaces Clause 5.2.4 C4 of the R Codes.** For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.4 of R Codes Volume 1 remains and applies.
5.2.5 Sight lines	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	**5.8**	For the Residential Built Form Areas Volume 1, Clause 5.8 replaces Clause 5.2.5 C5 of the R Codes.
5.2.6 Appearance of retained dwelling	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.2.6 of the R Codes Volume 1 remains and applies.
5.3.1 Outdoor living areas	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.1 of the R Codes Volume 1 remains and applies.
5.3.2 Landscaping*	**1.4***	**4.5***	**5.9***	**Volume 1, Clauses 1.4, 4.5 and 5.9 replace Clause 5.3.2 C2 of the R Codes Volume 1.***
5.3.3 Parking	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.3 of the R Codes Volume 1 remains and applies.
5.3.4 Design of car parking spaces	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.4 of the R Codes Volume 1 remains and applies
5.3.5 Vehicular access	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.5 of the R Codes Volume 1 remains and applies
5.3.6 Pedestrian access	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.6 of the R Codes Volume 1 remains and applies.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
5.3.7 Site works	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.7 of the R Codes Volume 1 remains and applies.
5.3.8 Retaining walls	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.8 of the R Codes Volume 1 remains and applies.
5.3.9 Stormwater management	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.9 of the R Codes Volume 1 remains and applies.
5.4.1 Visual privacy	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.4.1 of the R Codes Volume 1 remains and applies.
5.4.2 Solar access for adjoining sites	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.4.2 of the R Codes Volume 1 remains and applies.
5.4.3 Outbuildings	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.4.3 of the R Codes Volume 1 remains and applies.
5.4.4 External fixtures, utilities and facilities	**1.7**	**4.6**	**5.10**	**Volume 1, Clause 1.7, 4.6 and 5.10 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.** Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.
5.5.1 Ancillary dwellings	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.5.1 of the R Codes Volume 1 remains and applies.
5.5.2 Aged or dependent persons' dwelling C2.1ii	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.5.2 of the R Codes Volume 1 remains and applies.
5.5.3 Single bedroom dwellings	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.5.3 of the R Codes Volume 1 remains and applies.

**The Built Form Policy Deemed to Comply provisions represent a Council adopted policy position however do not apply as Deemed to Comply provisions until the Western Australian Planning Commission (WAPC) have granted approval in accordance with section 7.3 of the R Codes Volume 1. Until the WAPC have granted approval the relevant Deemed to Comply provisions of the R Codes Volume 1 apply.*



2. Multiple Dwellings and Mixed Use – Volume 2

2.1. In accordance with the Clause 1.2.2 of R Codes Volume 2, this Policy contains provisions that amend or replace the Acceptable Outcomes set out in Part 2, 3 and 4 of the R Codes Volume 2. The Element Objectives of the R Codes Volume 2 remain and apply. The table below details which Acceptable Outcomes of the R Codes Volume 2 have been amended or replaced by Acceptable Outcomes of Volume 2 of the Built Form Policy.

2.2 In accordance with Part 1, Clause 1.2.4 of the R Codes Volume 2 Objective 1.10.1 guides judgement about the merits of proposals relating to environmentally sustainable design which is not provided for under the R-Codes Volume 2

2.3 The R-AC3 provisions of the R Codes Volume 2 shall apply to all multiple dwelling and mixed use applications for development approval on sites zoned Regional Centre, District Centre, Local Centre and Commercial.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
2.1 Primary controls	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	There are no Acceptable Outcomes in this section of the R Codes Volume 2 however subsequent provisions refer to parts of Table 2.1 – Primary controls table.
2.2 Building height	**1.1, 2.1 & 3.1**	**4.1**	**5.1**	**Volume 2, Clauses 1.1, 2.1, 3.1, 4.1 and 5.1 replace** **Acceptable Outcome A 2.2.1 of the R Codes Volume 2.**
2.3 Street setbacks	**1.2**	**4.2**	**5.2**	**Volume 2, Clauses 1.2, 4.2 and 5.2 replace Acceptable Outcome A 2.3.1 of the R Codes Volume 2.**
2.4 Side and rear setbacks	**1.3**	**1.3**	**1.3**	**Volume 2, Clause 1.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.** Clause A 2.4.2 of the R Codes Volume 2 remains and applies.
2.5 Plot ratio	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 2.5 of R Codes Volume 2 remains and applies.
2.6 Building depth	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 2.6 of R Codes Volume 2 remains and applies.
2.7 Building separation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 2.7 of R Codes Volume 2 remains and applies.
2.8 Development incentives for community benefit	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	There are no Acceptable Outcomes in Clause 2.8 of the R Codes Volume 2.
3.1 Site analysis and design response	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	There are no Acceptable Outcomes in Clause 3.1 of the R Codes Volume 2.
3.2 Orientation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 3.2 of R Codes Volume 2 remains and applies.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
3.3 Tree canopy and deep soil areas*	**1.4***	**4.3***	**5.3***	***Volume 2, Clauses A1.4.1, A1.4.2, A4.3.1, A4.3.2, A4.3.8, A5.3.1 and A5.3.2 replace A 3.3.4 of the R Codes Volume 2.*** ***Volume 2, Clauses A1.4.3, A1.4.7, A4.3.3, A4.3.7, A5.3.3 and A5.3.7 replace A 3.3.7 of the R Codes Volume 2.*** ***Volume 2, Clauses A1.4.4, A1.4.5, A1.4.6, A4.3.4, A4.3.5, A4.3.6, A5.3.4, A5.3.5 and A5.3.6 replace A 3.3.5 of the R Codes Volume 2.*** ***Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.***
3.4 Communal open space	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 3.4 of R Codes Volume 2 remains and applies.
3.5 Visual privacy	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 3.5 of R Codes Volume 2 remains and applies.
3.6 Public domain interface	**No Built Form Policy Acceptable Outcomes.**	**4.4**	**5.4**	**For Transit Corridor and Residential Built Form Areas Clause 4.5 and 5.4 apply in addition to Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2.** For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clauses A 3.6.1 – A 3.6.9 R Codes Volume 2 remain and apply.
3.7 Pedestrian access and entries	**1.5**	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	**For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.5 applies in addition to Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2.** **For Transit Corridors and Residential Built Form Areas Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2 remain and apply.**
3.8 Vehicle Access	**1.6**	**4.5**	**5.5**	**Clause 1.6, 4.5 and 5.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.**

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
3.9 Car and bicycle parking*	**1.7***	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	***For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause A1.7.1 replaces Clause A 3.9.9.**** For Transit Corridor and Residential Built Form Areas Clauses A 3.3.1 – 3.3.10 of R Codes Volume 2 remain and apply.
4.1 Solar and daylight access	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.1 of R Codes Volume 2 remains and applies.
4.2 Natural ventilation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.2 of R Codes Volume 2 remains and applies.
4.3 Size and layout of dwellings	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.3 of R Codes Volume 2 remains and applies.
4.4 Private open space and balconies	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.4 of R Codes Volume 2 remains and applies.
4.5 Circulation and common spaces	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.5 of R Codes Volume 2 remains and applies.
4.6 Storage	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.6 of R Codes Volume 2 remains and applies.
4.7 Managing the impact of noise	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.7 of R Codes Volume 2 remains and applies.
4.8 Dwelling mix	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.8 of R Codes Volume 2 remains and applies.
4.9 Universal design	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.9 of R Codes Volume 2 remains and applies.
4.10 Façade design	**1.8**	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	**For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.8 applies in addition to Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2.** For Transit Corridors and Residential Built Form Areas Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2 remain and apply.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
4.11 Roof design	**1.9**	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	**For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.9 applies in addition to Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2.** For Transit Corridors and Residential Built Form Areas Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2 remain and apply.
4.12 Landscape design	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.12 of R Codes Volume 2 remains and applies.
4.13 Adaptive reuse	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.13 of R Codes Volume 2 remains and applies.
4.14 Mixed use	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.14 of R Codes Volume 2 remains and applies.
4.15 Energy efficiency	**1.10***	**1.10***	**1.10***	**Volume 2, Clauses A1.10.1 and A1.10.2 replace A4.15.1 of the R Codes Volume 2.**
4.16 Water management and conservation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.16 of R Codes Volume 2 remains and applies.
4.17 Waste management	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.17 of R Codes Volume 2 remains and applies.
4.18 Utilities	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.18 of R Codes Volume 2 remains and applies.
N/A	1.10	N/A	N/A	For Town Centre, Mixed Use and Activity Corridors Clause 1.10 augments R Codes Volume 2.*

**The Built Form Policy Acceptable Outcomes represent a Council adopted policy position however do not apply as Acceptable Outcomes until the Western Australian Planning Commission (WAPC) have granted approval in accordance with section 1.2 of the R Codes Volume 2. Until the WAPC have granted approval the relevant Acceptable Development provisions of the R Codes Volume 1 apply.*

Commercial – Volume 3

3.1. In assessing applications for development approval against Volume 3, the decision-maker shall have regard to:

- the objectives of the Local Planning Scheme; and
- policy objectives provided in Part 1, Design Principles provided in Appendix 1 and the Element Objectives provided in Part 2.

3.2. Volume 3 applies throughout the City of Vincent to the development of commercial buildings.

3.3. The element objectives are to be used in the preparation, submission and assessment of proposals for the purpose of determining their compliance with the Built Form Policy.

3.4. Applications for development approval need to demonstrate that the design achieves the objectives of each design element. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions.

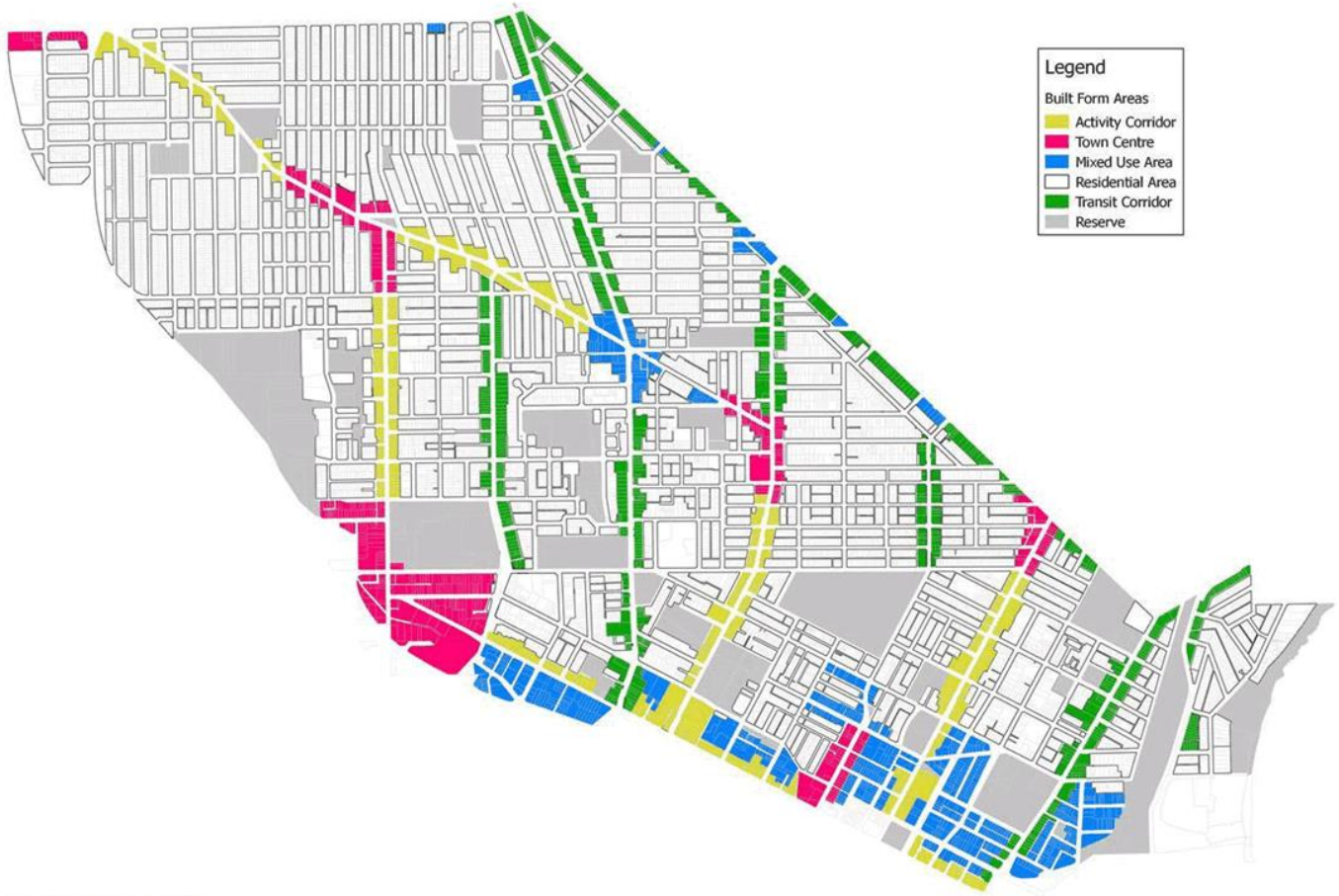


FIGURE 1 – BUILT FORM AREAS

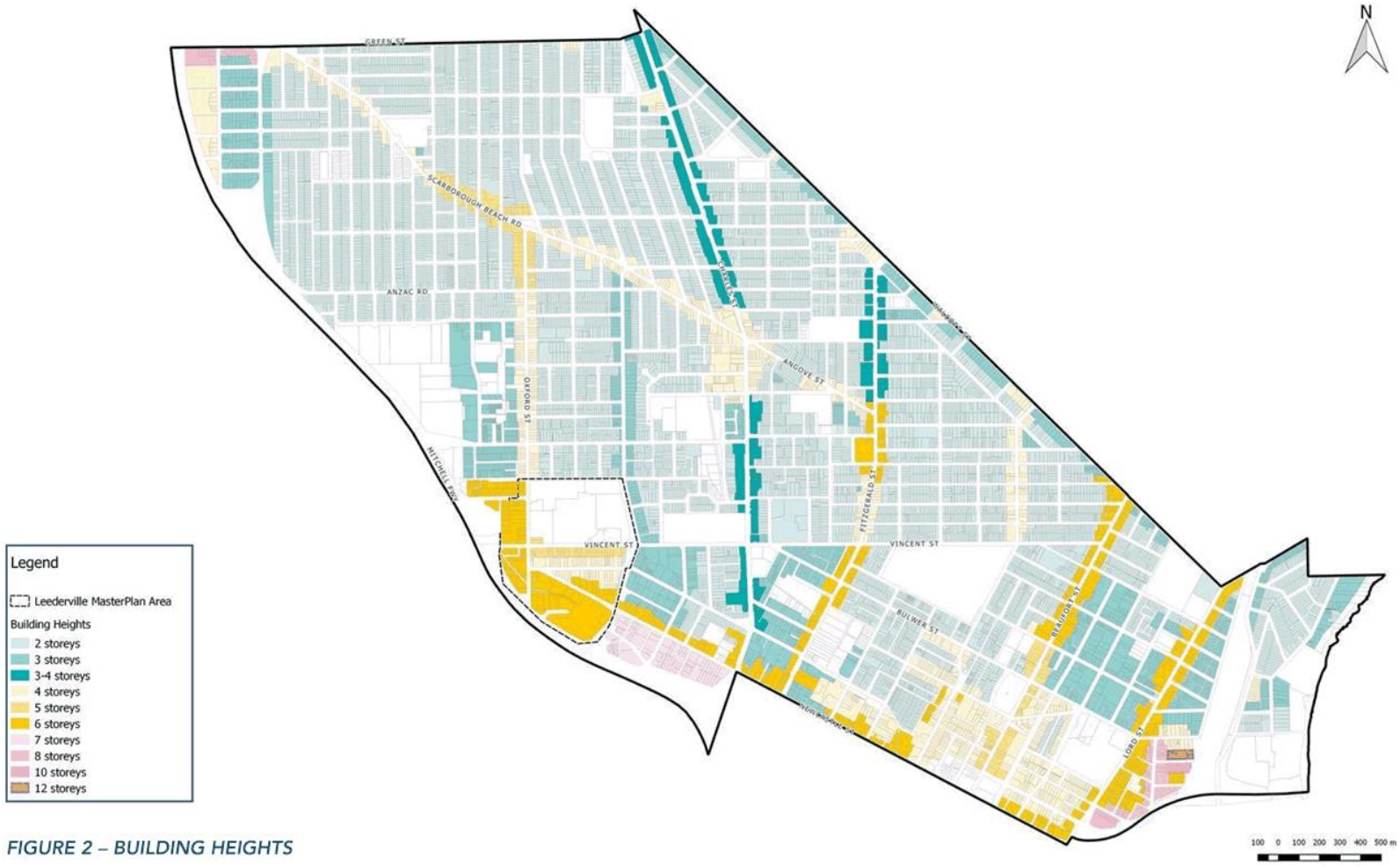


FIGURE 2 – BUILDING HEIGHTS

PART 2
POLICY PROVISIONS

VOLUME 1
SINGLE HOUSES AND GROUPED DWELLINGS

SECTION 1 – TOWN CENTRE

1.1 Street Setbacks (Primary and Secondary)

R CODES	REPLACE	REMAIN
	Volume 1, Clause 1.1 replaces Clause 5.1.2 C2.1 and C2.2 of the R Codes Volume 1.	Clauses 5.1.2 C2.3 and C2.4 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed to Comply	
P1.1.1	Development which incorporates design elements that reduce the impact of building bulk.	C1.1.1	Primary and secondary street setback is nil.
P1.1.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.		
P1.1.3	Setbacks that facilitate the provision of landscaping.		
P1.1.4	Development which activates and addresses rights of way.		
P1.1.5	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.		

1.2 Lot Boundary Setbacks

R CODES	REPLACE	REMAIN
	*Volume 1, Clause 1.2 amends Clause 5.1.3 of the R Codes Volume 1.**	For Town Centre, Mixed Use and Activity Corridor Built Form Areas Clauses 5.1.3 C3.2 and C3.3 of the R Codes Volume 1 remain and apply.

Local Housing Objectives	
P1.2.1	Development which incorporates design elements that reduce the impact of building bulk
P1.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
P1.2.3	Setbacks that facilitate the provision of deep soil areas and canopy coverage.
P1.2.4	Development which activates and addresses rights of way.

Deemed to Comply

C1.2.1 Lot boundary setbacks in accordance tables 1 – 1.2a and 1 – 1.2b:

Table 1 – 1.2a

			Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Neighbouring Property	Residential Built Form Area	R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		E	E	E	E	E	F	F	F	F

Table 1 – 1.2b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes Volume 1 table 2a and 2b;	R Codes Volume 1 table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	Table 1-1.2c	Table 1-1.2c
E	Nil	R Codes Volume 1 table 2a and 2b
F	Nil	Table 1-1.2c

Table 1 – 1.2c

	Width of lot in metres	
	≤14	>14
Setback in metres	3	4

Development Adjoining Rights of Way

C1.2.2 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

C1.2.3 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

1.3 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 1.3 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P1.3.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C1.3.1	Development that is consistent with the building heights provided in Table 1 – 1.3 and Figure 2.
P1.3.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C1.3.2	External fixtures may extend beyond the maximum height in Table 1 – 1.3 and Figure 2 where they are not visible from the street or neighbouring properties.
P1.3.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C1.3.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P1.3.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C1.3.4	The City may approve development which exceeds the maximum height stated in Table 1-1.3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan, Master Plan or Structure Plan and addresses Design Principles P1.3.1 – P1.3.4.

TABLE 1 – 1.3: Building Height – Town Centres

Location	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

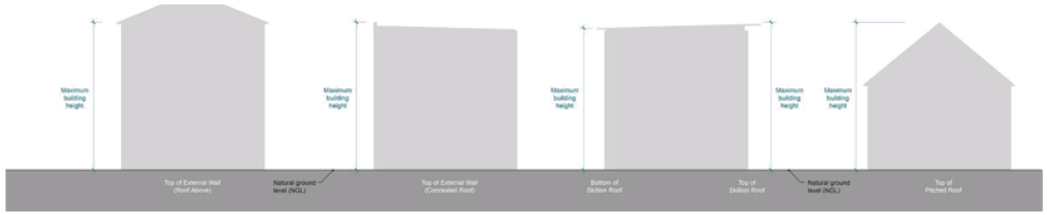


Figure 1–1.3 – Building Height Measurement

1.4 Landscaping

R CODES	REPLACE	REMAIN
	*Volume 1, Clauses 1.4 replaces Clause 5.3.2 C2 of the R Codes Volume 1.**	–

Local Housing Objectives	
P1.4.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
P1.4.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
P1.4.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
P1.4.4	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
P1.4.5	Development that prioritises the retention of mature and healthy trees.
P1.4.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.
P1.4.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
P1.4.8	The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.

Deemed to Comply

C1.4.1 Deep Soil Areas shall be provided in accordance with the following requirements :

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

C1.4.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C1.4.3 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

C1.4.4 At least 80%* of the lot boundary setback area at ground level shall be provided as canopy coverage at maturity.

C1.4.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

C1.4.6 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

C1.4.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

C1.4.8 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register.

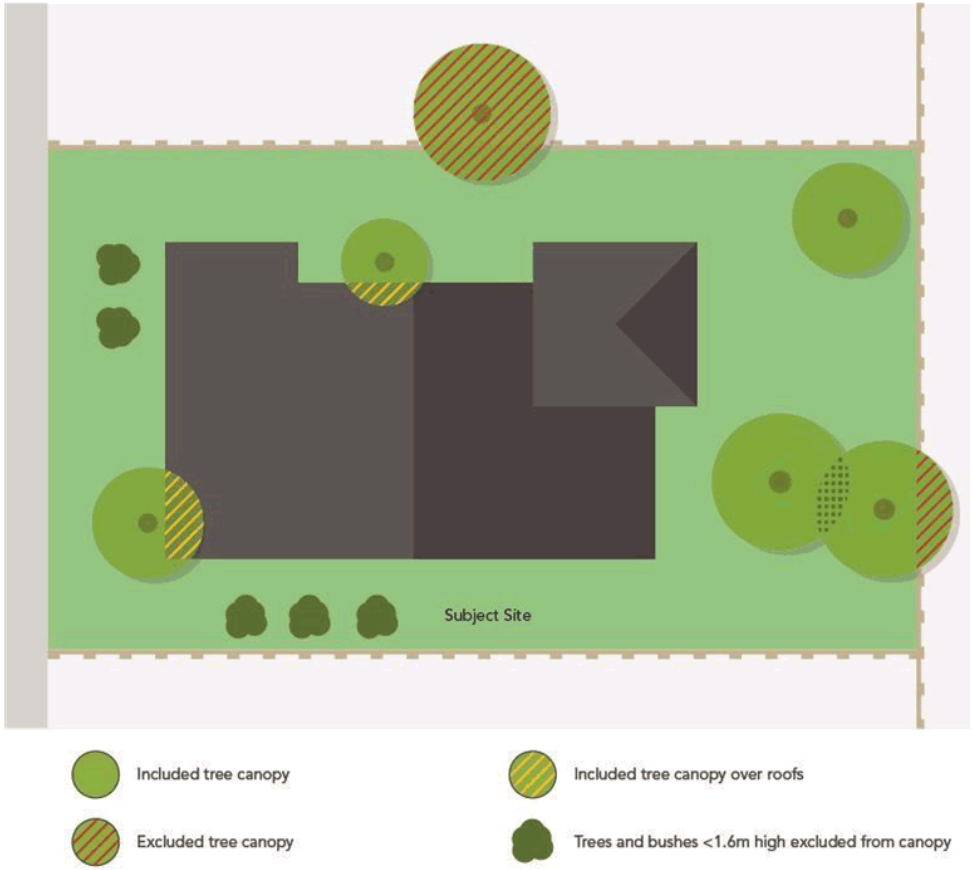

Subject Site
Included tree canopy
Included tree canopy over roofs
Excluded tree canopy
Trees and bushes <1.6m high excluded from canopy

Figure 1 – 1.4.1

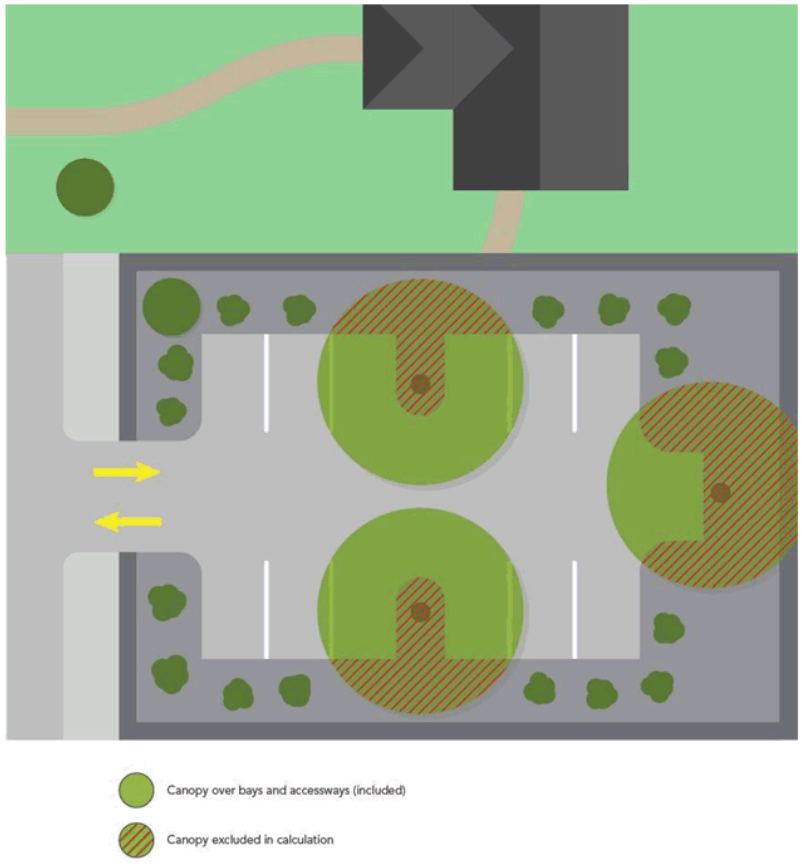

Canopy over bays and accessways (included)
Canopy excluded in calculation

Figure 1 – 1.4.2

1.5 Parking

Local Housing Objectives	
P1.5.1	Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.
P1.5.2	Suitable end of trip facilities should be included in the initial design of the building.

1.6 Vehicular Access

Local Housing Objectives	
P1.6.1	Vehicle access to and from site is to be safe, manageable and convenient.
P1.6.2	Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.
P1.6.3	Minimise breaks in the street wall to maximise active frontages.
P1.6.4	Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.
P1.6.5	Maximise the retention of existing mature vegetation through the location and design of vehicle access.

1.7 External Fixtures, utilities and facilities

R CODES	REPLACE	REMAIN
	Volume 1, Clause 1.7 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.	Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed to Comply	
P1.7.1	Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.	C1.7.1	Development must comply with Western Power Corporation Easements and Restriction Zones.
P1.7.2	Developments should provide adequate waste storage facilities for each dwelling and this should be considered at the early stage of the design process.	C1.7.2	External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.
P1.7.3	New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.	C1.7.3	External fixtures are permitted where they are: • not visible from the street and surrounding properties; or • integrated with the design of the building.
		C1.7.4	If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows: • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation.

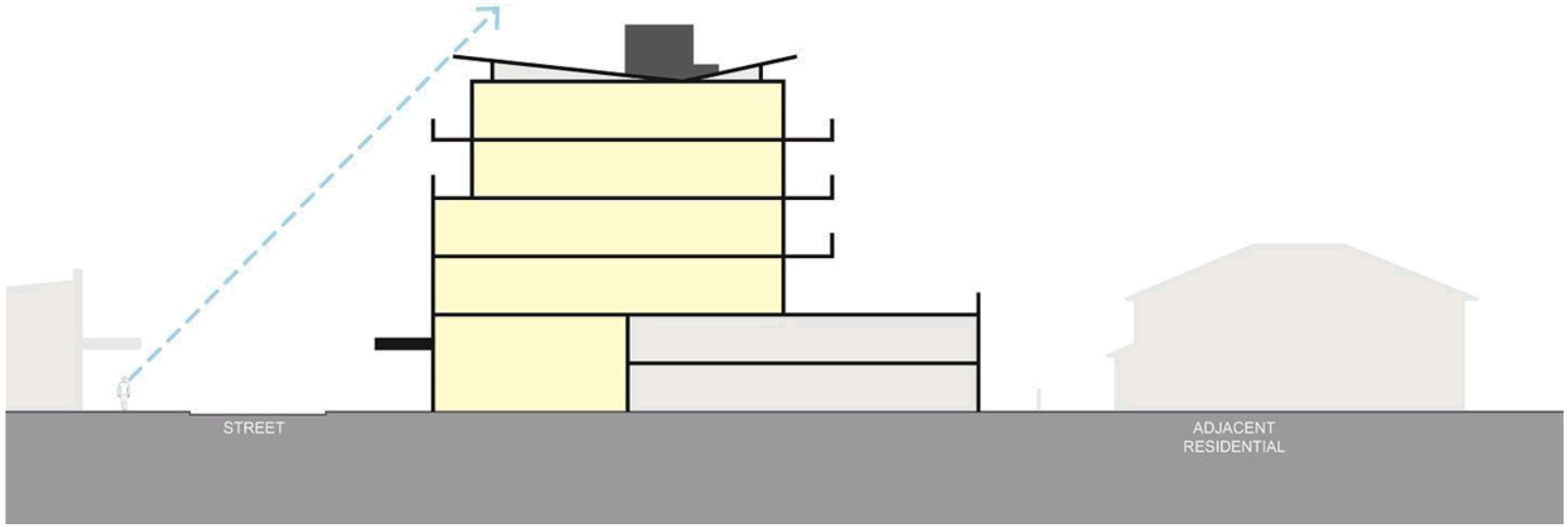


Figure 1 – 1.7 – External Fixtures

1.8 Environmentally Sustainable Design

Local Housing Objectives	
P1.8.1	Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.
P1.8.2	Development that optimises thermal performance of the building throughout the year through design elements and material selection.
P1.8.3	Development shall incorporate: • Site planning principles that maximise solar passive design opportunities for both summer and winter; • Natural ventilation and daylight penetration to reduce energy consumption; • Daytime areas with north-facing glazing to allow passive solar heating during winter; • Openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation; • Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications; • Shading devices to reduce unwanted solar gain in summer and increase passive solar gain in winter; and • Integration of renewable energy and energy storage systems to optimise energy consumption.
P1.8.4	Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4.
P1.8.5	Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.
P1.8.6	Demonstrate that the development is capable of achieving one of the environmental performance standards shown in the below table, or a recognised equivalent*.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Life Cycle Assessment in Accordance with *EN15978 – Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.*	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to nonintegrated energy (plug loads)	Global Warming Potential and Net Fresh Water Use Performance Reduction as per Table *** below.	Independently Reviewed EN15978 Compliant Target Setting LCA with a 20% factor of safety applied to improvement strategies

Building Type	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO2e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m3 / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO2e / m2 Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m3 / m2 Net Lettable Area / year (25% saving against Perth statistical average office)
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/ international standards and subject to oversight by a certifying body.*

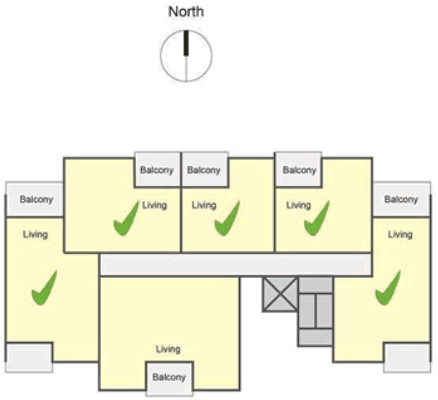


Figure 1 – 1.8.1 – Solar orientation

Figure 1 – 1.8.2 – Cross Ventilation

1.9 Urban Design Study

Local Housing Objectives

An Urban Design Study is to be submitted with the application for development approval and must consider all of the following local housing objectives:

P1.9.1	Appropriate use of a variety of materials and finishes that complement elements of the existing local character whilst avoiding the use of faux (made as an imitation, fake or false) materials.
P1.9.2	Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improves the amenity of adjoining properties and the streetscape.
P1.9.3	Fire boosters, mail boxes and external fixtures that are integrated in the early design stage and located to minimise the impact on the public realm.
P1.9.4	Development that achieves visual interaction with the vehicle and pedestrian approaches.
P1.9.5	Development which integrates and/or acknowledges the design elements and character of the streetscape identified in the Urban Design Study.
P1.9.6	Development which incorporates the design elements of the predominant streetscape character of the urban design study area outlined in Appendix 2.
P1.9.7	Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.
P1.9.8	Development expressed with strong visual elements that integrate with all street frontages and right of ways.
P1.9.9	Create cohesion of all street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with passive surveillance and safe sight lines.
P1.9.10	Development shall integrate with adjoining public spaces by including visual surveillance or clearly visible entrances and paths directly onto the public space.
P1.9.11	Emphasise vertical articulation to break up building mass and highlight street level uses and details.
P1.9.12	Development designed to be adaptive and cater for changing uses over time within the relevant zone.
P1.9.13	High quality durable materials and textures used at street level and upper levels which express the architectural style of the surrounding context.
P1.9.14	Design which is responsive to any existing and/or proposed verge trees and will promote greening in town centres.

SECTION 2 – ACTIVITY CORRIDOR

2.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 2.1 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P2.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C2.1.1	Development that is consistent with the building heights provided in Table 1-2.1 and Figure 2.
P2.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C2.1.2	External fixtures may extend beyond the maximum height in Table 1-2.1 and Figure 2 where they are not visible from the street or neighbouring properties.
P2.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C2.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P2.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C2.1.4	The City may approve development which exceeds the maximum height stated in Table 1-2.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.

TABLE 1 – 2.1: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.3.

SECTION 3 – MIXED USE

3.1 Building Height

Local Housing Objectives		Deemed to Comply	
P3.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C3.1.1	Development that is consistent with the building heights provided in Table 1-3.1 and Figure 2.
P3.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C3.1.2	External fixtures may extend beyond the maximum height in Table 1-3.1 and Figure 2 where they are not visible from the street or neighbouring properties.
P3.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C3.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P3.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C3.1.4	The City may approve development which exceeds the maximum height stated in table 1-3.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.

TABLE 1 – 3.1: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

3.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.3.

SECTION 4 – TRANSIT CORRIDOR

4.1 Street Setbacks (Primary and Secondary)

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.1 replaces Clause 5.1.2 C2.1 and C2.2 of the R Codes Volume 1.	Clauses 5.1.2 C2.3 and C2.4 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed to Comply	
P4.1.1	Development which incorporates design elements that reduce the impact of building bulk.	C4.1.1	The primary and secondary street setback is as per Clause 5.1.2 of the R Codes Volume 1.
P4.1.2	Development which maximises natural light access, natural ventilation, internal and external privacy.	C4.1.2	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.
P4.1.3	Setbacks that facilitate the provision of deep soil areas and canopy coverage.		
P4.1.4	Development which activates and addresses rights of way.		

4.2 Lot Boundary Setbacks

R CODES	REPLACE	REMAIN
	*Volume 1, Clause 4.2 amends Clause 5.1.3 of the R Codes Volume 1.**	Clause 5.1.3 C3.3 of the R Codes remains and applies.

Local Housing Objectives		Deemed to Comply	
P4.2.1	Development which incorporates design elements that reduce the impact of building bulk.	C4.2.2	Lot boundary setbacks are to be in accordance with tables 1-4.2a, 1-4.2b and 1-4.2c:
P4.2.2	Development which maximises natural light access, natural ventilation, internal and external privacy.		
P4.2.3	Setbacks that facilitate the provision of deep soil areas and canopy coverage.		
P4.2.4	Development which activates and addresses rights of way.		

Table 1 – 4.2a

			Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Neighbouring Property	Residential Built Form Area	R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		A	A	A	A	A	D	D	D	D

Table 1 – 4.2b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes Volume 1 table 2a and 2b;	R Codes Volume 1 table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	Table 1-1.2c	Table 1-1.2c

Table 1 – 4.3c

	Width of lot in metres	
	≤14	≥14
Setback in metres	3	4

~~C4.2.3~~ ~~Clause 5.1.3 C3.2 of the R Codes Volume 1 apply to the development of walls up to two side boundaries.~~

C4.2.4 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

C4.2.5 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

4.3 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.3 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P4.3.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C4.3.1	Development that is consistent with the building heights provided in Table 1-4.3 and Figure 2.
P4.3.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C4.3.2	External fixtures may extend beyond the maximum height in Table 1-4.3 and Figure 2 where they are not visible from the street or neighbouring properties.
P4.3.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C4.3.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P4.3.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C4.3.4	The City may approve development which exceeds the maximum height stated in table 1-4.3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P4.2.1 – P4.2.4.

TABLE 1 – 4.3: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
West side and lots fronting Newcastle East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

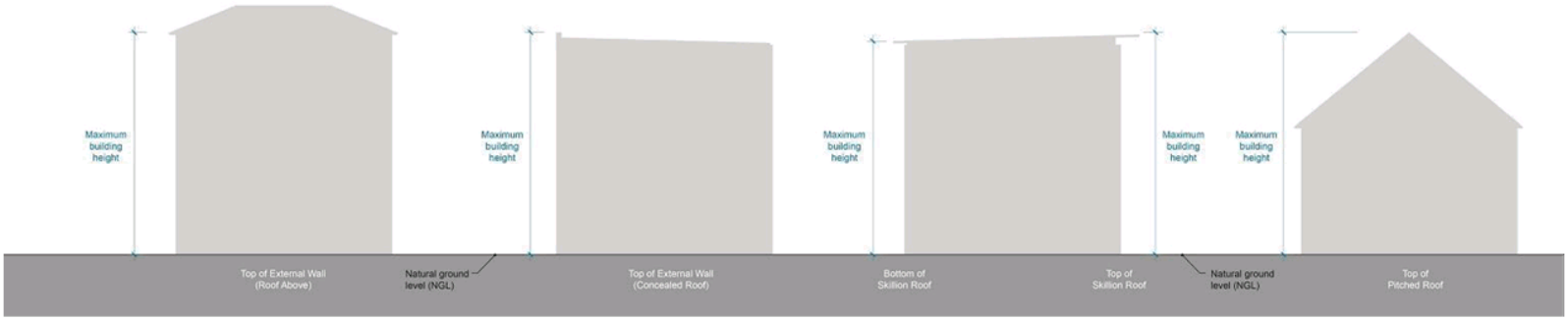


Figure 1 – 4.3 – Building Height and Measurement

4.4 Street Walls and Fences

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.4 replaces Clause 5.2.4 C4 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P4.4.1	Front fences and walls which enable surveillance and enhance streetscape.	C4.4.1	Street walls, street fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.
P4.4.2	Development which adds interest to the street and minimises blank facades.	C4.4.2	Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows: 1. Maximum height of 1.8 metres above the natural ground level; 2. Maximum height of piers with decorative capping to be 2 metres above the natural ground level; 3. Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; 4. Posts and piers are to have a maximum width 400 5. millimetres and a maximum diameter of 500 millimetres; and 6. The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.
		C4.4.3	Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows: (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.
		C4.4.4	Exposed boundary walls visible to the street are to incorporate the following design features: • Indentations; • Varying heights; • Varying materials, colours and textures; or Public artwork.
		C4.4.5	Any proposed vehicular or pedestrian entry gates shall be visually permeable.
		C4.4.6	Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

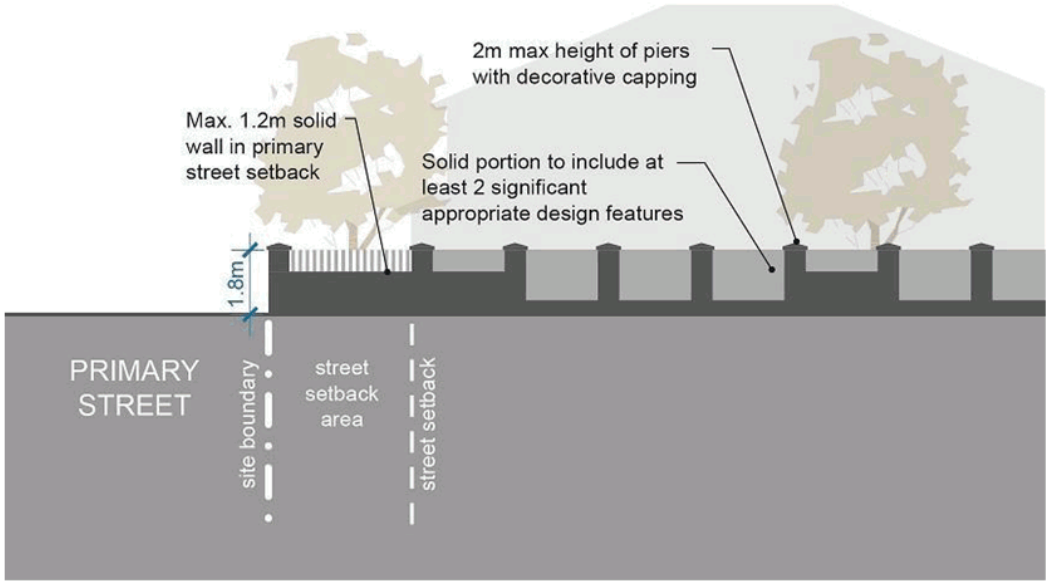


Figure 1 – 4.4 – Street walls and fences

4.5 Landscaping

R CODES	REPLACE	REMAIN
	Volume 1, Clauses 4.5 replaces Clause 5.3.2 C2 of the R Codes Volume 1.*	–

Local Housing Objectives	
P4.5.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
P4.5.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
P4.5.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
P4.5.4	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
P4.5.5	Development that prioritises the retention of mature and healthy trees
P4.5.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.
P4.5.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
P4.5.8	The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.

Deemed-To-Comply

C4.5.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

C4.5.2 A minimum of 50% of the front setback shall be provided as soft landscaping.

C4.5.3 Planting Areas shall be provided in accordance with the following requirements

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

C4.5.4 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C4.5.5 At least 30% of the site area is provided as canopy coverage at maturity.

C4.5.6 Open air car parks, including accessways, shall have a minimum of 60% canopy coverage at maturity.

C4.5.7 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

C4.5.8 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

C4.5.9 Existing trees shall be retained where they are:
a. Healthy specimens with ongoing viability; and
b. Species not included on an applicable weed register.

4.6 External Fixtures, Utilities and Facilities

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.6 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.	Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed-to-Comply	
P4.6.1	Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply. ~~Where Part 6 of the R Codes applies, and for all other development, all Design Principles of clause 6.4.5 of the R Codes apply.~~	C4.6.1	External fixtures are permitted where they are: • not visible from the street and surrounding • properties; or • integrated with the design of the building.
		C4.6.2	If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows: • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation.
		C4.6.3	For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

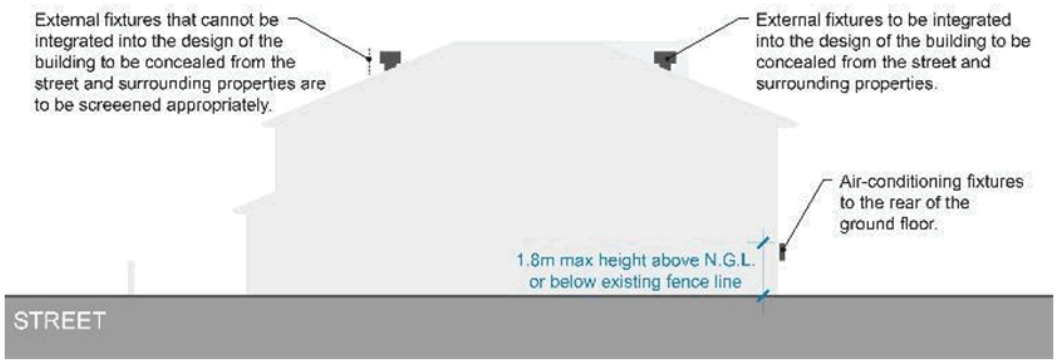


Figure 1 – 4.6 – External Fixtures

4.7 Environmentally Sustainable Design

4.7.1 Clause 1.8 of this Policy applies to development in the Transit Corridor Built Form Area.

4.8 Urban Design Study

4.8.1 Clause 1.9 of this Policy applies to development in the Transit Corridor Built Form Area.

SECTION 5 – RESIDENTIAL

5.1 Street Setback (Primary and Secondary)

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.1 replaces Clause 5.1.2 C2.1 ~~and C2.2~~ of the R Codes Volume 1.	Clauses 5.1.2 C2.3 ~~and C2.4~~ of the R Codes Volume 1 ~~remain and apply~~

Local Housing Objectives		Deemed-to-Comply	
P5.1.1	Development which incorporates predominant features of the streetscape.	C5.1.1	The primary street setback is to be calculated by averaging the setback of the five adjoining properties, either side of the proposed development.
P5.1.2	Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling.	C5.1.2	For the purpose of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.
P5.1.3	Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.	C5.1.3	Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
		C5.1.4	Balconies on upper floors setback a minimum of 1 metre behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
		C5.1.5	The ground floor secondary street setback is to be as per the R Codes.
		C5.1.6	Secondary street setbacks for upper floors is to be 1.5 metres behind each portion of the ground floor setback.

5.2 Lot Boundary Setback

R CODES	REPLACE	REMAIN
	*Volume 1, Clause 5.2 amends Clause 5.1.3 of the R Codes Volume 1.**	Clause 5.1.3 C3.3 of the R Codes remains and applies.

Local Housing Objectives		Deemed-to-Comply	
P5.2.1	Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.	C5.2.1	~~Clause 5.1.3 C3.2 of the R Codes Volume 1 applies to walls and is acceptable up to two side boundaries.~~
		C5.2.2	Lot boundary setbacks are to be in accordance with tables 1-5.2a, 1-5.2b and 1-5.2c:

Table 1 – 5.2a

			Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Neighbouring Property	Residential Built Form Area	R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		A	A	A	A	A	D	D	D	D

Table 1 – 5.2b	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes Volume 1 table 2a and 2b;	R Codes Volume 1 table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	Table 1-5.2c	Table 1-5.2c

Table 1 – 5.2c	Width of lot in metres	
	≤14	>14
Setback in metres	3	4

C5.2.3 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

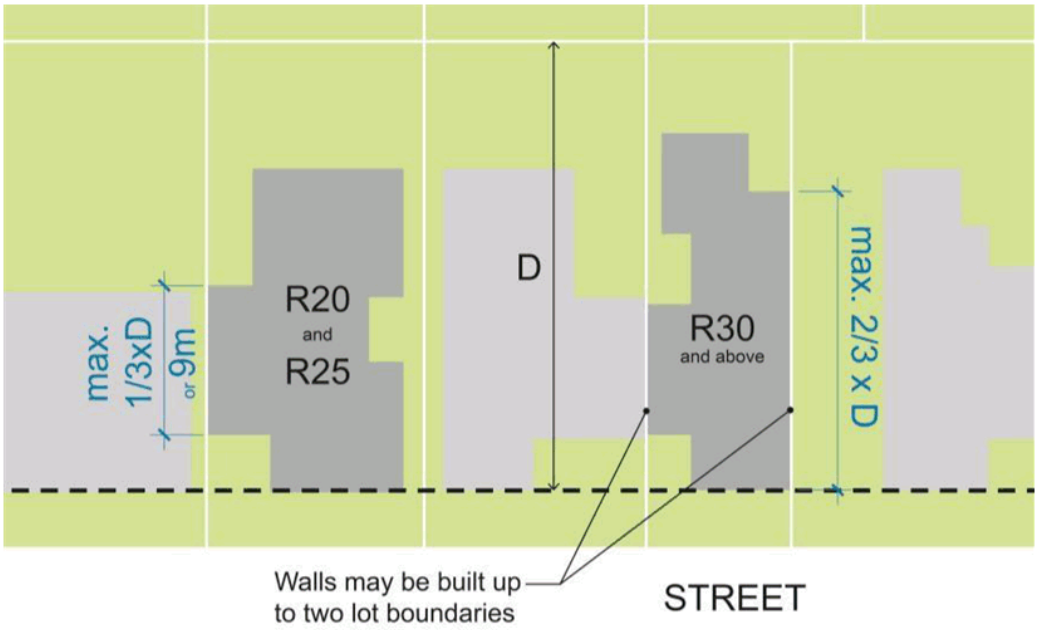


Figure 1 – 5.2 – Residential lot boundary setbacks

5.3 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.3 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed-to-Comply	
P5.3.1	Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.	C5.3.1	Development that is consistent with the building heights provided in Table 1-5.3 and Figure 2.
P5.3.2	Design which is complimentary to existing developments.	C5.3.2	External fixtures may extend beyond the maximum height in Table 1-5.3 and Figure 2 where they are not visible from the street or neighbouring properties.
P5.3.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C5.3.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P5.3.4	Design which minimises overlooking and overshadowing.	C5.3.4	The City may approve development which exceeds the maximum height stated in Table 1-5.3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.3.1 – P5.3.5.
P5.3.5	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.		

TABLE 1 – 5.3: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey	~~3m~~	~~4m~~	~~3m~~	~~4m~~	~~6m~~
2 storeys	~~6m~~	~~7m~~	~~6m~~	~~7m~~	~~9m~~
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

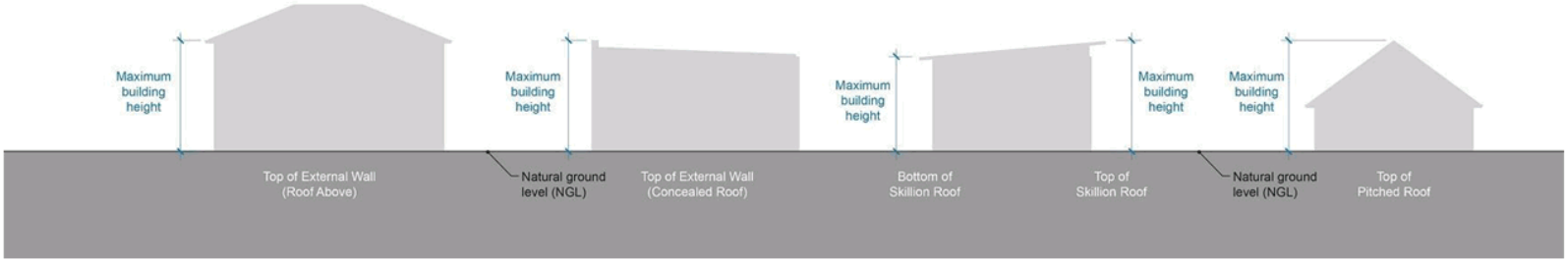


Figure 1 – 5.3 – Residential Building Heights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5.4 Garages and Carports

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.4 replaces Clause 5.2.1 C1.1, C1.2, C1.4 and C1.5 of the R Codes Volume 1.	Clause 5.2.1 C1.3 of the R Codes Volume 1 remains and applies.

Local Housing Objectives		Deemed-to-Comply	
P5.4.1	The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or dominate views of dwellings from the street and vice versa.	C5.4.1	Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.
P5.4.2	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.	C5.4.2	Garages are to be setback a minimum of 500mm behind the dwelling alignment (excluding any porch portico verandah or balcony or the like).
		C5.4.3	Carports shall be setback in accordance with Clause ~~C5.2.1~~ 1 of this Policy. This setback may be reduced in accordance with Clause 5.1.2 C2.1 iii of the R Codes Volume 1.
		C5.4.4	Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.
		C5.4.5	Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.
		C5.4.6	Carports shall allow light and ventilation to the major openings of the dwelling.
		C5.4.7	The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.

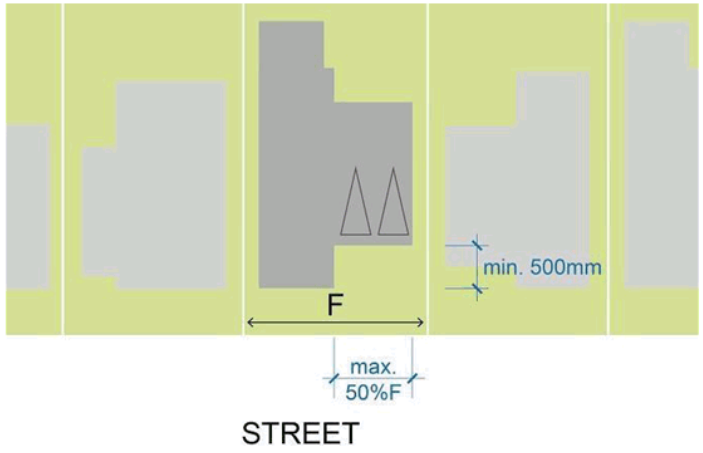

Figure 1 – 5.4.1 – Garage Street Setback

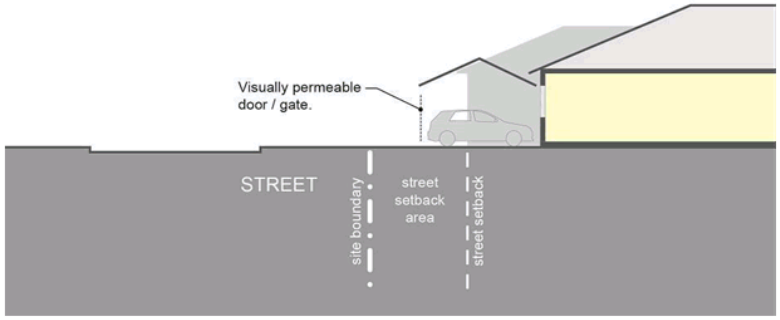

Figure 1 – 5.4.2 – Carports within Street Setback

5.5 Garage Width

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.5 replaces Clause 5.2.2 C2 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed-to-Comply	
P5.5.1	Development which preserves and enhances the visual character of the existing streetscape and minimises the visual impact of the garage.	C5.5.1 C5.5.2	Garages which are 50% or less than the width of the lot. For lots less than 10 metres wide, garages which are a maximum of 4 metres wide.

5.6 Street Surveillance

R CODES	REPLACE	REMAIN
	Clause 5.6 applies in addition to Clause 5.2.3 of the R Codes Volume 1.	Clause 5.2.3 of the R Codes Volume 1 remains and applies.

Local Housing Objectives	Deemed-to-Comply
P5.6.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply. ~~Where Part 6 of the R Codes applies all Design Principles of clause 6.2.1 of the R Codes apply.~~	C5.6.1 The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling. Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.

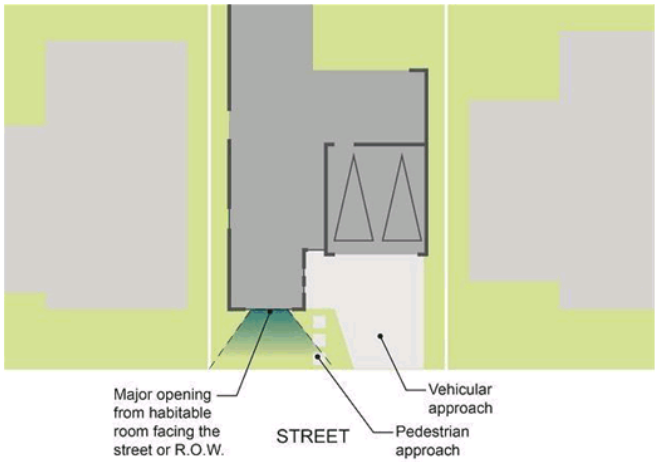

Figure 1 – 5.6 – Street Surveillance

5.7 Street Walls and Fences

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.7 replaces Clause 5.2.4 ~~C4~~ of the R Codes Volume 1.	–

Local Housing Objectives		Deemed-to-Comply	
P5.7.1	Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.	C5.7.1	Street walls, street fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement and metal sheeting.
		C5.7.2	Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows: 1. Maximum height of 1.8 metres above the natural ground level; 2. Maximum height of piers with decorative capping to be 2 metres above the natural ground level; 3. Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; 4. Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and 5. The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.
		C5.7.3	Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows: • Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and • Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.
		C5.7.4	Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.
			Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.

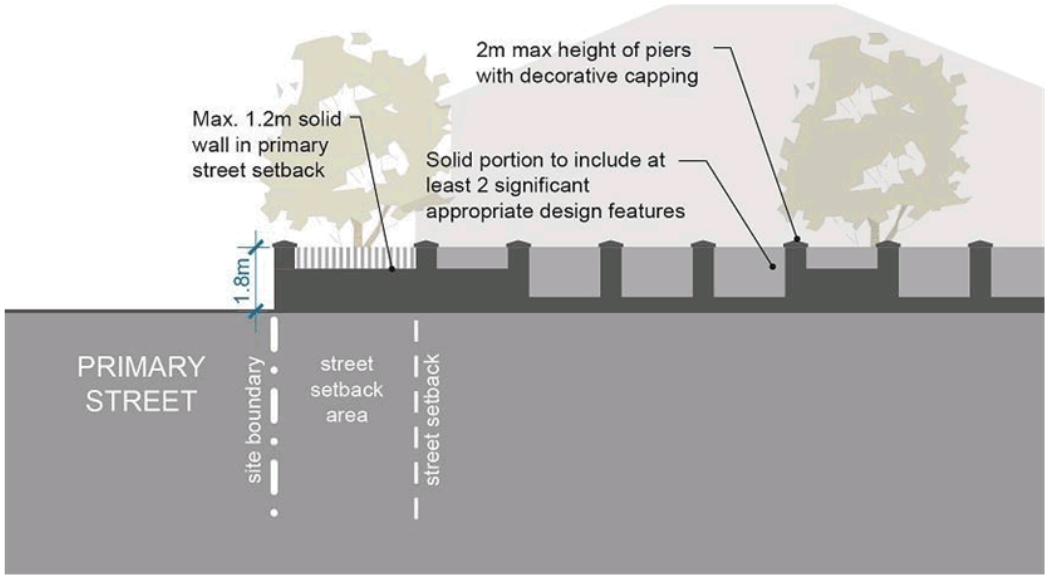

Figure 1 – 5.7 – Street Walls and Fences

5.8 Sight Lines

R CODES	REPLACE	REMAIN
	Clause 5.8 replaces Clause 5.2.5 C5 of the R Codes Volume 1.	–

	Local Housing Objectives		Deemed-to-Comply

P5.8.1	Development which allows safe vehicle movement between the private and public domain.	C5.8.1	~~Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences and other structures adjoin vehicle access points, where a driveway meets a public street and where two streets intersect, with the exception of:~~
			• One pier/pillar with a maximum width and depth of 400 millimetres and 1.8 metres height above NGL, or 2.0 metres tall to the top of decorative capping above the NGL;
			• Fence slats or infill higher than 0.75 metres above NGL that provides a Clear Sight Line;
			• If a gate is proposed across a vehicle access point where a driveway meets a public street and where two streets intersect, the gate must provide:
			  • When Closed: a minimum of 50 per cent unobstructed view;
			  • When Open: a Clear Sight Line from 0.75m above the NGL within 1.5m of where the vehicle access way joins the street;
			
			For the purposes of this clause a Clear Sight Line means:
			• Continuous horizontal or vertical gaps that constitute a minimum of 50% of the total surface area;
			• A minimum gap size of 40mm;
			• If slats are orientated to be deeper than they are wide - the distance between the slats must be no less than two-times the depth of the slat;
			• Clear non-reflective glass.

5.9 Landscaping

R CODES	REPLACE	REMAIN
	*Volume 1, Clauses 5.9 replaces Clause 5.3.2 C2 of the R Codes Volume 1.**	–

Local Housing Objectives	
P5.9.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
P5.9.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
P5.9.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
P5.9.4	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
P5.9.5	Development that prioritises the retention of mature and healthy trees
P5.9.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.
P5.9.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
P5.9.8	Design which retains existing mature trees on site.
P5.9.9	The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.

Deemed-To-Comply

C5.9.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

C5.9.2 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	~~Deep Soil Areas~~ (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

C5.9.3 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C5.9.4 At least 30% of the site area is provided as canopy coverage at maturity.

C5.9.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

C5.9.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

C5.9.8 Existing trees shall be retained where they are:
(a) Healthy specimens with ongoing viability; and
(b) Species not included on an applicable weed register.

C5.9.9 The above landscaping provisions apply to additions and alterations that affect an existing Deep Soil Area, canopy cover or tree on the subject lot.

5.10 External Fixtures, Utilities and Facilities

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.10 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.	Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed-to-Comply	
P5.10.1	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.	C5.10.1	External fixtures are permitted where they are: • not visible from the street and surrounding properties; or • integrated with the design of the building.
		C5.10.2	If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows: • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation.
		C5.10.3	For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

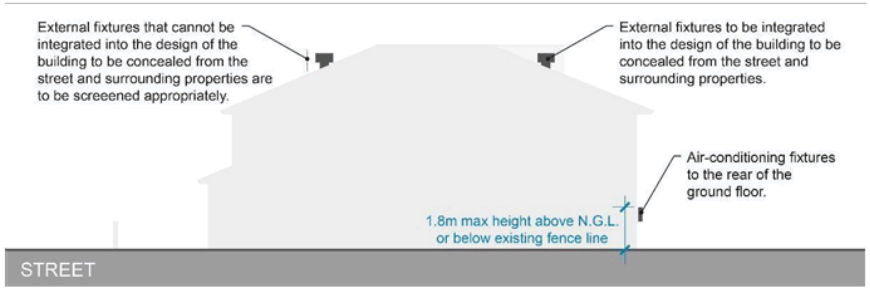

Figure 1 – 5.10.1 – External Fixtures

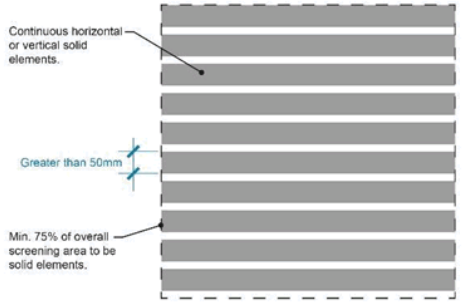

Figure 1 – 5.10.2 – Screening of External Fixtures

5.11 Environmentally Sustainable Design

5.11.1 Clause 1.8 of this Policy applies to development in the Residential Built Form Area.

5.12 Urban Design Study

5.12.1 Clause 1.9 of this Policy applies to development in the Residential Built Form Area.

5.13 Development on Rights of Way

Local Housing Objectives	
P5.13.1	Development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.
P5.13.2	Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.
P5.13.3	Development which provides suitable space for safe vehicle movement in the right of way.
P5.13.4	Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.

Orientation

P5.13.5 Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.

Setbacks

P5.13.6 Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied. Clause C5.2.1 of the R Codes is replaced by this clause where development has its primary street frontage to a right of way.

Access

P5.13.7 Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way shall be 1.5 metres.

P5.13.8 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

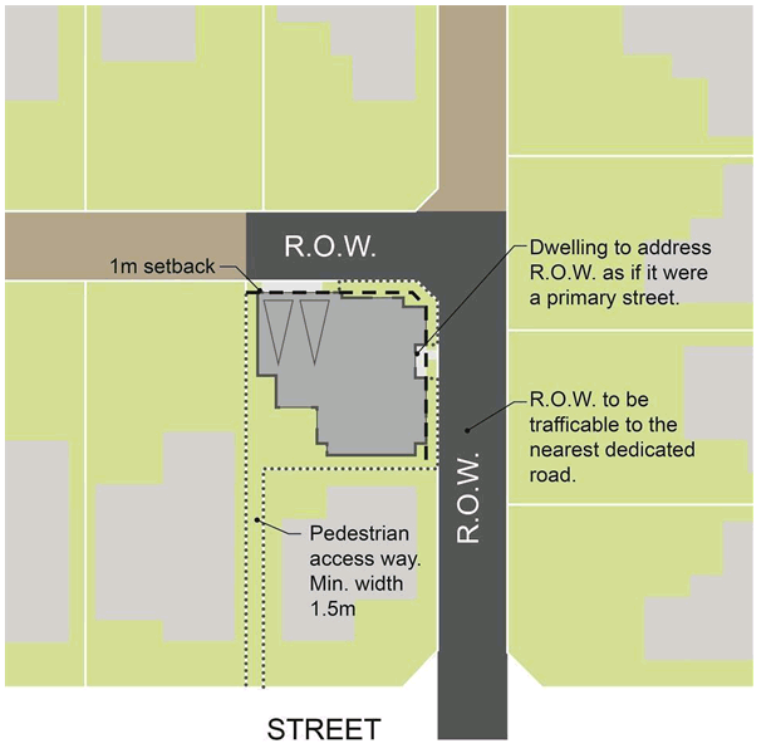

Figure 1 – 5.13.1 Corner development on rights of way

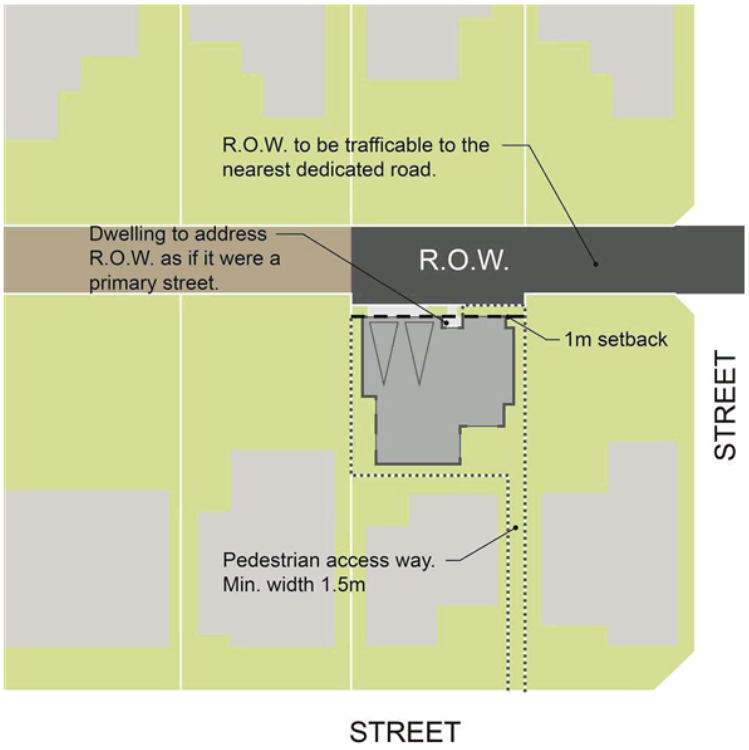

Figure 1 – 5.13.2 Development on rights of way


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VOLUME 2
MULTIPLE DWELLINGS AND MIXED USE

SECTION 1 TOWN CENTRE

1.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clauses 1.1, 2.1, 3.1 replace Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A1.1.1	Development that is consistent with the building heights provided in Table 2-1.1 and Figure 2.
A1.1.2	External fixtures may extend beyond the maximum height in Table 2-1.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A1.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A1.1.4	The City may approve development which exceeds the maximum height stated in Table 2-1.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan, Master Plan or Structure Plan.

TABLE 2 – 1.1: Building Height – Town Centres

Location	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

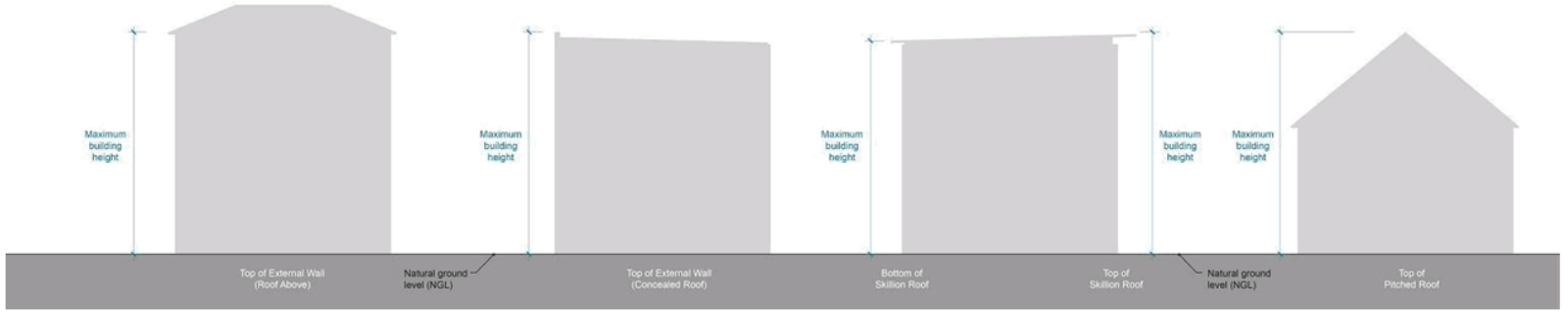

Figure 2 – 1.1 – Building Height Measurement

1.2 Street Setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 1.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	–

Acceptable Outcomes

A1.2.1 Primary and secondary street setback is nil.

1.3 Side and Rear Setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 1.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.	Clause A 2.4.2 of the R Codes Volume 2 remains and applies.

Acceptable Outcomes

A1.3.1 Side and rear setbacks in accordance with Tables 1.3a, 1.3b and 1.3c.

Development Adjoining Rights of Way

A1.3.2 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

A1.3.3 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

Table 1.3a

		Subject Property								
		R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Neighbouring Property	Residential Built Form Area R20	A	A	A	C	C	C	C	C	C
	Residential Built Form Area R30	A	A	A	B	C	C	C	C	C
	Residential Built Form Area R40	A	A	A	B	B	C	C	C	C
	Residential Built Form Area R50	A	A	A	A	B	B	C	C	C
	Residential Built Form Area R60	A	A	A	A	A	B	B	B	B
	Residential Built Form Area R80	A	A	A	A	A	D	D	D	D
	Residential Built Form Area R100+	A	A	A	A	A	D	D	D	D
	Residential Built Form Area No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area	E	E	E	E	E	F	F	F	F

Table 1.3b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	Table 1.3c	Table 1.3c
B	4.5m	6.5m
C	6.5m	12.5
D	R Codes Volume 2 Table 2.1	R Codes Volume 2 Table 2.1
E	Nil	Table 1.3c
F	Nil	R Codes Volume 2 Table 2.1

Table 1.3c

	Wall length (m)													
	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)														
3.5 or less	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.7	1.8
4.5	1.1	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.7	1.7	1.7	1.7	1.8	2.0
5	1.1	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.8	1.8	1.8	1.9	2.0	2.3
5.5	1.2	1.5	1.5	1.5	1.6	1.7	1.8	1.9	1.9	2.0	2.0	2.1	2.3	2.5
6	1.2	1.5	1.5	1.5	1.6	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.4	2.8
6.5	1.2	1.5	1.5	1.6	1.7	1.9	2.0	2.1	2.1	2.2	2.2	2.3	2.7	3.0
7	1.2	1.5	1.5	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.8	3.3
7.5	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.5	2.6	3.0	3.5
8	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.4	2.4	2.5	2.6	2.7	3.1	3.8
8.5	1.4	1.6	1.7	1.8	2.0	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3.3	4.1
9	1.4	1.7	1.7	1.8	2.0	2.3	2.4	2.6	2.7	2.8	2.9	3.0	3.6	4.3
9.5	1.4	1.7	1.8	1.9	2.1	2.4	2.5	2.7	2.8	2.9	3.0	3.2	3.8	4.6
10	1.5	1.8	1.9	2.0	2.2	2.4	2.6	2.8	2.9	3.0	3.1	3.3	4.0	4.8

1.4 Tree Canopy and Deep Soil Areas

	REPLACE	REMAIN
R CODES	*Volume 2, Clauses A1.4.1 and A1.4.2 replace A 3.3.4 of the R Codes Volume 2.* *Volume 2, Clauses A1.4.3 and A1.4.7 replace A 3.3.7 of the R Codes Volume 2.* *Volume 2, Clauses A1.4.4, A1.4.5 and A1.4.6 replace A 3.3.5 of the R Codes Volume 2.**	*Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.*

Acceptable Outcomes	
A1.4.1	Deep soil areas are provided as a minimum of 12% of the site area. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
A1.4.2	If existing trees, which meet the criteria of A 3.3.1 of the R Codes Volume 2, are retained on site the minimum deep soil area is to be 10% of the site area.
A1.4.3	Planting Areas are provided as a minimum of 3% of the site area.
A1.4.4	Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b of the R Codes Volume 2 to achieve canopy coverage of 80% in the ground floor lot boundary setback.
A1.4.5	Evergreen tree species where landscaping is used to reduce the impact of building bulk.
A1.4.6	Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.
A1.4.7	Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided to a minimum depth and dimension of 1 metre

1.5 Pedestrian access and entries

	REPLACE	REMAIN
R CODES	For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.5 applies in addition to Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2.	Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2 remain and apply.

Acceptable Outcomes	
A1.5.1	Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
A1.5.2	Access for pedestrians which directly fronts the primary street.
A1.5.3	Developments shall distinguish residential entries from retail and other commercial entries.
A1.5.4	Internal ground floor level to be at grade.
A1.5.5	Design of balustrades to be integrated into the design of the development.
A1.5.6	Ramps are not to exceed 50% of the active frontage.

1.6 Vehicle Access

R CODES	REPLACE	REMAIN
	Clause 1.6, 4.6 and 5.6 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.	Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2 remain and apply.

Acceptable Outcomes	
A1.6.1	Service areas and vehicular access shall be: (a) Taken from the rear laneway or secondary street in the first instances; or (b) Collocated where taken from the primary street to maximise the width of active frontages.
A1.6.2	Access to on-site car parking spaces to be provided: • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists.
A1.6.3	Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
A1.6.4	Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.
A1.6.5	Roller shutters, doors and screens are to be visually permeable.
A1.6.6	Onsite parking for a development shall be located beneath or at the rear of buildings.
A1.6.7	In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.
A1.6.8	Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.
A1.6.9	Existing trees must not be removed to provide for vehicle access.
A1.6.10	Each lot is to provide a maximum of one crossover.
A1.6.11	The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.

1.7 Car and bicycle parking

R CODES	REPLACE	REMAIN
	*For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause A1.7.1 replaces Clause A 3.9.9.**	Clauses A 3.9.1 to A 3.9.8 and A3.9.10 of R Codes Volume 2 remain and apply.

Acceptable Outcomes	
A1.7.1	Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays to achieve canopy coverage of 60% of the site.

1.8 Façade design

R CODES	REPLACE	REMAIN
	For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.8 applies in addition to Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2.	Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A1.8.1 Commercial Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.

A1.8.2 Commercial Ground floor spaces shall have a maximum width of 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.

A1.8.3 Development shall identify key design elements in the local area and streetscape through an Urban Design Study and integrate and acknowledge these design elements where possible whilst avoiding the use of faux materials.

A1.8.4 Development which incorporates the design elements of the predominant streetscape character of the urban design study area outlined in Appendix 2.

A1.8.5 Commercial Building facades visible from the public realm shall:

- Incorporate a variety of materials, colours, textures and depths;
- Not present a blank, monotonous, repetitious or dominant building treatment;
- Incorporate architectural or functional elements integrated into the façade, rather than cosmetic or superficial attachments to the building;
- Incorporate vertical articulation by using tall and narrow façade treatments;
- Incorporate articulation such as doorways, windows, seating ledges, sills, stall risers and other detailing;
- Minimise use of shallow framings systems and thin wall/glazing systems;
- Integrate fire boosters, mail boxes and external fixtures into the building design or screen them so they appear as part of the façade; and
- Integrate signage into the design and articulation on the ground floor.

A1.8.6 Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.

A1.8.7 Where provided, windows, seating ledges, sills, stall risers and other detailing shall have a minimum depth of 300mm.

A1.8.8 Where provided, stall risers shall be a minimum height of 450mm.

A1.8.9 Commercial Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.

A1.8.10 Security measures shall be:

- Located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses; and
- Transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.

A1.8.11 Commercial Development shall provide a protective continuous awning over the pedestrian footpath, which shall :

- Be minimum height of 3.5m and a maximum height of 4m from finished floor level to the underside of the awning to accommodate under awning signage;
- Be setback a minimum of 600mm from the face of kerb;
- Respond to any existing and/or proposed verge trees;
- Respond to the height, depth and form of existing awnings on the subject and adjoining buildings;
- Respond to the slope of the site; and
- Integrated with the design of the façade.

A1.8.12 Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.

1.9 Roof design

R CODES	REPLACE	REMAIN
	For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.9 applies in addition to Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2.	Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A1.9.1 Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4.

A1.9.2 Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.

1.10 Energy efficiency

R CODES	REPLACE	REMAIN
	*Volume 2, Clauses A1.10.1 and A1.10.2 replace A4.15.1 of the R Codes Volume 2.**	–

Objectives	
1.10.1	Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.

Acceptable Outcomes	
A1.10.1	Development shall incorporate: • Site planning principles that maximise solar passive design opportunities for both summer and winter; and • Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications.
A1.10.2	Development achieves the environmental performance standards shown in the below table, or their equivalent*.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Green Building Council of Australia's Green Star Rating System	Current Design and As-Built rating tool	5 star Green Star rating	Preliminary Sustainable Design Report prepared by a Green Star Accredited Professional using the current Green Star Design and As-Built rating tool scorecard to demonstrate eligibility for 5 star Green Star rating.
Life Cycle Assessment in Accordance with EN15978- Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to nonintegrated energy (plug loads)	Global Warming Potential and Net Fresh Water Use Performance Reduction as per Table *** below.	Independently Reviewed EN15978 Compliant Target Setting LCA with a 20% factor of safety applied to improvement strategies

Building Type	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO2e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m3 / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO2e / m2 Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m3 / m2 Net Lettable Area / year (25% saving against Perth statistical average office)
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.*

SECTION 2 ACTIVITY CORRIDORS

2.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clauses 1.1, 2.1, 3.1 replace Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes

A2.1.1 Development that is consistent with the building heights provided in Table 2-2.1 and Figure 2.
A2.1.2 External fixtures may extend beyond the maximum height in Table 2-2.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A2.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A2.1.4 The City may approve development which exceeds the maximum height stated in Table 2-2.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 2.1: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 3 MIXED USE

3.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clauses 1.1, 2.1, 3.1 replace Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A3.1.1	Development that is consistent with the building heights provided in Table 2-3.1 and Figure 2.
A3.1.2	External fixtures may extend beyond the maximum height in Table 2-3.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A3.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A3.1.4	The City may approve development which exceeds the maximum height stated in Table 2-3.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 3.1: Building Height – Mixed Use Areas

Mixed Use Areas	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

3.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 4 TRANSIT CORRIDORS

4.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clause 4.1 replaces Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A4.1.1	Development that is consistent with the building heights provided in Table 2-4.1 and Figure 2.
A4.1.2	External fixtures may extend beyond the maximum height in Table 2-4.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A4.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A4.1.4	The City may approve development which exceeds the maximum height stated in Table 2-4.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 4.1: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

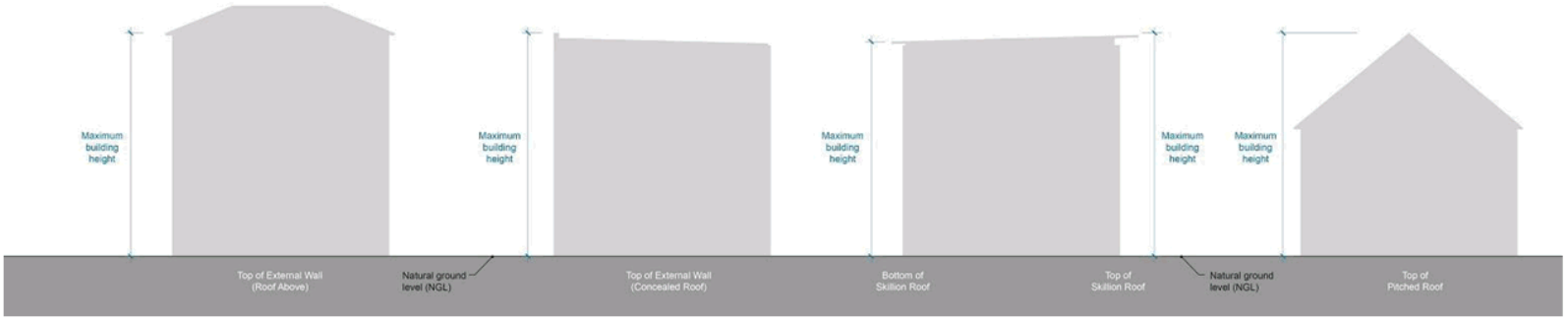

Figure 2 – 4.2 – Building Height and Measurement

4.2 Street Setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 4.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A4.2.1	Development complies with the street setback set out in Table 2.1 of the R Codes Volume 2.
A4.2.2	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

4.3 Tree canopy and deep soil areas

R CODES	REPLACE	REMAIN
	Volume 2, Clauses A4.3.1, A4.3.2 and A4.3.8 replace A 3.3.4 of the R Codes Volume 2. *Volume 2, Clauses A4.3.3 and A4.3.7 replace A 3.3.7 of the R Codes Volume 2.* *Volume 2, Clauses A4.3.4, A4.3.5 and A4.3.6 replace A 3.3.5 of the R Codes Volume 2.**	*Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.*

Acceptable Outcomes	
A4.3.1	Deep soil areas are provided as a minimum of 12% of the site area. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
A4.3.2	If existing trees, which meet the criteria of A 3.3.1 of the R Codes Volume 2, are retained on site the minimum deep soil area is to be 10% of the site area.
A4.3.3	Planting Areas are provided as a minimum of 3% of the site area.
A4.3.4	Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b of the R Codes Volume 2 to achieve canopy coverage of 30% of the site area.
A4.3.5	Evergreen tree species where landscaping is used to reduce the impact of building bulk.
A4.3.6	Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.
A4.3.7	Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided to a minimum depth and dimension of 1 metre.
A4.3.8	A minimum of 50% of the front setback shall be provided as soft landscaping.

4.4 Public domain interface

R CODES	REPLACE	REMAIN
	For Transit Corridor and Residential Built Form Areas Clause 4.5 and 5.4 apply in addition to Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2.	Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A4.4.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.

A4.4.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- Maximum height of 1.8 metres above the natural ground level;
- Maximum height of piers with decorative capping to be 2 metres above the natural ground level;
- Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

A4.4.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

A4.4.4 Exposed boundary walls visible to the street are to incorporate the following design features:

- Indentations;
- Varying heights;
- Varying materials, colours and textures; or
- Public artwork.

A4.4.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.

A4.4.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

4.5 Vehicle Access

R CODES	REPLACE	REMAIN
	Clause 4.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.	Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A4.5.1 Garages which are 50% or less than the width of the lot.

A4.5.2 For lots less than 10 metres wide, garages which are a maximum of 4 metres wide.

A4.5.3 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

4.6 Transit Corridor Development Requirements

4.6.1 All development requirements of Section 1 – Town Centres apply with the exception of Clause 1.1, 1.2 and 1.4.

SECTION 5 RESIDENTIAL

5.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clause 5.1 replaces Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A5.1.1	Development that is consistent with the building heights provided in Table 2-5.1 and Figure 2.
A5.1.2	External fixtures may extend beyond the maximum height in Table 2-5.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A5.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A5.1.4	The City may approve development which exceeds the maximum height stated in Table 2-5.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 5.1: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey*	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

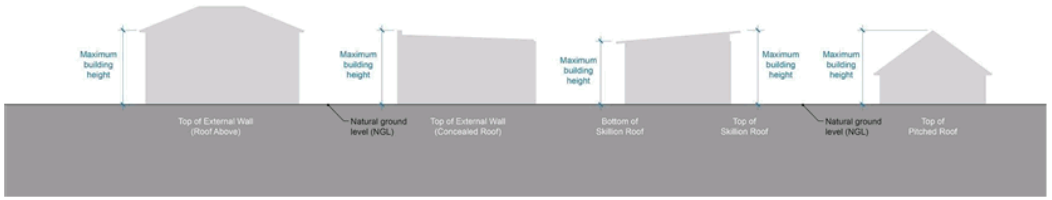

Figure 2 – 5.1 – Residential Building Heights

5.2 Street setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 1.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A5.2.1	The primary street setback is to be calculated by averaging the setback of the five dwellings adjoining properties, either side of the proposed development.
A5.2.2	For the purpose of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.
A5.2.3	Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
A5.2.4	Balconies on upper floors setback a minimum of 1 metre behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
A5.2.5	The ground floor secondary street setback is to be as per the R Codes.
A5.2.6	Secondary street setbacks for upper floors is to be 1.5 metres behind each portion of the ground floor setback.

5.3 Tree canopy and deep soil areas

R CODES	REPLACE	REMAIN
	Volume 2, Clauses A5.3.1 and A5.3.2 replace A 3.3.4 of the R Codes Volume 2.	
	Volume 2, Clauses A5.3.3 and A5.3.7 replace A 3.3.7 of the R Codes Volume 2.	*Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.*
	*Volume 2, Clauses A5.3.4, A5.3.5 and A5.3.6 replace A 3.3.5 of the R Codes Volume 2.**	

Acceptable Outcomes	
A5.3.1	Deep soil areas are provided as a minimum of 12% of the site area. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
A5.3.2	If existing trees, which meet the criteria of A 3.3.1 of the R Codes Volume 2, are retained on site the minimum deep soil area is to be 10% of the site area.
A5.3.3	Planting Areas are provided as a minimum of 3% of the site area.
A5.3.4	Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b of the R Codes Volume 2 to achieve canopy coverage of 30% of the site area.
A5.3.5	Evergreen tree species where landscaping is used to reduce the impact of building bulk.
A5.3.6	Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.
A5.3.7	Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided to a minimum depth and dimension of 1 metre.

5.4 Public domain interface

R CODES	REPLACE	REMAIN
	Clause 5.4 applies in addition to Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2.	Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A5.4.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.

A5.4.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- Maximum height of 1.8 metres above the natural ground level;
- Maximum height of piers with decorative capping to be 2 metres above the natural ground level;
- Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

A5.4.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.

A5.4.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street

A5.4.5 ~~Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences and other structures adjoin vehicle access points, where a driveway meets a public street and where two streets intersect, with the exception of:~~

- One pier/pillar with a maximum width and depth of 400 millimetres and 1.8 metres height above NGL, or 2.0 metres tall to the top of decorative capping above the NGL;
- Fence slats or infill higher than 0.75 metres above NGL that provides a Clear Sight Line;
- If a gate is proposed across a vehicle access point where a driveway meets a public street and where two streets intersect, the gate must provide:
- When Closed: a minimum of 50 per cent unobstructed view;
- When Open: a Clear Sight Line from 0.75m above the NGL within 1.5m of where the vehicle access way joins the street.

For the purposes of this clause a Clear Sight Line means:

- Continuous horizontal or vertical gaps that constitute a minimum of 50% of the total surface area;
- A minimum gap size of 40mm;
- If slats are orientated to be deeper than they are wide - the distance between the slats must be no less than two-times the depth of the slat;
- Clear non-reflective glass.

5.5 Vehicle Access

R CODES	REPLACE	REMAIN
	Clause 5.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.	*Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2 remain and apply.*

5.5.1 Clause 4.5 applies to development in the Residential Built Form Area.

5.6 Residential Built Form Area Development Requirements

5.6.1 All development requirements of Section 1 – Town Centres apply with the exception of Clause 1.1, 1.2 and 1.4.

VOLUME 3
COMMERCIAL

SECTION 1 TOWN CENTRE

1.1 Building Height

Element Objectives	
O1.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O1.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O1.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O1.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O1.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O1.1.6	The height of buildings within a development responds to changes in topography.
O1.1.7	Development incorporates articulated roof design.
O1.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A1.1.1	Development that is consistent with the building heights provided in Table 3-1.1 and Figure 2.
A1.1.2	External fixtures may extend beyond the maximum height in Table 3-1.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A1.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A1.1.4	The City may approve development which exceeds the maximum height stated in Table 3-1.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 1.1: Building Height – Town Centres

Location	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

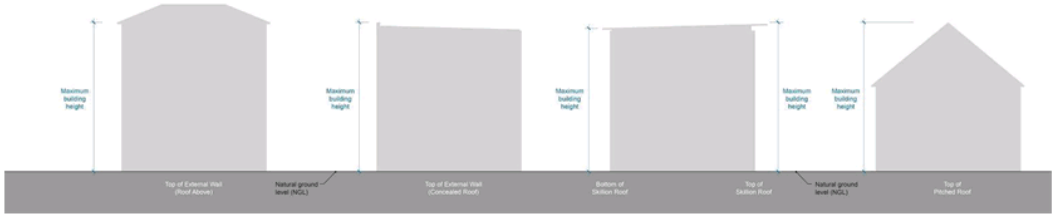

Figure 3 – 1.1 – Building Height Measurement

1.2 Street Setbacks (Primary and Secondary)

Element Objectives	
O1.2.1	Development which incorporates design elements that reduce the impact of building bulk.
O1.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O1.2.3	Development which activates and addresses rights of way.
O1.2.4	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.
O1.2.5	The setback of the development from the street reinforces and/or complements the character of the street.
O1.2.6	The setback of the development enables passive surveillance and outlook to the street.
Acceptable Outcomes	
A1.2.1	Primary and secondary street setback is nil.

1.3 Side and rear setbacks

Element Objectives	
O1.3.1	Development which incorporates design elements that reduce the impact of building bulk.
O1.3.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O1.3.3	Setbacks that facilitate the provision of landscaping.
O1.3.4	Development which activates and addresses rights of way.
O1.3.5	Building boundary setbacks provide for adequate separation between neighbouring properties.
O1.3.6	Building boundary setbacks are address the existing streetscape pattern and the desired streetscape character.
O1.3.7	The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.
O1.3.8	The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.
Acceptable Outcomes	
A1.3.1	Development complies with the side and rear setbacks set out in Table 1.3a, 1.3b and 1.3c.

Table 1.3a

Neighbouring Property		Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Residential Built Form Area		R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		E	E	E	E	E	F	F	F	F

Table 1.3b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	Table 1.3c	Table 1.3c
B	4.5m	6.5m
C	6.5m	12.5
D	R Codes Volume 2 Table 2.1	R Codes Volume 2 Table 2.1
E	Nil	Table 1.3c
F	Nil	R Codes Volume 2 Table 2.1

Table 1.3c

	Wall length (m)													
	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)														
3.5 or less	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.7	1.8
4.5	1.1	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.7	1.7	1.7	1.7	1.8	2.0
5	1.1	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.8	1.8	1.8	1.9	2.0	2.3
5.5	1.2	1.5	1.5	1.5	1.6	1.7	1.8	1.9	1.9	2.0	2.0	2.1	2.3	2.5
6	1.2	1.5	1.5	1.5	1.6	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.4	2.8
6.5	1.2	1.5	1.5	1.6	1.7	1.9	2.0	2.1	2.1	2.2	2.2	2.3	2.7	3.0
7	1.2	1.5	1.5	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.8	3.3
7.5	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.5	2.6	3.0	3.5
8	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.4	2.4	2.5	2.6	2.7	3.1	3.8
8.5	1.4	1.6	1.7	1.8	2.0	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3.3	4.1
9	1.4	1.7	1.7	1.8	2.0	2.3	2.4	2.6	2.7	2.8	2.9	3.0	3.6	4.3
9.5	1.4	1.7	1.8	1.9	2.1	2.4	2.5	2.7	2.8	2.9	3.0	3.2	3.8	4.6
10	1.5	1.8	1.9	2.0	2.2	2.4	2.6	2.8	2.9	3.0	3.1	3.3	4.0	4.8

Development Adjoining Rights of Way

A1.2.2 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

A1.2.3 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

1.4 Orientation

	Element Objectives
O1.4.1	Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.
O1.4.2	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.
	Acceptable Outcomes
A1.4.1	Buildings are oriented to maximise northern solar access.
A1.4.2	Development shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: • adjoining properties coded R25 and lower – 25% of the site area; • adjoining properties coded R30 – R40 - 35% of the site area; • adjoining properties coded R50 – R60 – 50% of the site area; or • adjoining properties coded R80 or higher – Nil requirements.
A1.4.3	Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.

1.5 Tree canopy and deep soil areas

Element Objectives

O1.5.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
O1.5.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
O1.5.3	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
O1.5.4	Development that prioritises the retention of mature and healthy trees
O1.5.5	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
O1.5.6	Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

Acceptable Outcomes

A1.5.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

A1.5.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

A1.5.3 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	~~Deep Soil Areas~~ (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

A1.5.4 At least 80%* of the lot boundary setback area at ground level shall be provided as canopy coverage at maturity.

A1.5.5 Evergreen tree species where landscaping is used to reduce the impact of building bulk.

A1.5.6 Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.

A1.5.7 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

A1.5.8 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

A1.5.9 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

A1.5.10 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register.

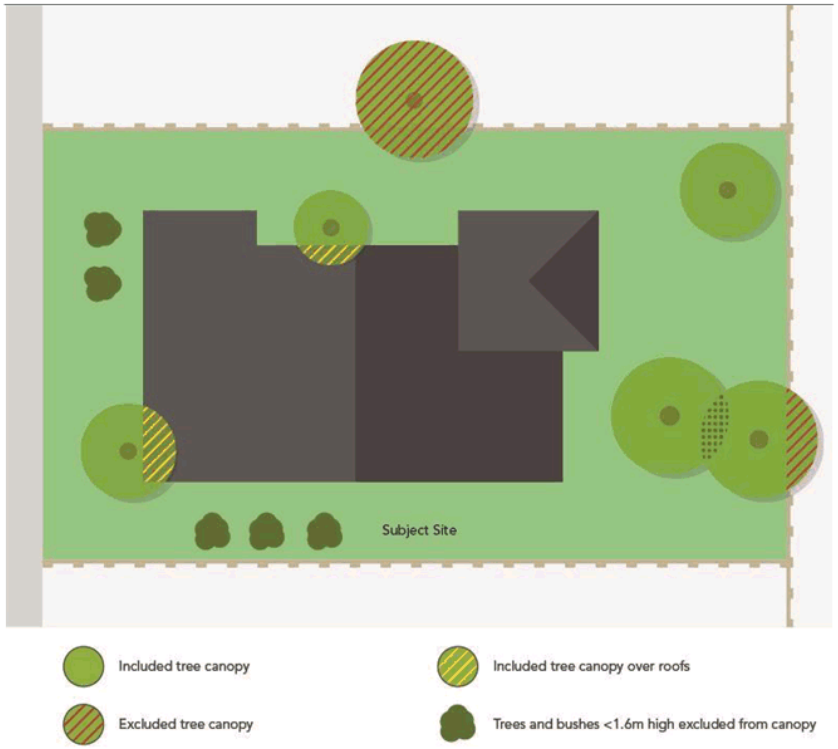

Figure 3 – 1.5.1

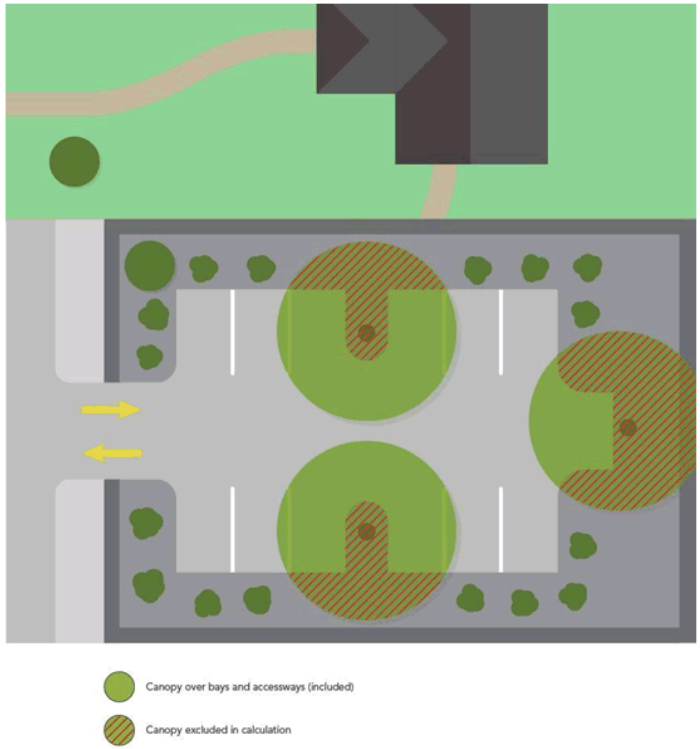

Figure 3 – 1.5.2

1.6 Visual Privacy

Element Objectives	
O1.6.1	The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas of neighbouring properties.

1.7 Public domain interface

Element Objectives	
O1.7.1	The transition between the private and public domain enhances the privacy and safety of residents.
O1.7.2	Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.
Acceptable Outcomes	
A1.7.1	Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).
A1.7.2	Upper level balconies and/or windows overlook the street and public domain areas.
A1.7.3	Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.
A1.7.4	Changes in level between the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.
A1.7.5	Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.
A1.7.6	Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.
A1.7.7	Bins are not located within the primary street setback or in locations visible from the primary street.
A1.7.8	Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.

1.8 Pedestrian access and entries

Element Objectives	
O1.8.1	Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.
O1.8.2	Entries to the development connect to and address the public domain with an attractive street presence.
Acceptable Outcomes	
A1.8.1	Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
A1.8.2	Access for pedestrians which directly fronts the primary street.
A1.8.3	Developments shall distinguish residential entries from retail and other commercial entries.
A1.8.4	Internal ground floor level to be at grade.
A1.8.5	Design of balustrades to be integrated into the design of the development.
A1.8.6	Ramps are not to exceed 50% of the active frontage.

1.9 Vehicle Access

	Element Objectives
O1.9.1	Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.
O1.9.2	Vehicle access points are designed and located to reduce visual impact on the streetscape.
	Acceptable Outcomes
A1.9.1	Service areas and vehicular access shall be: • Taken from the rear laneway or secondary street in the first instances; or • Collocated where taken from the primary street to maximise the width of active frontages.
A1.9.2	Access to on-site car parking spaces to be provided: • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists.
A1.9.3	Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
A1.9.4	Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.
A1.9.5	Roller shutters, doors and screens are to be visually permeable.
A1.9.6	Onsite parking for a development shall be located beneath or at the rear of buildings.
A1.9.7	Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.
A1.9.8	Existing trees must not be removed to provide for vehicle access.
A1.9.9	Each lot is to provide a maximum of one crossover.
A1.9.10	The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.
A1.9.11	The location of crossovers should maximize the ability to provide on-street car parking spaces.
A1.9.12	Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.
A1.9.13	Crossovers must be setback a minimum of 0.5m from the lot boundary.

1.10 Car and bicycle parking

Element Objectives	
O1.10.1	Parking and facilities are provided for cyclists and other modes of transport including Electric Vehicle charging stations.
O1.10.2	Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.
O1.10.3	Car parking is designed to be safe and accessible.
O1.10.4	The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.
Acceptable Outcomes	
A1.10.1	Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays to achieve canopy coverage of 60% of the site.
A1.10.2	Secure, undercover bicycle parking is provided in accordance with Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements.
A1.10.3	Parking is provided for cars and motorcycles in accordance with Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements.
A1.10.4	Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended).
A1.10.5	Car parking areas are not located within the street setback and are not visually prominent from the street.

1.11 Managing the impact of noise

Element Objectives	
O1.11.1	The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings on adjoining properties.
O1.11.2	Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.
Acceptable Outcomes	
A1.11.1	Ground floor tenancies within new commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars, gyms and restaurants.
A1.11.2	Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of dwellings on adjoining properties.

1.12 Universal Design

Element Objectives	
O1.12.1	Development includes universal design features providing options for people living with disabilities or limited mobility and/or to facilitate ageing in place.

1.13 Façade design

Element Objectives	
O1.13.1	Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.
O1.13.2	Building façades express internal functions and provide visual interest when viewed from the public realm.
Acceptable Outcomes	
A1.13.1	Commercial Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.
A1.13.2	Commercial Ground floor spaces shall have a maximum width of 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.
A1.13.3	Commercial Development shall provide a continuous protective awning over the pedestrian footpath.
A1.13.4	Development shall identify key design elements in the local area and streetscape through an Urban Design Study and integrate and acknowledge these design elements whilst avoiding the use of faux materials.
A1.13.5	Commercial Building facades visible from the public realm shall: • Incorporate a variety of materials, colours, textures and depths; • Not present a blank, monotonous, repetitious or dominant building treatment; • Incorporate architectural or functional elements integrated into the façade, rather than cosmetic or superficial attachments to the building; • Incorporate vertical articulation by using tall and narrow façade treatments; • Incorporate articulation such as doorways, windows, seating ledges, sills, stall risers and other detailing; • Minimise use of shallow framings systems and thin wall/glazing systems; • Integrate fire boosters, mail boxes and external fixtures into the building design or screen them so they appear as part of the façade; and • Integrate signage into the design and articulation on the ground floor.
A1.13.6	Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.
A1.13.7	Where provided, windows, seating ledges, sills, stall risers and other detailing shall have a minimum depth of 300mm.
A1.13.8	Where provided, stall risers shall be a minimum height of 450mm.
A1.13.9	Commercial Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.
A1.13.10	Security measures shall be: • Located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses; and • Transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.
A1.13.11	Where provided, awnings shall be: • A minimum height of 3.5m and a maximum height of 4m from finished floor level to the underside of the awning to accommodate under awning signage; • Be setback a minimum of 600mm from the face of kerb; • Respond to any existing and/or proposed verge trees; • Respond to the height, depth and form of existing awnings on the subject and adjoining buildings; (e) Respond to the slope of the site; and • Integrated with the design of the façade.
A1.13.12	Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.

1.14 Roof design

Element Objectives	
O1.14.1	Roof forms are well integrated into the building design and respond positively to the street.
O1.14.2	Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.
Acceptable Outcomes	
A1.14.1	The roof form or top of building complements the façade design and desired streetscape character.
A1.14.2	Building services located on the roof are not visually obtrusive when viewed from the street.
A1.14.3	Useable roof space is safe for users and minimises overlooking and noise impacts on adjoining sites.
A1.14.4	Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4.
A1.14.5	Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.

1.15 Landscape design

Element Objectives	
O1.15.1	Landscape design enhances streetscape and pedestrian amenity, and improves the visual appeal of the development.
O1.15.2	Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.
O1.15.3	Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.
O1.15.4	Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.
Acceptable Outcomes	
A1.15.1	Submission of a landscape plan prepared by a registered landscape architect. This is to include a species list and irrigation plan.
A1.15.2	Landscaped areas are located and designed to support mature, shade-providing trees.
A1.15.3	Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

1.16 Adaptive reuse

Element Objectives	
O1.16.1	New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.
Acceptable Outcomes	
A1.16.1	New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.
A1.16.2	New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.

1.17 Environmentally Sustainable Design

Element Objectives	
O1.17.1	Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.
O1.17.2	Development which reduces the impact of solar radiation in summer and increase passive solar gain in winter.

Acceptable Outcomes

A1.17.1 Development shall incorporate:

- Site planning principles that maximise solar passive design opportunities for both summer and winter;
- Natural ventilation and daylight penetration to reduce energy consumption;
- Daytime areas with north-facing glazing to allow passive solar heating during winter;
- Openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation;
- Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications;
- Shading devices to reduce unwanted solar gain in summer and increase passive solar gain in winter; and
- Integration of renewable energy and energy storage systems to optimise energy consumption.

A1.17.2 Development achieves one of the environmental performance standards shown in the below table, or their equivalent*.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Green Building Council of Australia's Green Star Rating System	Current Design, As-Built and Performance rating tool	5 star Green Star rating	Preliminary Sustainable Design Report prepared by a Green Star Accredited Professional using the current Green Star Design and As-Built rating tool scorecard to demonstrate eligibility for 5 star Green Star rating.
Life Cycle Assessment in Accordance with EN15978-	System Boundary must include all Life Cycle Modules (A1-2, B1-7,	Global Warming Potential and Net Fresh Water Use	Independently Reviewed EN15978 Compliant
Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.	C1-4 and D) in addition to nonintegrated energy (plug loads)	Performance Reduction as per Table *** below.	Target Setting LCA with a 20% factor of safety applied to improvement strategies

Building Type	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO2e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m3 / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO2e / m2 Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m3 / m2 Net Lettable Area / year (25% saving against Perth statistical average office)
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/ international standards and subject to oversight by a certifying body.*

1.18 Water management and conservation

Element Objectives	
O1.18.1	Minimise potable water consumption throughout the development.
O1.18.2	Stormwater runoff from small rainfall events is managed on-site, wherever practical.
O1.18.3	Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.
Acceptable Outcomes	
A1.18.1	Stormwater runoff generated from small rainfall events is managed on-site.
A1.18.2	Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.

1.19 Waste Management

Element Objectives	
O1.19.1	Waste storage facilities minimise negative impacts on the streetscape and building entries.
O1.19.2	Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.
Acceptable Outcomes	
A1.19.1	Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste.
A1.19.2	Communal waste storage is sited and designed to be screened from view from the street.
A1.19.3	Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.

1.20 Utilities

	Element Objectives
O1.20.1	The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.
O1.20.2	All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.
O1.20.3	Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street.
	Acceptable Outcomes
A1.20.1	Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.

SECTION 2 ACTIVITY CORRIDOR

2.1 Building Height

Element Objectives	
O2.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O2.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O2.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O2.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O2.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O2.1.6	The height of buildings within a development responds to changes in topography.
O2.1.7	Development incorporates articulated roof design.
O2.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A2.1.1	Development that is consistent with the building heights provided in Table 3-2.1 and Figure 2.
A2.1.2	External fixtures may extend beyond the maximum height in Table 3-2.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A2.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A2.1.4	The City may approve development which exceeds the maximum height stated in Table 3-2.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 2.1: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 3 MIXED USE

3.1 Building Height

Element Objectives	
O3.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O3.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O3.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O3.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O3.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O3.1.6	The height of buildings within a development responds to changes in topography.
O3.1.7	Development incorporates articulated roof design.
O3.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A3.1.1	Development that is consistent with the building heights provided in Table 3-3.1 and Figure 2.
A3.1.2	External fixtures may extend beyond the maximum height in Table 3-3.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A3.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A3.1.4	The City may approve development which exceeds the maximum height stated in Table 3-3.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 3.1: Building Height – Mixed Use Areas

Mixed Use Areas	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m

Mixed Use Areas	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

3.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 4 TRANSIT CORRIDOR

4.1 Building height

Element Objectives	
O4.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O4.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O4.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O4.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O4.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O4.1.6	The height of buildings within a development responds to changes in topography.
O4.1.7	Development incorporates articulated roof design.
O4.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A4.1.1	Development that is consistent with the building heights provided in Table 3-4.1 and Figure 2.
A4.1.2	External fixtures may extend beyond the maximum height in Table 3-4.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A4.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A4.1.4	The City may approve development which exceeds the maximum height stated in Table 3-4.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 4.1: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

4.2 Street Setbacks (Primary and Secondary)

	Element Objectives
O4.2.1	Development which incorporates design elements that reduce the impact of building bulk.
O4.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O4.2.3	Development which activates and addresses rights of way.
O4.2.4	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.
O4.2.5	The setback of the development from the street reinforces and/or complements the character of the street.
O4.2.6	The street setback provides a clear transition between the public and private realm.
O4.2.7	The setback of the development enables passive surveillance and outlook to the street.
	Acceptable Outcomes
A4.2.1	Primary and secondary street setback of 4m for development on sites coded R40.
A4.2.2	Primary and secondary street setback of 4m for development on sites coded R50 and above and sites which do not have an R Code.
A4.2.3	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

4.3 Landscaping

Element Objectives

O4.3.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
O4.3.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
O4.3.3	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
O4.3.4	Development that prioritises the retention of mature and healthy trees
O4.3.5	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
O4.3.6	Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

Acceptable Outcomes

A4.3.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

A4.3.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

A4.3.3 A minimum of 50% of the front setback shall be provided as soft landscaping.

A4.3.4 Planting Areas shall be provided in accordance with the following requirements

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

A4.3.5 At least 30% of the site area is provided as canopy coverage at maturity.

A4.3.6 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

A4.3.7 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

A4.3.8 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

A4.3.9 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register.

4.4 Street Walls and Fences

Element Objectives	
O4.4.1	Front fences and walls which enable surveillance and enhance streetscape.
O4.4.2	Development which adds interest to the street and minimises blank facades.

Acceptable Outcomes	
A4.4.1	Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.
A4.4.2	Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new development fronting a right of way or dedicated road to be as follows: • Maximum height of 1.8 metres above the natural ground level; • Maximum height of piers with decorative capping to be 2 metres above the natural ground level; • Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; • Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and • The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.
A4.4.3	Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows: • Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and • Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.
A4.4.4	Exposed boundary walls visible to the street are to incorporate the following design features: • Indentations; • Varying heights; • Varying materials, colours and textures; or • Public artwork.
A4.4.5	Any proposed vehicular or pedestrian entry gates shall be visually permeable.
A4.4.6	Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

4.5 Transit Corridor Development Requirements

4.5.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1, 1.2 and 1.15.

SECTION 5 RESIDENTIAL

5.1 Building Height

Element Objectives	
O5.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O5.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O5.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O5.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O5.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O5.1.6	The height of buildings within a development responds to changes in topography.
O5.1.7	Development incorporates articulated roof design.
O5.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A5.1.1	Development that is consistent with the building heights provided in Table 3-5.1 and Figure 2.
A5.1.2	External fixtures may extend beyond the maximum height in Table 3-5.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A5.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A5.1.4	The City may approve development which exceeds the maximum height stated in Table 3-5.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Element Objectives O5.1.1 – O5.1.8.

TABLE 3 – 5.1: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

5.2 Street Setback (Primary and Secondary)

Element Objectives	
O5.2.1	Development which incorporates design elements that reduce the impact of building bulk.
O5.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O5.2.3	Development which activates and addresses rights of way.
O5.2.4	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.
O5.2.5	The setback of the development from the street reinforces and/or complements the character of the street.
O5.2.6	The street setback provides a clear transition between the public and private realm.
O5.2.7	The setback of the development enables passive surveillance and outlook to the street.
O5.2.8	Development which incorporates predominant features of the landscape.
O5.2.9	Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling.
O5.2.10	Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.
Acceptable Outcomes	
A5.2.1	The primary street setback is to be calculated by averaging the setback of the five adjoining properties, either side of the proposed development.
A5.2.2	For the purpose of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the building excluding porches, verandahs, carports and balconies.
A5.2.3	Walls on upper floors setback a minimum of 2 metres behind the street setback.
A5.2.4	Balconies on upper floors setback a minimum of 1 metre behind the ground floor setback.
A5.2.5	The secondary street setback is to be 2 metres. Secondary street setbacks for upper floors is to be 1.5 metres behind each portion of the ground floor setback for walls on upper floors.
A5.2.6	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

5.3 Landscaping

Element Objectives

O5.3.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
O5.3.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
O5.3.3	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
O5.3.4	Development that prioritises the retention of mature and healthy trees
O5.3.5	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
O5.3.6	Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

Acceptable Outcomes

A5.3.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

A5.3.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

A5.3.3 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

A5.3.4 At least 30% of the site area is provided as canopy coverage at maturity.

A5.3.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

A5.3.6 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

A5.3.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

A5.3.8 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register

5.4 Setback of Garages and Carports

Element Objectives	
O5.4.1	The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of buildings; or obstruct views of buildings from the street and vice versa.
O5.4.2	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.
Acceptable Outcomes	
A5.4.1	Garages are to be setback a minimum of 500mm behind the building line.
A5.4.2	Garages and carports must match the existing building's predominant colour, scale and materials and must be complementary and subservient to the building.
A5.4.3	Carports must provide an unobstructed view to the building from the street. Gates or doors to carports are required to be visually permeable.
A5.4.4	Carports shall allow light and ventilation to the building.
A5.4.5	The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.

5.5 Garage Width

Element Objectives	
O5.5.1	Development which preserves and enhances the visual character of the existing streetscape.
Acceptable Outcomes	
A5.5.1	Garages which are 50% or less than the width of the lot.
A5.5.2	For lots which are 10 metres wide or less, a garage is to be a maximum width of 4 metres.

5.6 Development on Rights of Way

Element Objectives	
O5.6.1	Development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe.
O5.6.2	Development which provides suitable space for safe vehicle movement in the right of way.

Acceptable Outcomes	
A5.6.1	Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.
Orientation	
A5.6.2	Where a building's primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.
Setbacks	
A5.6.3	Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.
Access	
A5.6.4	Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

5.7 Residential Area Development Requirements

5.7.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1, 1.2 and 1.15.

5.7.2 Volume 3, Section 4, Clause 4.4 applies to development in the Residential Built Form Area.

APPENDICES

APPENDIX 1 DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in wellintegrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built

fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings incorporate effective environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on energy intensive systems for heating and cooling improves energy efficiency, minimises resource consumption and reduces operating costs over the entire life-cycle of the building.

Other sustainable design measures may also include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management and/or adaptive re-use of existing buildings. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are wellconsidered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageingin-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

APPENDIX 2 – STREETSCAPE CHARACTER

Housing Type	Key Features		
	Roof Form	Materials	Exterior Feature
Late Colonial Georgian Dwellings (pre 1890)	• Low pitched roof.	• Corrugated iron roofing. • Painted wall finish or smooth textured walling of stucco, painted white or yellow. • Simple, double-hung sash windows.	• Verandah erected around the dwelling, often to the rear skillion, to protect the principal rooms from the penetrating sun. • Verandah usually a lower pitched extension of the main roof.
Queen Anne Federation (1895–1915)	• Dominant roof form, often broken by false gables.	• Roof capped by terracotta frilled ridges. • Red brick walls (though some built of stone or timber). • Leadlight windows. • Use of subtle colours such as cream and brown or cream and red.	• Verandah under the main roof, featuring decorative timber work and floor tiles.
Federation Bungalows (1890–1915)	• Simple hipped roofs often with a protecting gable. Witches hats, gablets and various gables feature in grander bungalows. • Roofs are usually steeply sloped with wide eaves.	• Tuck pointed brick material for the dwelling. • Roofs are covered in terracotta tiles or painted corrugated metal. • Round bullseye to multi-paned and coloured casement sash window, often with leadlights featuring Australian flora or fauna.	• Verandah ornamented with turned timber or cast iron columns, balustrades and a frieze.
Weatherboard Dwelling (1900–1930s)	• Simple hipped roofs.	• Modest structure of simple design with no ornamentation. • Corrugated iron roofs. • Weatherboard walls, painted in whites, creams and green colours. • Timber sash windows place in the middle of each room often flanking a central doorway.	• Full width verandah or no verandah.
Inter-War Californian Bungalows (1920s–1945)	• Low-pitched roofs emphasising horizontal lines.	• Lower portion of wall brown brick, roughcast or pebble dash render or weatherboard walls. • Upper portion of wall rendered and painted in oft-white, beige or cream. • Roofs are covered in terracotta tiles. • Windows either double hung o casement, with panes in small rectangles or diamonds or featuring Art Nouveau or Arts and Crafts patterned stained glass.	• Deep, shady verandah under a low pitch or flat roof. Verandah posts are heavily built.
Post War Bungalows (1945–1960s)	• Hipped/gabled roofs with a low-lying gable of around 30 degrees. • Flat roofs introduced in more contemporary designs.	• Plain red brick or fibro walls and chimneys with minimal exterior decorative elements. • Plain timber or aluminium windows. • Cement roof tiles.	• Rectangular or L-shaped house, with minimal or no verandah.

CITY OF VINCENT

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CITY OF VINCENT

BUILT FORM

POLICY NO. 7.1.1


Firearms & Ammunition & Fishing Tackle & Bait
WINES OF WHILE
NATURAL WINE STORE + BAR
BARBERSHOP
Billy
VAN CREAMY
AMP

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MARY
STREET
BAKERY

PART 1
PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on the planning and design of all development in the City of Vincent.

This Policy applies to all development in the City of Vincent as follows:

Built Form Area (as identified in Figure 1)	Applicable Section of Policy
Town Centre	Part 1; and Part 2, Volumes 1, 2 and 3, Section 1
Activity Corridor	Part 1; and Part 2, Volumes 1, 2 and 3, Section 2
Mixed Use	Part 1; and Part 2, Volumes 1, 2 and 3, Section 3
Transit Corridor	Part 1; and Part 2, Volumes 1, 2 and 3, Section 4
Residential	Part 1; and Part 2, Volumes 1, 2 and 3, Section 5
Reserves	Nil

POLICY OBJECTIVES

The objective of this Policy is for all development to:

Context

1. Integrate land use, public space and the form of the built environment to enable attractive, interesting outcomes for people;
2. Be respectful of local and historic context;
3. Preserve and reinterpret established built form and social character;
4. Maintain and enhance amenity;

Design

5. Be high quality and well-designed, including both buildings and landscaping;
6. Contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside;
7. Encourage active participation and have a positive influence on public health by improving walkability and interest for people;
8. Design for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures;
9. Encourage direct street level pedestrian access wherever possible;
10. Incorporate the principles of Crime Prevention through Environmental Design;
11. Respond to future changes in use, lifestyle and demography;
12. Provide sufficient privacy for residents without the need to retrofit screening devices;
13. Provide natural amenity and landscaping, including areas of deep soil that supports healthy plant and tree growth and contributes to the City's tree canopy, reduces urban heat island effect, and provides natural beauty and amenity to residents and visitors;

Sustainability

14. Respond to the changing needs of the community, environment and the economy over time in an efficient, functional and attractive manner;
15. Improve resource, energy and water efficiency throughout the development lifecycle including during construction, maintenance and ongoing use;
16. Incorporate sustainable and energy efficient design that befits the local climate and provides comfortable living conditions while reducing greenhouse gas emissions;

Movement

17. Maximise the opportunities provided by the City of Vincent's proximity to major public transport routes, cycling networks and activity centres;

Housing

18. Provide a range of development types and housing typologies to cater to the needs of the community;
19. Retain and adaptively re-use the City's building stock; and
20. Provide affordable housing.

Additional objectives specific to Built Form Areas are as follows:

Activity Corridor

21. To improve the built form connection and design between the City's Town Centres.

Mixed Use

22. To provide for a variety of built form that facilitates a positive interaction between a mix of land uses and residential densities.

Transit Corridor

23. To provide for high quality design of medium to high-density residential development.

Residential

24. To provide for high quality design of low, medium and high-density residential development.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent (the City) local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy, Master Plan or Guidelines applying to a particular site or area (e.g. Character Retention Area Guidelines), the provisions of that specific Policy, Master Plan or Guidelines shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual and/or physical engagement between those in the street and those on the ground floors of buildings.
Adjoining Property	Any lot which shares a boundary or portion of a boundary with a lot on which there is a proposed residential development site or is separated from that lot by a right-of-way, vehicle access way, pedestrian access way, access leg of a battleaxe lot or the equivalent not more than 6m in width.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.
Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes Volume 1.
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the *Land Administration Act 1997*.
Deemed Provisions	Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
Deep Soil Area	As per the R Codes Volume 2.

External Fixtures	As per the R Codes Volume 1.
Landscaping	As per the R Codes with additional clarification on "any other such area approved of by the decision-maker as landscaped area" to be defined as: Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.
Natural Ground Level	As per the R Codes Volume 1 and Volume 2.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.
Planting Area	An area, with a minimum soil depth and dimension of 1 metre that supports growth of medium to large canopy trees.
Primary Street	As per the R Codes.
R Codes Volume 1	Refers to State Planning Policy 7.3: Residential Design Codes Volume 1 (as amended).
R Codes Volume 2	Refers to State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (as amended).
Secondary Street	As per the R Codes Volume 1.
Skillion Roof	A mono-pitch roof form.
Soft Landscaping	An area with a minimum soil depth of 300mm that contains in-ground planting, excluding removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Solar Absorptance	The proportion of incident solar radiation that is absorbed by an external surface when exposed to the sun.
Stall Riser	The part of a shop front below a window.
Storey	That portion of a building which is situated between the top of any floor and the top of the floor next above it and, if there is no floor above it, that portion between the top of the floor and the ceiling above it but excludes any portion of a building used solely for car parking that is at least 50% below ground level.
Streetscape Design Elements	Design features of the street including, colour palette, texture, scale, materials, roof pitch and open spaces that combine to form the street's character.
Streetscape	The visual elements of a street.
Verandah	As per the R Codes Volume 1.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes Volume 1 and Volume 2.

ASSESSMENT PROCESS

1. Single Houses and Grouped Dwellings – Volume 1.

1.1. Applications for development approval where the R Codes apply shall be assessed in accordance with the R Codes.

1.2. In assessing applications for development approval and local development plans the City shall have regard to the Policy Objectives of Part 1 and Design Principles included in Appendix 1.

1.3. In accordance with Clause 7.3.2 of the R Codes Volume 1, this Policy contains Local Housing Objectives as follows:

1.3.1. Clauses 1.1 – 1.7, 2.1, 3.1, 4.1 – 4.6, 5.1 – 5.9 guide judgements about the merits of proposals where that aspect of residential development does not meet the applicable requirements of the R Codes Volume 1; and

1.3.2. Clauses 1.8 – 1.9 and 5.12 guide judgements about the merits of proposals of aspects of residential development not provided for under the R Codes Volume 1.

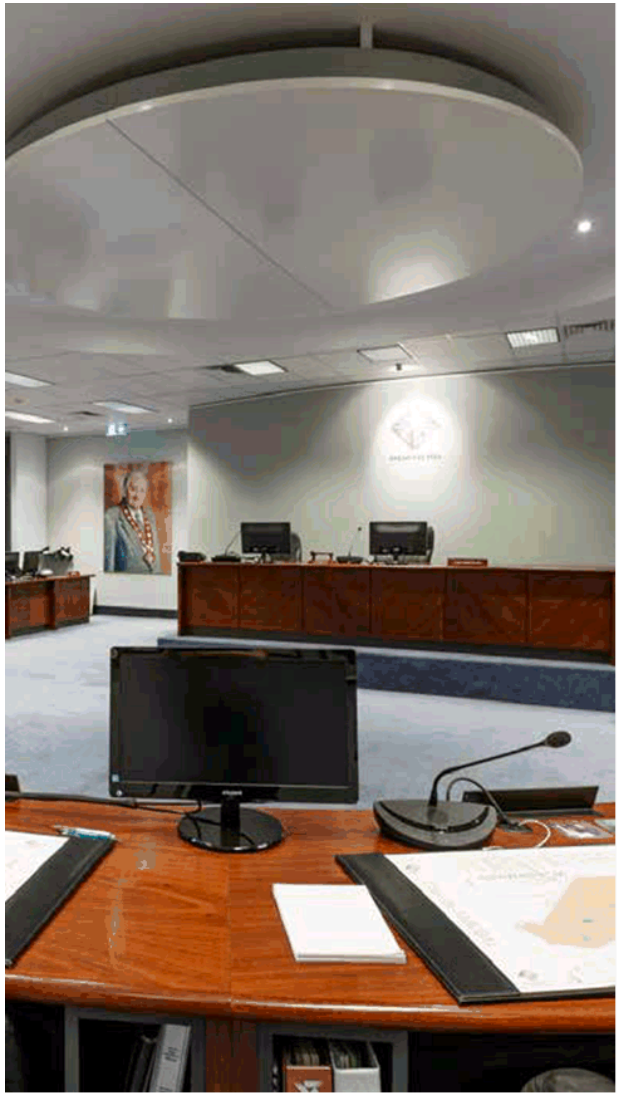
1.4. In accordance with Clause 7.3 of the R Codes Volume 1, this Policy contains provisions that amend or replace the deemed-tocomply provisions set out in Part 5 of the R Codes. The Design Principles of the R Codes Volume 1 remain and apply. The table below details which deemed to comply provisions of the R Codes Volume 1 have been amended (clarified) or replaced (provide new) by deemed to comply provisions of Volume 1 of the Built Form Policy.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
5.1.1 Site area	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.1.1 of the R Codes Volume 1 remains and applies.
5.1.2 Street Setback	**1.1**	**4.1**	**5.1**	**Volume 1, Clause 1.1, 4.1 and 5.1 replace Clause 5.1.2 C2.1, C2.2 and C2.4 of the R Codes Volume 1.** Clauses 5.1.2 C2.3 of the R Codes Volume 1 remains and applies.
5.1.3 Lot Boundary Setback (C3.1–3.3)*	**1.2***	**4.2***	**5.2***	**Volume 1, Clause 1.2, 4.2 and 5.2 amend Clause 5.1.3 of the R Codes.*** For Town Centre, Mixed Use and Activity Corridor Built Form Areas Clauses 5.1.3 C3.2 and C3.3 of the R Codes Volume 1 remain and apply. For Residential Built Form Areas Clause 5.1.3 C3.1 ii, C3.2, C3.3 and C3.4 remain and apply.
5.1.4 Open space	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.1.4 of the R Codes Volume 1 remains and applies.
5.1.5 Communal open space	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.1.5 of the R Codes Volume 1 remains and applies.
5.1.6 Building height	**1.3, 2.1 and 3.1**	**4.3**	**5.3**	**Volume 1, Clause 1.3, 2.1, 3.1, 4.3 and 5.3 replace Clause 5.1.6 C6 of the R Codes Volume 1.**
5.2.1 Garages and carports	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	5.4	**Volume 1, Clause 5.4 replaces Clause 5.2.1 C1.1, C1.2, C1.4 and C1.5 of the R Codes Volume 1.** For Residential Built Form Area Clause 5.2.1 C1.3 of the R Codes Volume 1 remains and applies. For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.1 of the R Codes Volume 1 remains and applies.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
5.2.2 Garage width	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	5.5	**For Residential Built Form Areas Volume 1, Clause 5.5 replaces Clause 5.2.2 C2 of the R Codes Volume** For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.2 of the R Codes Volume 1 remains and applies.
5.2.3 Street surveillance	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	**5.6**	**For Residential Built Form Areas Volume 1, Clause 5.6 applies in addition to Clause 5.2.3 of the R Codes Volume 1.** For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.3 of the R Codes Volume 1 remains and applies.
5.2.4 Street walls and fences	No Built Form Policy deemed to comply requirements.	**4.4**	**5.7**	**For Transit Corridor and Residential Built Form Areas Volume 1, Clause 4.4 and 5.7 replaces Clause 5.2.4 C4.1 and C4.2 of the R Codes.** For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.4 of R Codes Volume 1 remains and applies.
5.2.5 Sight lines	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	**5.8**	For the Residential Built Form Areas Volume 1, Clause 5.8 replaces Clause 5.2.5 C5 of the R Codes.
5.2.6 Appearance of retained dwelling	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.2.6 of the R Codes Volume 1 remains and applies.
5.3.1 Outdoor living areas	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.1 of the R Codes Volume 1 remains and applies.
5.3.2 Landscaping*	**1.4***	**4.5***	**5.9***	**Volume 1, Clauses 1.4, 4.5 and 5.9 replace Clause 5.3.2 C2 of the R Codes Volume 1.***
5.3.3 Parking	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.3 of the R Codes Volume 1 remains and applies.
5.3.4 Design of car parking spaces	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.4 of the R Codes Volume 1 remains and applies
5.3.5 Vehicular access	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.5 of the R Codes Volume 1 remains and applies
5.3.6 Pedestrian access	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.6 of the R Codes Volume 1 remains and applies.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
5.3.7 Site works	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.7 of the R Codes Volume 1 remains and applies.
5.3.8 Retaining walls	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.8 of the R Codes Volume 1 remains and applies.
5.3.9 Stormwater management	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.3.9 of the R Codes Volume 1 remains and applies.
5.4.1 Visual privacy	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.4.1 of the R Codes Volume 1 remains and applies.
5.4.2 Solar access for adjoining sites	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.4.2 of the R Codes Volume 1 remains and applies.
5.4.3 Outbuildings	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.4.3 of the R Codes Volume 1 remains and applies.
5.4.4 External fixtures, utilities and facilities	**1.7**	**4.6**	**5.10**	**Volume 1, Clause 1.7, 4.6 and 5.10 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.** Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.
5.5.1 Ancillary dwellings	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.5.1 of the R Codes Volume 1 remains and applies.
5.5.2 Aged or dependent persons' dwelling C2.1ii	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.5.2 of the R Codes Volume 1 remains and applies.
5.5.3 Single bedroom dwellings	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	Clause 5.5.3 of the R Codes Volume 1 remains and applies.

**The Built Form Policy Deemed to Comply provisions represent a Council adopted policy position however do not apply as Deemed to Comply provisions until the Western Australian Planning Commission (WAPC) have granted approval in accordance with section 7.3 of the R Codes Volume 1. Until the WAPC have granted approval the relevant Deemed to Comply provisions of the R Codes Volume 1 apply.*



2. Multiple Dwellings and Mixed Use – Volume 2

2.1. In accordance with the Clause 1.2.2 of R Codes Volume 2, this Policy contains provisions that amend or replace the Acceptable Outcomes set out in Part 2, 3 and 4 of the R Codes Volume 2. The Element Objectives of the R Codes Volume 2 remain and apply. The table below details which Acceptable Outcomes of the R Codes Volume 2 have been amended or replaced by Acceptable Outcomes of Volume 2 of the Built Form Policy.

2.2 In accordance with Part 1, Clause 1.2.4 of the R Codes Volume 2 Objective 1.10.1 guides judgement about the merits of proposals relating to environmentally sustainable design which is not provided for under the R-Codes Volume 2

2.3 The R-AC3 provisions of the R Codes Volume 2 shall apply to all multiple dwelling and mixed use applications for development approval on sites zoned Regional Centre, District Centre, Local Centre and Commercial.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
2.1 Primary controls	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	There are no Acceptable Outcomes in this section of the R Codes Volume 2 however subsequent provisions refer to parts of Table 2.1 – Primary controls table.
2.2 Building height	**1.1, 2.1 & 3.1**	**4.1**	**5.1**	**Volume 2, Clauses 1.1, 2.1, 3.1, 4.1 and 5.1 replace** **Acceptable Outcome A 2.2.1 of the R Codes Volume 2.**
2.3 Street setbacks	**1.2**	**4.2**	**5.2**	**Volume 2, Clauses 1.2, 4.2 and 5.2 replace Acceptable Outcome A 2.3.1 of the R Codes Volume 2.**
2.4 Side and rear setbacks	**1.3**	**1.3**	**1.3**	**Volume 2, Clause 1.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.** Clause A 2.4.2 of the R Codes Volume 2 remains and applies.
2.5 Plot ratio	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 2.5 of R Codes Volume 2 remains and applies.
2.6 Building depth	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 2.6 of R Codes Volume 2 remains and applies.
2.7 Building separation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 2.7 of R Codes Volume 2 remains and applies.
2.8 Development incentives for community benefit	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	There are no Acceptable Outcomes in Clause 2.8 of the R Codes Volume 2.
3.1 Site analysis and design response	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	There are no Acceptable Outcomes in Clause 3.1 of the R Codes Volume 2.
3.2 Orientation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 3.2 of R Codes Volume 2 remains and applies.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
3.3 Tree canopy and deep soil areas*	**1.4***	**4.3***	**5.3***	***Volume 2, Clauses A1.4.1, A1.4.2, A4.3.1, A4.3.2, A4.3.8, A5.3.1 and A5.3.2 replace A 3.3.4 of the R Codes Volume 2.*** ***Volume 2, Clauses A1.4.3, A1.4.7, A4.3.3, A4.3.7, A5.3.3 and A5.3.7 replace A 3.3.7 of the R Codes Volume 2.*** ***Volume 2, Clauses A1.4.4, A1.4.5, A1.4.6, A4.3.4, A4.3.5, A4.3.6, A5.3.4, A5.3.5 and A5.3.6 replace A 3.3.5 of the R Codes Volume 2.*** ***Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.***
3.4 Communal open space	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 3.4 of R Codes Volume 2 remains and applies.
3.5 Visual privacy	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 3.5 of R Codes Volume 2 remains and applies.
3.6 Public domain interface	**No Built Form Policy Acceptable Outcomes.**	**4.4**	**5.4**	**For Transit Corridor and Residential Built Form Areas Clause 4.5 and 5.4 apply in addition to Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2.** For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clauses A 3.6.1 – A 3.6.9 R Codes Volume 2 remain and apply.
3.7 Pedestrian access and entries	**1.5**	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	**For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.5 applies in addition to Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2.** **For Transit Corridors and Residential Built Form Areas Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2 remain and apply.**
3.8 Vehicle Access	**1.6**	**4.5**	**5.5**	**Clause 1.6, 4.5 and 5.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.**

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
3.9 Car and bicycle parking*	**1.7***	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	***For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause A1.7.1 replaces Clause A 3.9.9.**** For Transit Corridor and Residential Built Form Areas Clauses A 3.3.1 – 3.3.10 of R Codes Volume 2 remain and apply.
4.1 Solar and daylight access	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.1 of R Codes Volume 2 remains and applies.
4.2 Natural ventilation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.2 of R Codes Volume 2 remains and applies.
4.3 Size and layout of dwellings	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.3 of R Codes Volume 2 remains and applies.
4.4 Private open space and balconies	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.4 of R Codes Volume 2 remains and applies.
4.5 Circulation and common spaces	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.5 of R Codes Volume 2 remains and applies.
4.6 Storage	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.6 of R Codes Volume 2 remains and applies.
4.7 Managing the impact of noise	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.7 of R Codes Volume 2 remains and applies.
4.8 Dwelling mix	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.8 of R Codes Volume 2 remains and applies.
4.9 Universal design	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.9 of R Codes Volume 2 remains and applies.
4.10 Façade design	**1.8**	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	**For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.8 applies in addition to Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2.** For Transit Corridors and Residential Built Form Areas Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2 remain and apply.

R Code Design Element	Applicable Built Form Policy Clause No.			
	Town Centre; Mixed Use; and Activity Corridors	Transit Corridors	Residential	Applicable Deemed to comply standard
4.11 Roof design	**1.9**	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	**For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.9 applies in addition to Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2.** For Transit Corridors and Residential Built Form Areas Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2 remain and apply.
4.12 Landscape design	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.12 of R Codes Volume 2 remains and applies.
4.13 Adaptive reuse	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.13 of R Codes Volume 2 remains and applies.
4.14 Mixed use	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.14 of R Codes Volume 2 remains and applies.
4.15 Energy efficiency	**1.10***	**1.10***	**1.10***	**Volume 2, Clauses A1.10.1 and A1.10.2 replace A4.15.1 of the R Codes Volume 2.**
4.16 Water management and conservation	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.16 of R Codes Volume 2 remains and applies.
4.17 Waste management	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.17 of R Codes Volume 2 remains and applies.
4.18 Utilities	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	Clause 4.18 of R Codes Volume 2 remains and applies.
N/A	1.10	N/A	N/A	For Town Centre, Mixed Use and Activity Corridors Clause 1.10 augments R Codes Volume 2.*

**The Built Form Policy Acceptable Outcomes represent a Council adopted policy position however do not apply as Acceptable Outcomes until the Western Australian Planning Commission (WAPC) have granted approval in accordance with section 1.2 of the R Codes Volume 2. Until the WAPC have granted approval the relevant Acceptable Development provisions of the R Codes Volume 1 apply.*

Commercial – Volume 3

3.1. In assessing applications for development approval against Volume 3, the decision-maker shall have regard to:

- the objectives of the Local Planning Scheme; and
- policy objectives provided in Part 1, Design Principles provided in Appendix 1 and the Element Objectives provided in Part 2.

3.2. Volume 3 applies throughout the City of Vincent to the development of commercial buildings.

3.3. The element objectives are to be used in the preparation, submission and assessment of proposals for the purpose of determining their compliance with the Built Form Policy.

3.4. Applications for development approval need to demonstrate that the design achieves the objectives of each design element. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions.

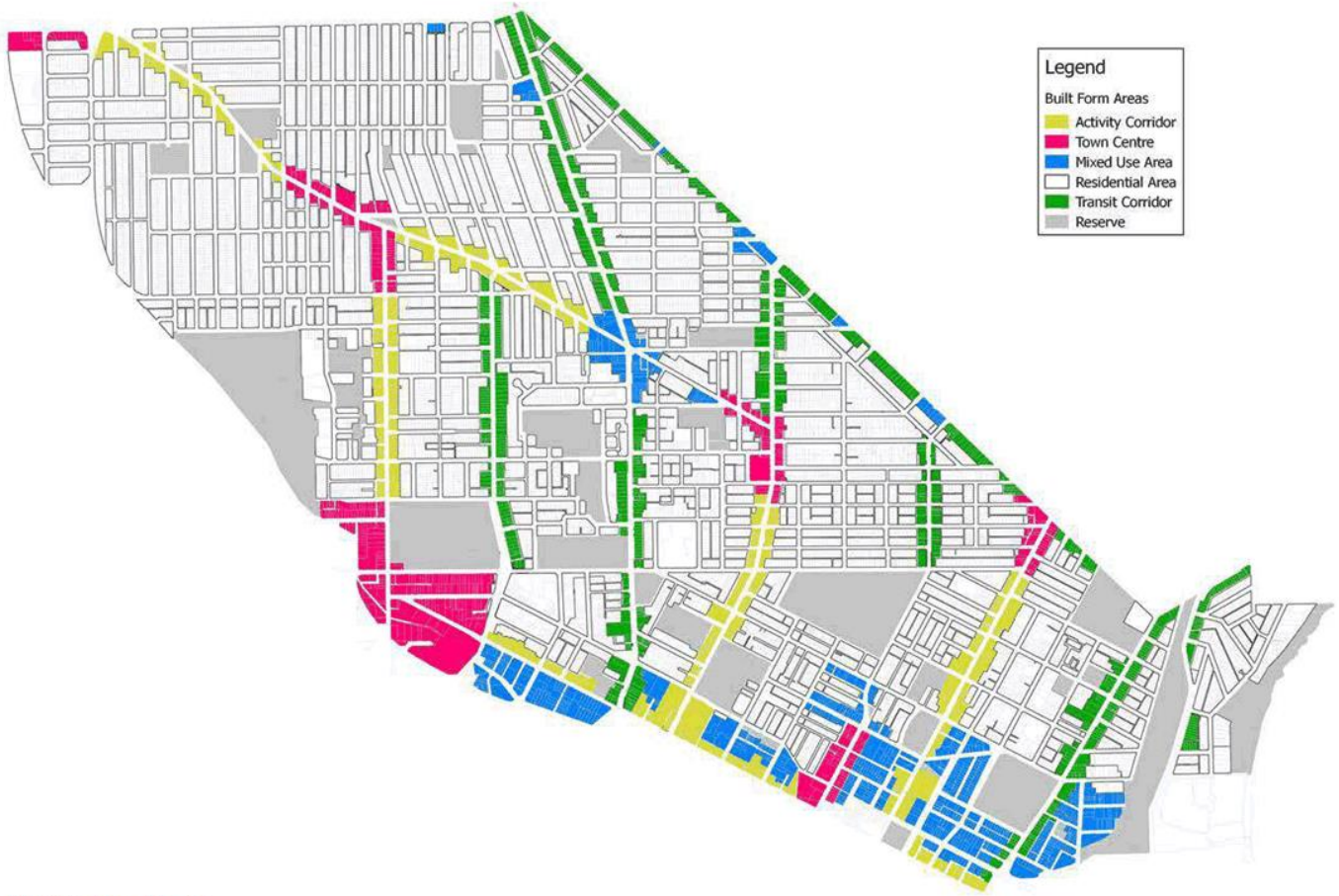


FIGURE 1 – BUILT FORM AREAS

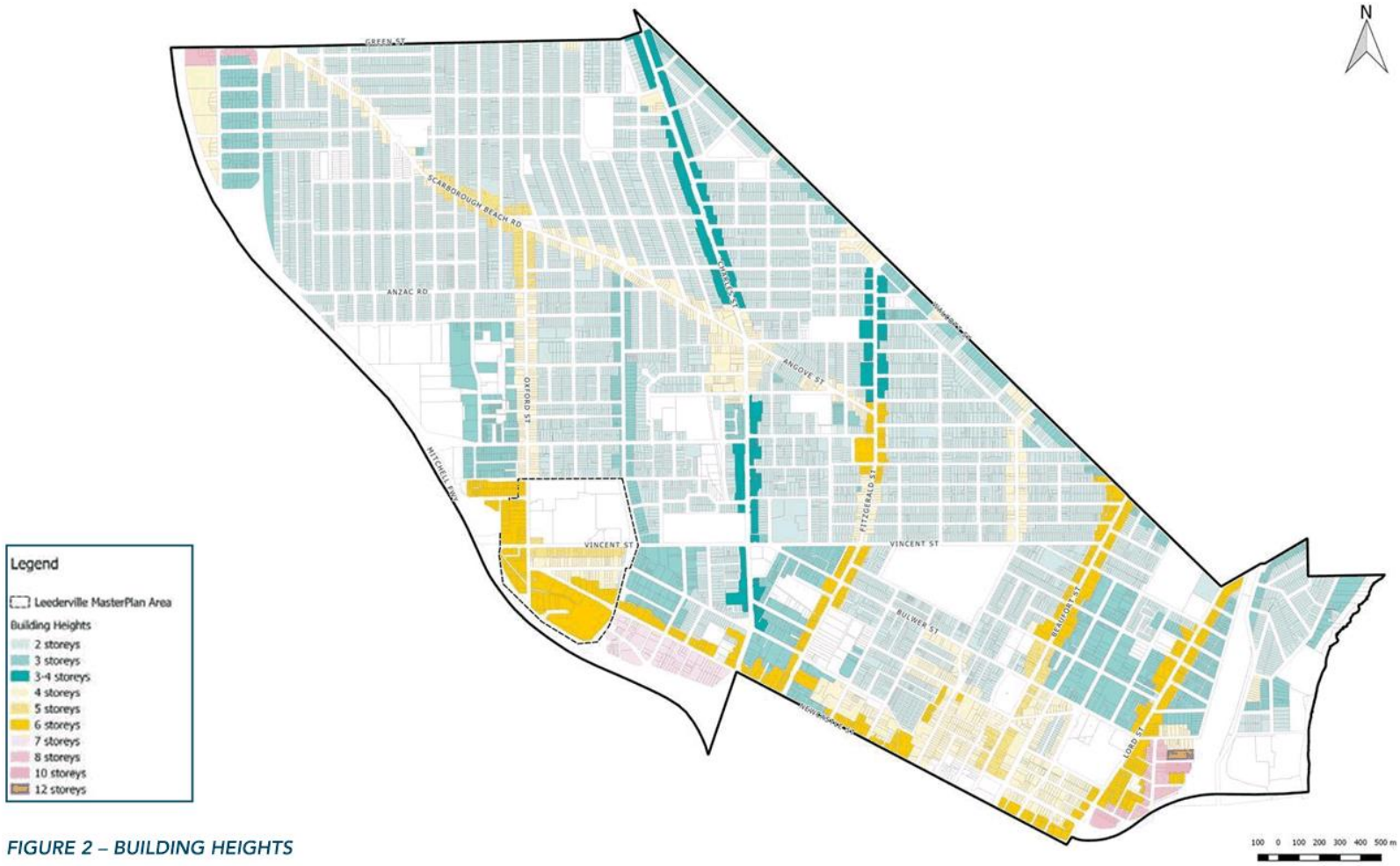


FIGURE 2 – BUILDING HEIGHTS

PART 2
POLICY PROVISIONS

VOLUME 1
SINGLE HOUSES AND GROUPED DWELLINGS

SECTION 1 – TOWN CENTRE

1.1 Street Setbacks (Primary and Secondary)

R CODES	REPLACE	REMAIN
	Volume 1, Clause 1.1 replaces Clause 5.1.2 C2.1 and C2.2 of the R Codes Volume 1.	Clauses 5.1.2 C2.3 and C2.4 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed to Comply	
P1.1.1	Development which incorporates design elements that reduce the impact of building bulk.	C1.1.1	Primary and secondary street setback is nil.
P1.1.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.		
P1.1.3	Setbacks that facilitate the provision of landscaping.		
P1.1.4	Development which activates and addresses rights of way.		
P1.1.5	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.		

1.2 Lot Boundary Setbacks

R CODES	REPLACE	REMAIN
	*Volume 1, Clause 1.2 amends Clause 5.1.3 of the R Codes Volume 1.**	For Town Centre, Mixed Use and Activity Corridor Built Form Areas Clauses 5.1.3 C3.2 and C3.3 of the R Codes Volume 1 remain and apply.

Local Housing Objectives	
P1.2.1	Development which incorporates design elements that reduce the impact of building bulk
P1.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
P1.2.3	Setbacks that facilitate the provision of deep soil areas and canopy coverage.
P1.2.4	Development which activates and addresses rights of way.

Deemed to Comply

C1.2.1 Lot boundary setbacks in accordance tables 1 – 1.2a and 1 – 1.2b:

Table 1 – 1.2a

			Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Neighbouring Property	Residential Built Form Area	R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		E	E	E	E	E	F	F	F	F

Table 1 – 1.2b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes Volume 1 table 2a and 2b;	R Codes Volume 1 table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	Table 1-1.2c	Table 1-1.2c
E	Nil	R Codes Volume 1 table 2a and 2b
F	Nil	Table 1-1.2c

Table 1 – 1.2c

	Width of lot in metres	
	≤14	>14
Setback in metres	3	4

Development Adjoining Rights of Way

C1.2.2 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

C1.2.3 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

1.3 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 1.3 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P1.3.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C1.3.1	Development that is consistent with the building heights provided in Table 1 – 1.3 and Figure 2.
P1.3.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C1.3.2	External fixtures may extend beyond the maximum height in Table 1 – 1.3 and Figure 2 where they are not visible from the street or neighbouring properties.
P1.3.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C1.3.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P1.3.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C1.3.4	The City may approve development which exceeds the maximum height stated in Table 1-1.3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan, Master Plan or Structure Plan and addresses Design Principles P1.3.1 – P1.3.4.

TABLE 1 – 1.3: Building Height – Town Centres

Location	Maximum No. of Storeys		Maximum Building Height			
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

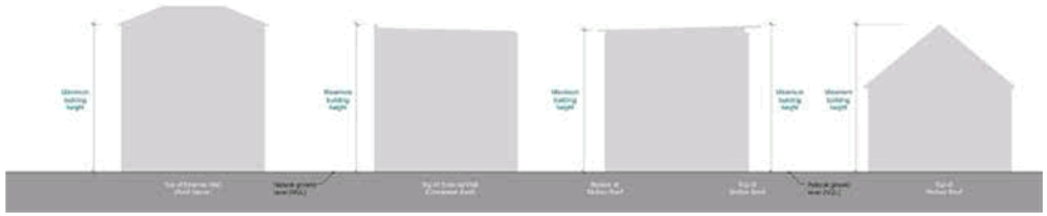


Figure 1–1.3 – Building Height Measurement

1.4 Landscaping

R CODES	REPLACE	REMAIN
	*Volume 1, Clauses 1.4 replaces Clause 5.3.2 C2 of the R Codes Volume 1.**	–

Local Housing Objectives	
P1.4.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
P1.4.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
P1.4.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
P1.4.4	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
P1.4.5	Development that prioritises the retention of mature and healthy trees.
P1.4.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.
P1.4.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
P1.4.8	The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.

Deemed to Comply

C1.4.1 Deep Soil Areas shall be provided in accordance with the following requirements :

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

C1.4.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C1.4.3 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

C1.4.4 At least 80%* of the lot boundary setback area at ground level shall be provided as canopy coverage at maturity.

C1.4.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

C1.4.6 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

C1.4.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

C1.4.8 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register.

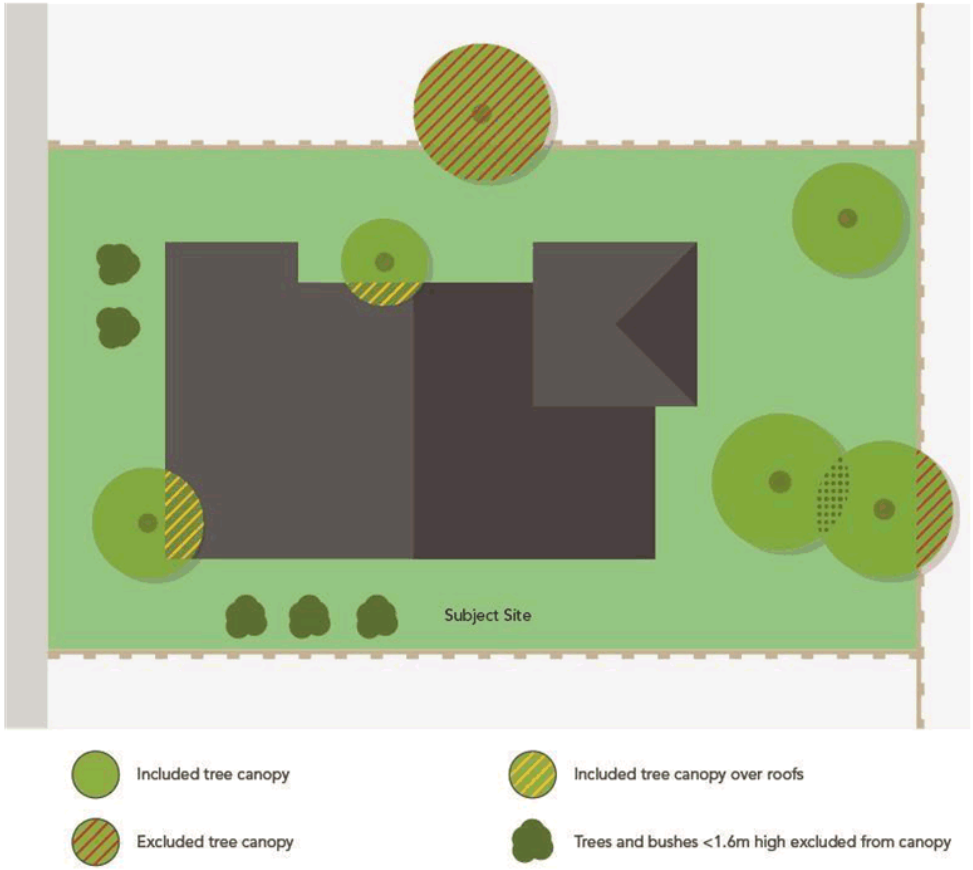

Subject Site
Included tree canopy
Included tree canopy over roofs
Excluded tree canopy
Trees and bushes <1.6m high excluded from canopy

Figure 1 – 1.4.1

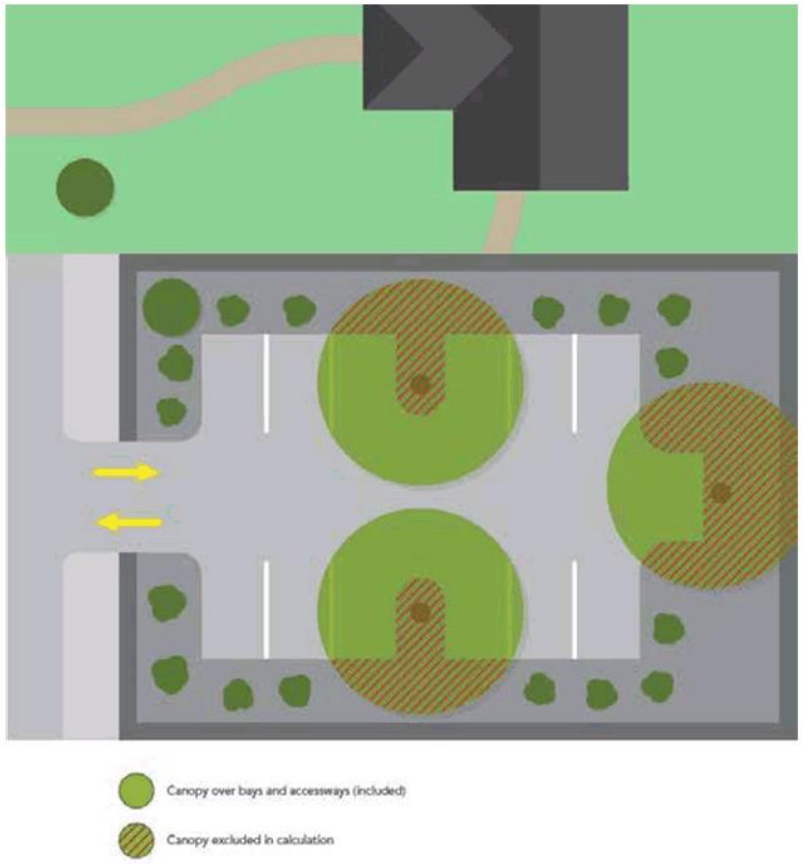

Canopy over bays and accessways (included)
Canopy excluded in calculation

Figure 1 – 1.4.2

1.5 Parking

Local Housing Objectives	
P1.5.1	Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.
P1.5.2	Suitable end of trip facilities should be included in the initial design of the building.

1.6 Vehicular Access

Local Housing Objectives	
P1.6.1	Vehicle access to and from site is to be safe, manageable and convenient.
P1.6.2	Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.
P1.6.3	Minimise breaks in the street wall to maximise active frontages.
P1.6.4	Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.
P1.6.5	Maximise the retention of existing mature vegetation through the location and design of vehicle access.

1.7 External Fixtures, utilities and facilities

R CODES	REPLACE	REMAIN
	Volume 1, Clause 1.7 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.	Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed to Comply	
P1.7.1	Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.	C1.7.1	Development must comply with Western Power Corporation Easements and Restriction Zones.
P1.7.2	Developments should provide adequate waste storage facilities for each dwelling and this should be considered at the early stage of the design process.	C1.7.2	External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.
P1.7.3	New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.	C1.7.3	External fixtures are permitted where they are: • not visible from the street and surrounding properties; or • integrated with the design of the building.
		C1.7.4	If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows: • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation.

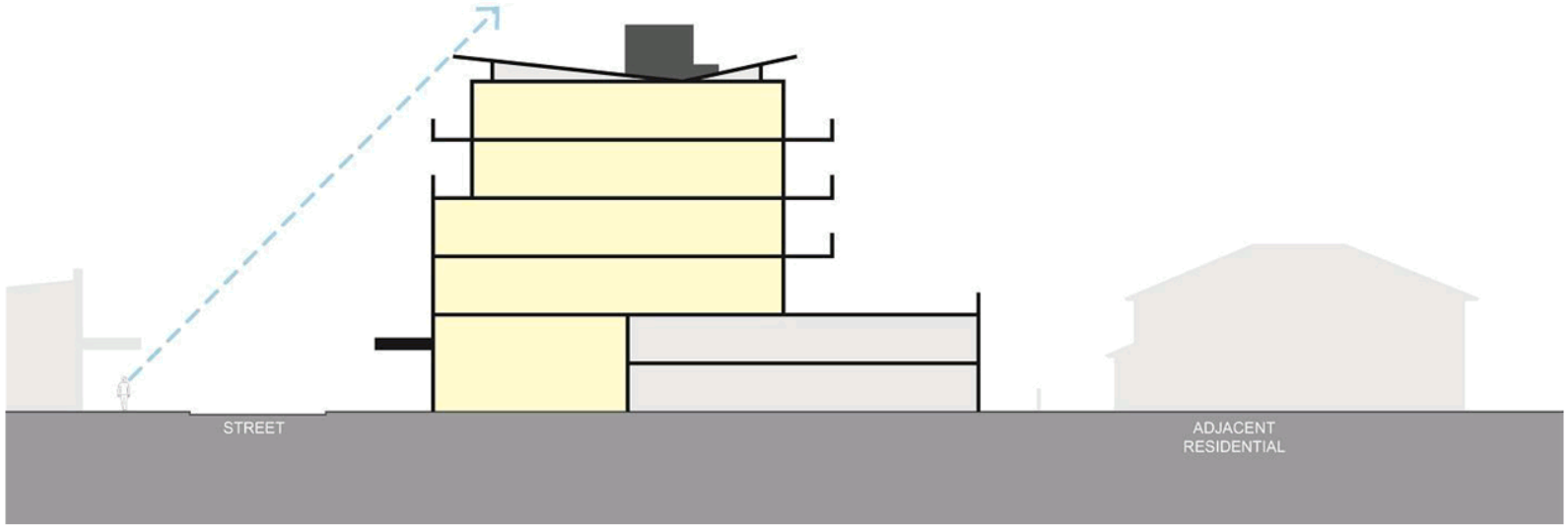


Figure 1 – 1.7 – External Fixtures

1.8 Environmentally Sustainable Design

Local Housing Objectives	
P1.8.1	Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.
P1.8.2	Development that optimises thermal performance of the building throughout the year through design elements and material selection.
P1.8.3	Development shall incorporate: • Site planning principles that maximise solar passive design opportunities for both summer and winter; • Natural ventilation and daylight penetration to reduce energy consumption; • Daytime areas with north-facing glazing to allow passive solar heating during winter; • Openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation; • Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications; • Shading devices to reduce unwanted solar gain in summer and increase passive solar gain in winter; and • Integration of renewable energy and energy storage systems to optimise energy consumption.
P1.8.4	Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4.
P1.8.5	Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.
P1.8.6	Demonstrate that the development is capable of achieving one of the environmental performance standards shown in the below table, or a recognised equivalent*.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Life Cycle Assessment in Accordance with *EN15978 – Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.*	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to nonintegrated energy (plug loads)	Global Warming Potential and Net Fresh Water Use Performance Reduction as per Table *** below.	Independently Reviewed EN15978 Compliant Target Setting LCA with a 20% factor of safety applied to improvement strategies

Building Type	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO2e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m3 / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO2e / m2 Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m3 / m2 Net Lettable Area / year (25% saving against Perth statistical average office)
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/ international standards and subject to oversight by a certifying body.*

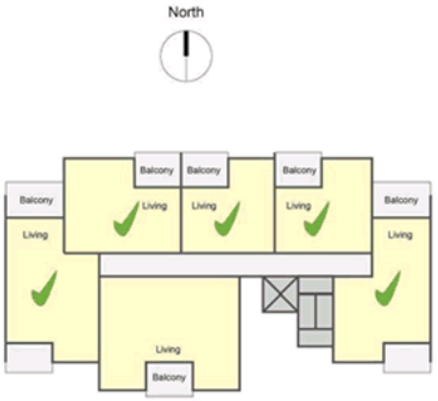


Figure 1 – 1.8.1 – Solar orientation

Figure 1 – 1.8.2 – Cross Ventilation

1.9 Urban Design Study

Local Housing Objectives	
An Urban Design Study is to be submitted with the application for development approval and must consider all of the following local housing objectives:	
P1.9.1	Appropriate use of a variety of materials and finishes that complement elements of the existing local character whilst avoiding the use of faux (made as an imitation, fake or false) materials.
P1.9.2	Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improves the amenity of adjoining properties and the streetscape.
P1.9.3	Fire boosters, mail boxes and external fixtures that are integrated in the early design stage and located to minimise the impact on the public realm.
P1.9.4	Development that achieves visual interaction with the vehicle and pedestrian approaches.
P1.9.5	Development which integrates and/or acknowledges the design elements and character of the streetscape identified in the Urban Design Study.
P1.9.6	Development which incorporates the design elements of the predominant streetscape character of the urban design study area outlined in Appendix 2.
P1.9.7	Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.
P1.9.8	Development expressed with strong visual elements that integrate with all street frontages and right of ways.
P1.9.9	Create cohesion of all street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with passive surveillance and safe sight lines.
P1.9.10	Development shall integrate with adjoining public spaces by including visual surveillance or clearly visible entrances and paths directly onto the public space.
P1.9.11	Emphasise vertical articulation to break up building mass and highlight street level uses and details.
P1.9.12	Development designed to be adaptive and cater for changing uses over time within the relevant zone.
P1.9.13	High quality durable materials and textures used at street level and upper levels which express the architectural style of the surrounding context.
P1.9.14	Design which is responsive to any existing and/or proposed verge trees and will promote greening in town centres.

SECTION 2 – ACTIVITY CORRIDOR

2.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 2.1 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P2.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C2.1.1	Development that is consistent with the building heights provided in Table 1-2.1 and Figure 2.
P2.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C2.1.2	External fixtures may extend beyond the maximum height in Table 1-2.1 and Figure 2 where they are not visible from the street or neighbouring properties.
P2.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C2.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P2.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C2.1.4	The City may approve development which exceeds the maximum height stated in Table 1-2.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.

TABLE 1 – 2.1: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.3.

SECTION 3 – MIXED USE

3.1 Building Height

Local Housing Objectives		Deemed to Comply	
P3.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C3.1.1	Development that is consistent with the building heights provided in Table 1-3.1 and Figure 2.
P3.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C3.1.2	External fixtures may extend beyond the maximum height in Table 1-3.1 and Figure 2 where they are not visible from the street or neighbouring properties.
P3.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C3.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P3.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C3.1.4	The City may approve development which exceeds the maximum height stated in table 1-3.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.

TABLE 1 – 3.1: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

3.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.3.

SECTION 4 – TRANSIT CORRIDOR

4.1 Street Setbacks (Primary and Secondary)

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.1 replaces Clause 5.1.2 C2.1 and C2.2 of the R Codes Volume 1.	Clauses 5.1.2 C2.3 and C2.4 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed to Comply	
P4.1.1	Development which incorporates design elements that reduce the impact of building bulk.	C4.1.1	The primary and secondary street setback is as per Clause 5.1.2 of the R Codes Volume 1.
P4.1.2	Development which maximises natural light access, natural ventilation, internal and external privacy.	C4.1.2	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.
P4.1.3	Setbacks that facilitate the provision of deep soil areas and canopy coverage.		
P4.1.4	Development which activates and addresses rights of way.		

4.2 Lot Boundary Setbacks

R CODES	REPLACE	REMAIN
	*Volume 1, Clause 4.2 amends Clause 5.1.3 of the R Codes Volume 1.**	Clause 5.1.3 C3.3 of the R Codes remains and applies.

Local Housing Objectives		Deemed to Comply	
P4.2.1	Development which incorporates design elements that reduce the impact of building bulk.	C4.2.2	Lot boundary setbacks are to be in accordance with tables 1-4.2a, 1-4.2b and 1-4.2c:
P4.2.2	Development which maximises natural light access, natural ventilation, internal and external privacy.		
P4.2.3	Setbacks that facilitate the provision of deep soil areas and canopy coverage.		
P4.2.4	Development which activates and addresses rights of way.		

Table 1 – 4.2a

			Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Neighbouring Property	Residential Built Form Area	R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		A	A	A	A	A	D	D	D	D

Table 1 – 4.2b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes Volume 1 table 2a and 2b;	R Codes Volume 1 table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	Table 1-1.2c	Table 1-1.2c

Table 1 – 4.3c

	Width of lot in metres	
	≤14	≥14
Setback in metres	3	4

C4.2.3 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

C4.2.4 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

4.3 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.3 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P4.3.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C4.3.1	Development that is consistent with the building heights provided in Table 1-4.3 and Figure 2.
P4.3.2	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C4.3.2	External fixtures may extend beyond the maximum height in Table 1-4.3 and Figure 2 where they are not visible from the street or neighbouring properties.
P4.3.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C4.3.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P4.3.4	Design which minimises overlooking and overshadowing where it impacts residential development.	C4.3.4	The City may approve development which exceeds the maximum height stated in table 1-4.3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P4.2.1 – P4.2.4.

TABLE 1 – 4.3: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
West side and lots fronting Newcastle East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

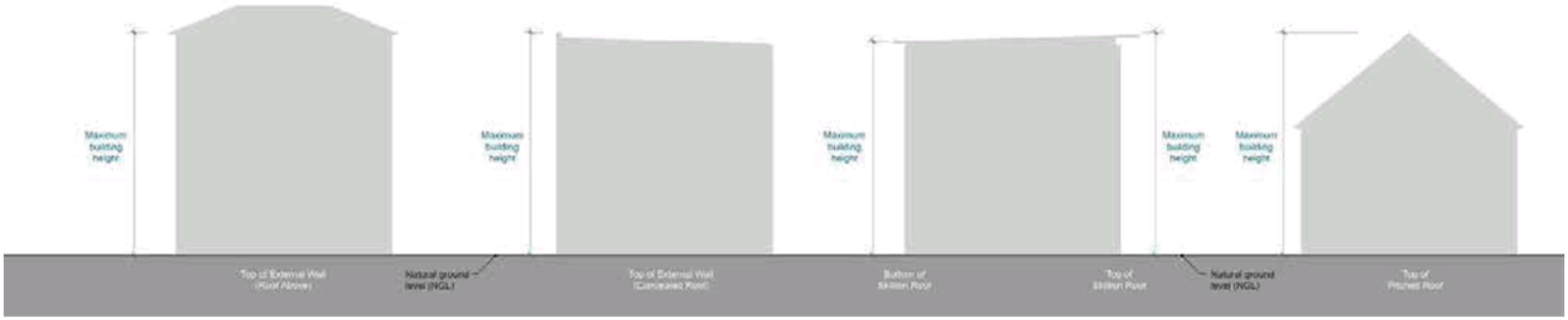


Figure 1 – 4.3 – Building Height and Measurement

4.4 Street Walls and Fences

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.4 replaces Clause 5.2.4 C4 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed to Comply	
P4.4.1	Front fences and walls which enable surveillance and enhance streetscape.	C4.4.1	Street walls, street fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.
P4.4.2	Development which adds interest to the street and minimises blank facades.	C4.4.2	Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows: 1. Maximum height of 1.8 metres above the natural ground level; 2. Maximum height of piers with decorative capping to be 2 metres above the natural ground level; 3. Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; 4. Posts and piers are to have a maximum width 400 5. millimetres and a maximum diameter of 500 millimetres; and 6. The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.
		C4.4.3	Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows: (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.
		C4.4.4	Exposed boundary walls visible to the street are to incorporate the following design features: • Indentations; • Varying heights; • Varying materials, colours and textures; or Public artwork.
		C4.4.5	Any proposed vehicular or pedestrian entry gates shall be visually permeable.
		C4.4.6	Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

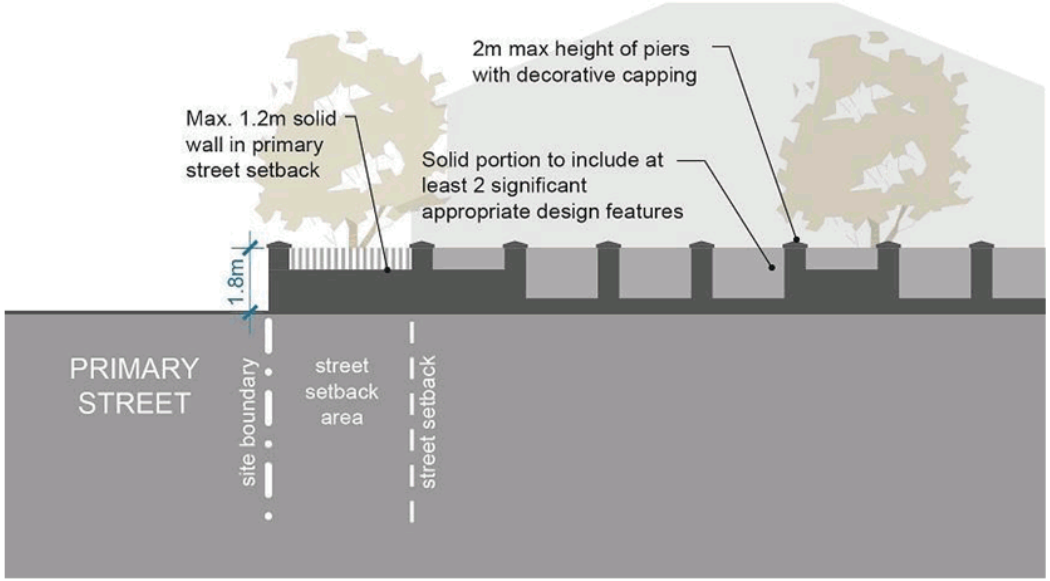


Figure 1 – 4.4 – Street walls and fences

4.5 Landscaping

R CODES	REPLACE	REMAIN
	Volume 1, Clauses 4.5 replaces Clause 5.3.2 C2 of the R Codes Volume 1.*	–

Local Housing Objectives	
P4.5.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
P4.5.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
P4.5.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
P4.5.4	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
P4.5.5	Development that prioritises the retention of mature and healthy trees
P4.5.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.
P4.5.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
P4.5.8	The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.

Deemed-To-Comply

C4.5.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

C4.5.2 A minimum of 50% of the front setback shall be provided as soft landscaping.

C4.5.3 Planting Areas shall be provided in accordance with the following requirements

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

C4.5.4 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C4.5.5 At least 30% of the site area is provided as canopy coverage at maturity.

C4.5.6 Open air car parks, including accessways, shall have a minimum of 60% canopy coverage at maturity.

C4.5.7 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

C4.5.8 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

C4.5.9 Existing trees shall be retained where they are:
a. Healthy specimens with ongoing viability; and
b. Species not included on an applicable weed register.

4.6 External Fixtures, Utilities and Facilities

R CODES	REPLACE	REMAIN
	Volume 1, Clause 4.6 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.	Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed-to-Comply	
P4.6.1	Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply.	C4.6.1	External fixtures are permitted where they are: • not visible from the street and surrounding • properties; or • integrated with the design of the building.
		C4.6.2	If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows: • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation.
		C4.6.3	For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

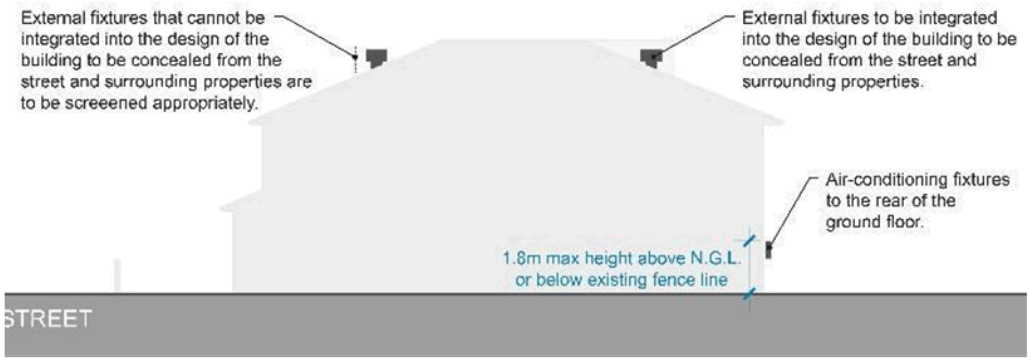


Figure 1 – 4.6 – External Fixtures

4.7 Environmentally Sustainable Design

4.7.1 Clause 1.8 of this Policy applies to development in the Transit Corridor Built Form Area.

4.8 Urban Design Study

4.8.1 Clause 1.9 of this Policy applies to development in the Transit Corridor Built Form Area.

SECTION 5 – RESIDENTIAL

5.1 Street Setback (Primary and Secondary)

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.1 replaces Clause 5.1.2 C2.1 , C2.2 and C2.4 of the R Codes Volume 1.	Clauses 5.1.2 C2.3 and C2.4 of the R Codes Volume 1 remains and applies.

Local Housing Objectives		Deemed-to-Comply	
P5.1.1	Development which incorporates predominant features of the streetscape.	C5.1.1	The primary street setback is to be calculated by averaging the setback of the five adjoining properties, either side of the proposed development.
P5.1.2	Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling.	C5.1.2	For the purpose of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.
P5.1.3	Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.	C5.1.3	An unenclosed porch, verandah or the equivalent may (subject to the Building Codes of Australia) project into the primary street setback area to a maximum of half the required primary street setback area.
		C5.1.4	Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
		C5.1.5	Balconies on upper floors setback a minimum of 1 metre behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
		C5.1.6	The ground floor secondary street setback is to be as per the R Codes.
		C5.1.7	Secondary street setbacks for upper floors is to be 1.5 metres behind each portion of the ground floor setback.

5.2 Lot Boundary Setback

R CODES	REPLACE	REMAIN
	*Volume 1, Clause 5.2 amends Clause 5.1.3 of the R Codes Volume 1.**	Clause 5.1.3 C3.1 ii, C3.2, C3.3 and C3.4 of the R Codes remain and apply.

Local Housing Objectives	Deemed-to-Comply
P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.	**C5.2.1** Clause 5.1.3 C3.1(ii) of the R Codes Volume 1 applies. **C5.2.2** Lot boundary setbacks are to be in accordance with tables 1-5.2a, 1-5.2b and 1-5.2c:

Table 1 – 5.2a

			Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Neighbouring Property	Residential Built Form Area	R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		A	A	A	A	A	D	D	D	D

Table 1 – 5.2b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes Volume 1 table 2a and 2b;	R Codes Volume 1 table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	Table 1-5.2c	Table 1-5.2c

Table 1 – 5.2c

	Width of lot in metres	
	≤14	>14
Setback in metres	3	4

C5.2.3 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

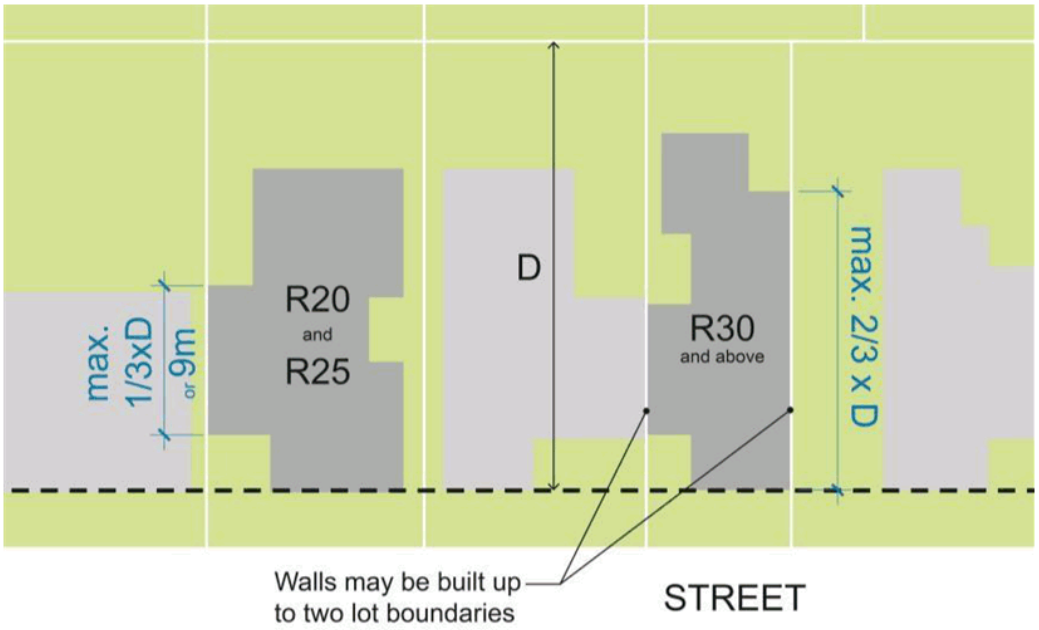


Figure 1 – 5.2 – Residential lot boundary setbacks

5.3 Building Height

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.3 replaces Clause 5.1.6 C6 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed-to-Comply	
P5.3.1	Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.	C5.3.1	Development that is consistent with the building heights provided in Table 1-5.3 and Figure 2.
P5.3.2	Design which is complimentary to existing developments.	C5.3.2	External fixtures may extend beyond the maximum height in Table 1-5.3 and Figure 2 where they are not visible from the street or neighbouring properties.
P5.3.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C5.3.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
P5.3.4	Design which minimises overlooking and overshadowing.	C5.3.4	The City may approve development which exceeds the maximum height stated in Table 1-5.3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.3.1 – P5.3.5.
P5.3.5	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.		

TABLE 1 – 5.3: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey	3.5m	5m	3.5m	5m	7m
2 storeys	7m	8m	7m	8m	10m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

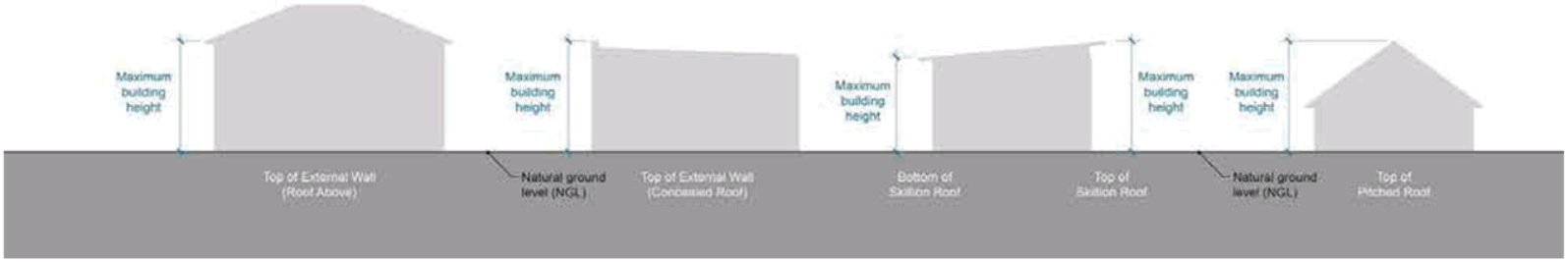


Figure 1 – 5.3 – Residential Building Heights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5.4 Garages and Carports

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.4 replaces Clause 5.2.1 C1.1, C1.2, C1.4 and C1.5 of the R Codes Volume 1.	Clause 5.2.1 C1.3 of the R Codes Volume 1 remains and applies.

Local Housing Objectives		Deemed-to-Comply	
P5.4.1	The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or dominate views of dwellings from the street and vice versa.	C5.4.1	Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.
P5.4.2	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.	C5.4.2	Garages are to be setback a minimum of 500mm behind the dwelling alignment (excluding any porch portico verandah or balcony or the like).
		C5.4.3	Carports shall be setback in accordance with Clause C5.1.1 and C5.1.2 of this Policy. This setback may be reduced in accordance with Clause 5.1.2 C2.1 iii of the R Codes Volume 1.
		C5.4.4	Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.
		C5.4.5	Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.
		C5.4.6	Carports shall allow light and ventilation to the major openings of the dwelling.
		C5.4.7	The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.

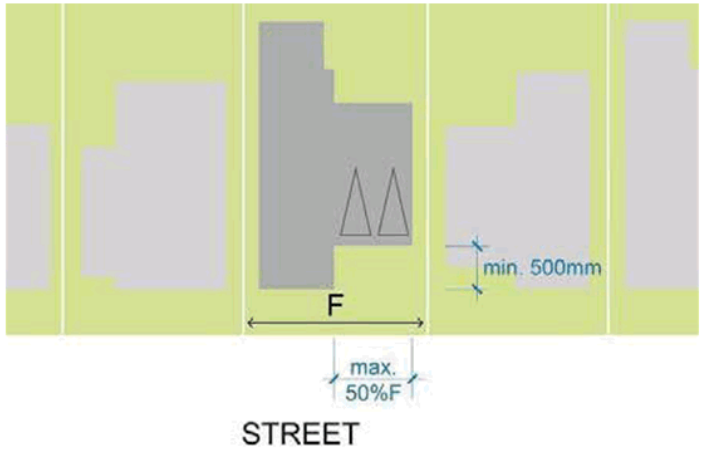

Figure 1 – 5.4.1 – Garage Street Setback

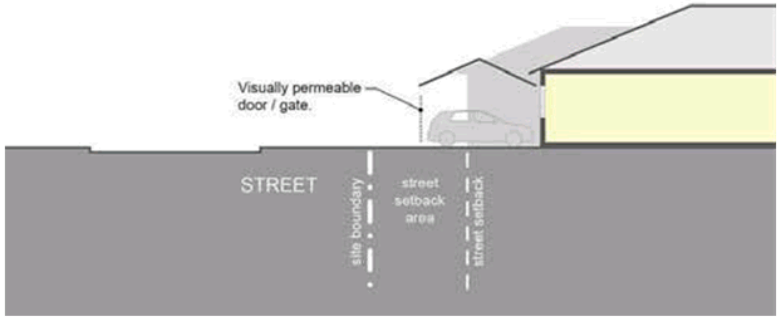

Figure 1 – 5.4.2 – Carports within Street Setback

5.5 Garage Width

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.5 replaces Clause 5.2.2 C2 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed-to-Comply	
P5.5.1	Development which preserves and enhances the visual character of the existing streetscape and minimises the visual impact of the garage.	C5.5.1 C5.5.2	Garages which are 50% or less than the width of the lot. For lots less than 10 metres wide, garages which are a maximum of 4 metres wide.

5.6 Street Surveillance

R CODES	REPLACE	REMAIN
	Clause 5.6 applies in addition to Clause 5.2.3 of the R Codes Volume 1.	Clause 5.2.3 of the R Codes Volume 1 remains and applies.

Local Housing Objectives		Deemed-to-Comply	
P5.6.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply.	C5.6.1	The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling. Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.

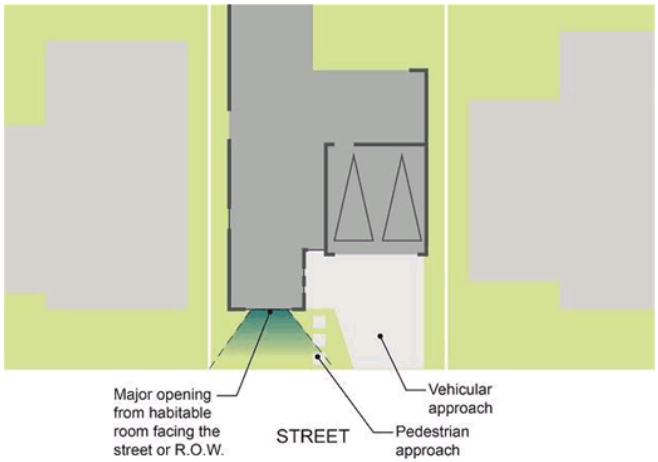

Figure 1 – 5.6 – Street Surveillance

5.7 Street Walls and Fences

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.7 replaces Clause 5.2.4 C4.1 and C4.2 of the R Codes Volume 1.	–

Local Housing Objectives		Deemed-to-Comply	
P5.7.1	Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.	C5.7.1	Street walls, street fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement and metal sheeting.
		C5.7.2	Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows: 1. Maximum height of 1.8 metres above the natural ground level; 2. Maximum height of piers with decorative capping to be 2 metres above the natural ground level; 3. Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; 4. Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and 5. The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.
		C5.7.3	Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows: • Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and • Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.
		C5.7.4	Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.
			Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.

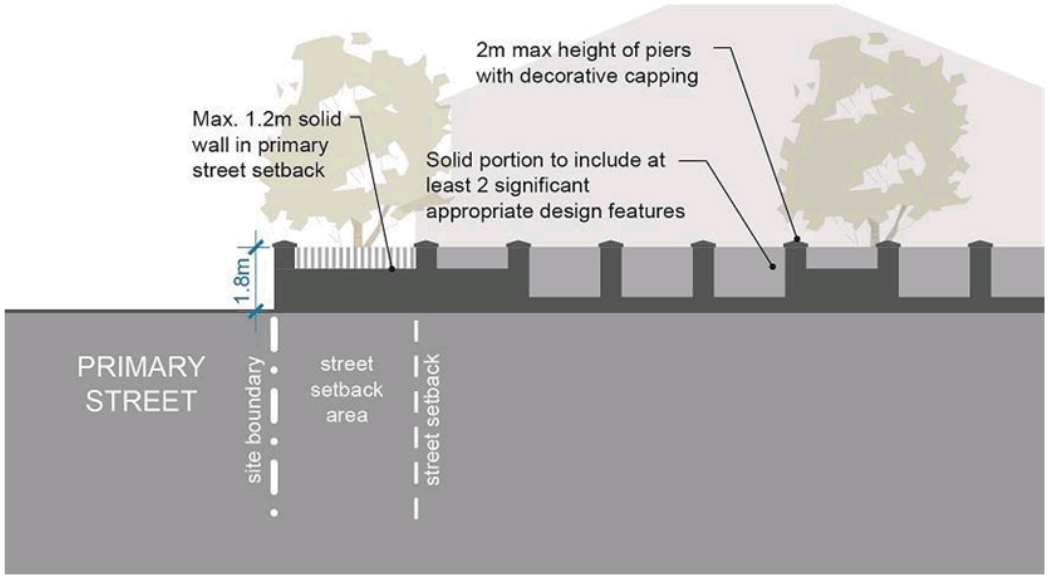

Figure 1 – 5.7 – Street Walls and Fences

5.8 Sight Lines

R CODES	REPLACE	REMAIN
	Clause 5.8 replaces Clause 5.2.5 C5 of the R Codes Volume 1.	–

	Local Housing Objectives		Deemed-to-Comply

P5.8.1	Development which allows safe vehicle movement between the private and public domain.	C5.8.1	Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m where walls, fences, or other structures adjoin a driveway that intersects a street, right-of-way, communal street; and a right-of-way or communal street that intersects a public street; and two streets that intersect with the exception of:
			• One pier/pillar with a maximum width and depth of 400 millimetres and 1.8 metres height above NGL, or 2.0 metres tall to the top of decorative capping above the NGL;
			• Fence slats or infill higher than 0.75 metres above NGL that provides a Clear Sight Line;
			• If a gate is proposed across a vehicle access point where a driveway meets a public street and where two streets intersect, the gate must provide:
			  • When Closed: a minimum of 50 per cent unobstructed view;
			  • When Open: a Clear Sight Line from 0.75m above the NGL within 1.5m of where the vehicle access way joins the street;
			
			For the purposes of this clause a Clear Sight Line means:
			• Continuous horizontal or vertical gaps that constitute a minimum of 50% of the total surface area;
			• A minimum gap size of 40mm;
			• If slats are orientated to be deeper than they are wide - the distance between the slats must be no less than two-times the depth of the slat;
			• Clear non-reflective glass.

5.9 Landscaping

R CODES	REPLACE	REMAIN
	*Volume 1, Clauses 5.9 replaces Clause 5.3.2 C2 of the R Codes Volume 1.**	–

Local Housing Objectives	
P5.9.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
P5.9.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
P5.9.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
P5.9.4	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
P5.9.5	Development that prioritises the retention of mature and healthy trees
P5.9.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.
P5.9.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
P5.9.8	Design which retains existing mature trees on site.
P5.9.9	The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.

Deemed-To-Comply

C5.9.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

C5.9.2 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

C5.9.3 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C5.9.4 At least 30% of the site area is provided as canopy coverage at maturity.

C5.9.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

C5.9.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

C5.9.8 Existing trees shall be retained where they are:
(a) Healthy specimens with ongoing viability; and
(b) Species not included on an applicable weed register.

C5.9.9 The above landscaping provisions apply to additions and alterations that affect an existing Deep Soil Area, canopy cover or tree on the subject lot.

5.10 External Fixtures, Utilities and Facilities

R CODES	REPLACE	REMAIN
	Volume 1, Clause 5.10 replaces Clause 5.4.4 C4.3 and C4.4 of the R Codes Volume 1.	Clauses 5.4.4 C4.1 and C4.2 of the R Codes Volume 1 remain and apply.

Local Housing Objectives		Deemed-to-Comply	
P5.10.1	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.	C5.10.1	External fixtures are permitted where they are: • not visible from the street and surrounding properties; or • integrated with the design of the building.
		C5.10.2	If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows: • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation.
		C5.10.3	For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

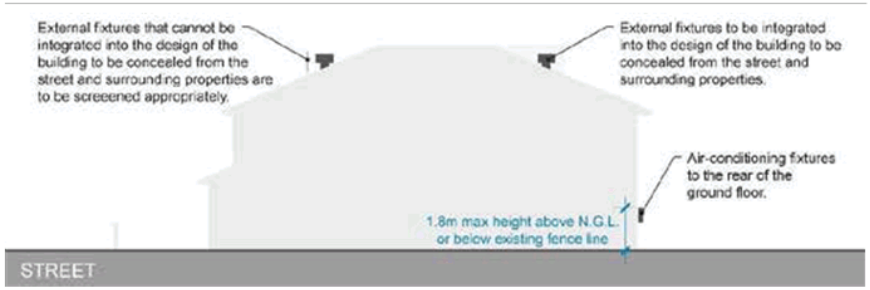

Figure 1 – 5.10.1 – External Fixtures

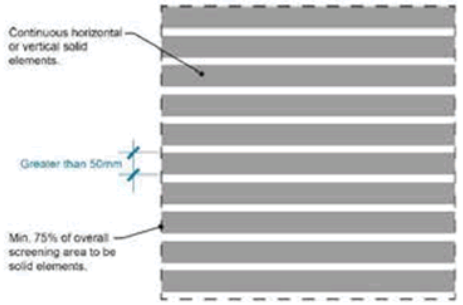

Figure 1 – 5.10.2 – Screening of External Fixtures

5.11 Environmentally Sustainable Design

5.11.1 Clause 1.8 of this Policy applies to development in the Residential Built Form Area.

5.12 Urban Design Study

5.12.1 Clause 1.9 of this Policy applies to development in the Residential Built Form Area.

5.13 Development on Rights of Way

Local Housing Objectives	
P5.13.1	Development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.
P5.13.2	Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.
P5.13.3	Development which provides suitable space for safe vehicle movement in the right of way.
P5.13.4	Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.
Orientation	
P5.13.5	Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.
Setbacks	
P5.13.6	Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied. Clause C5.2.1 of the R Codes is replaced by this clause where development has its primary street frontage to a right of way.
Access	
P5.13.7	Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way shall be 1.5 metres.
P5.13.8	Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

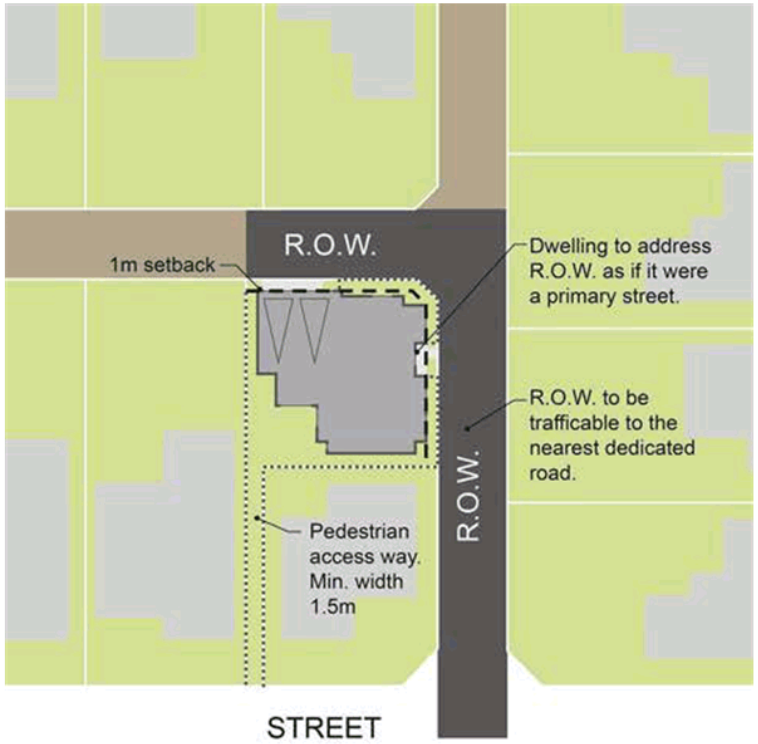

Figure 1 – 5.13.1 Corner development on rights of way

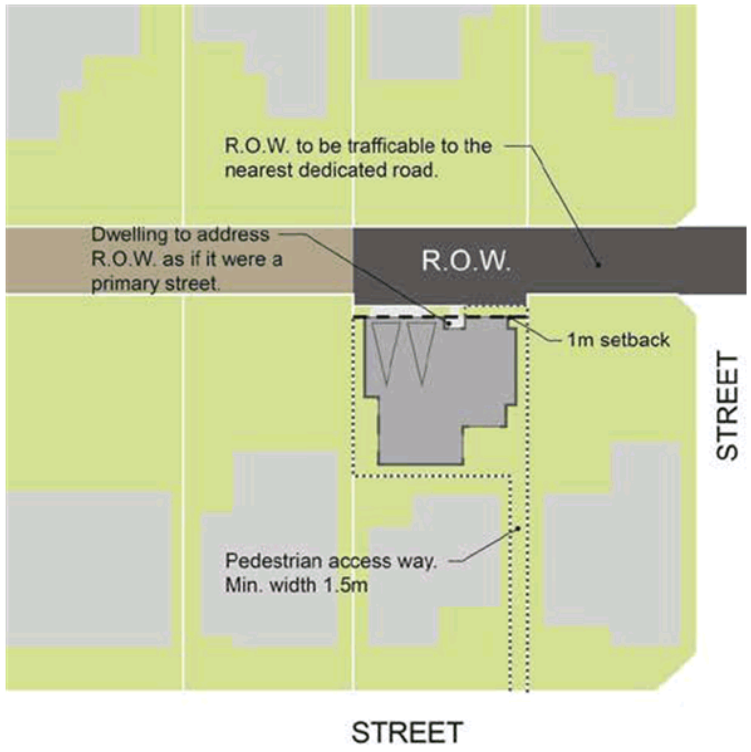

Figure 1 – 5.13.2 Development on rights of way


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VOLUME 2
MULTIPLE DWELLINGS AND MIXED USE

SECTION 1 TOWN CENTRE

1.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clauses 1.1, 2.1, 3.1 replace Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes

A1.1.1 Development that is consistent with the building heights provided in Table 2-1.1 and Figure 2.

A1.1.2 External fixtures may extend beyond the maximum height in Table 2-1.1 and Figure 2 where they are not visible from the street or neighbouring properties.

A1.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.

A1.1.4 The City may approve development which exceeds the maximum height stated in Table 2-1.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan, Master Plan or Structure Plan.

TABLE 2 – 1.1: Building Height – Town Centres

Location	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

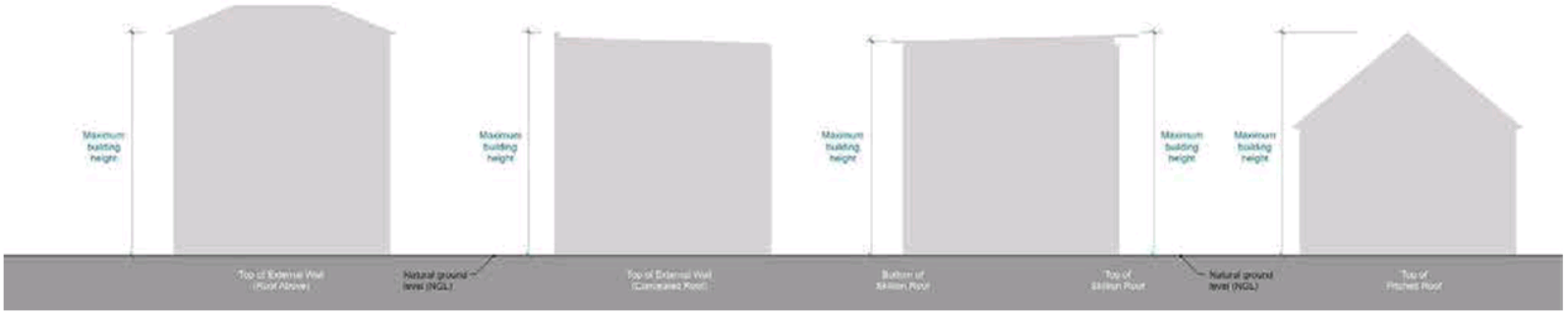
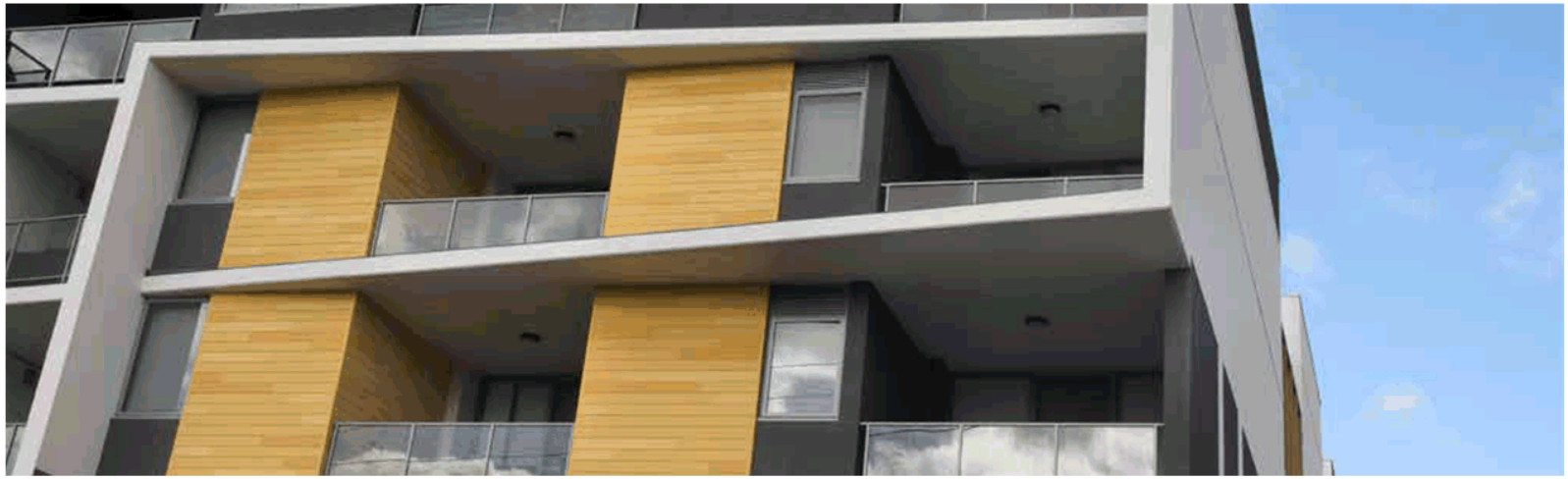


Figure 2 – 1.1 – Building Height Measurement



1.2 Street Setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 1.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	–

Acceptable Outcomes

A1.2.1 Primary and secondary street setback is nil.

1.3 Side and Rear Setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 1.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.	Clause A 2.4.2 of the R Codes Volume 2 remains and applies.

Acceptable Outcomes

A1.3.1 Side and rear setbacks in accordance with Tables 1.3a, 1.3b and 1.3c.

Development Adjoining Rights of Way

A1.3.2 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

A1.3.3 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

Table 1.3a

Neighbouring Property		Subject Property: R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Residential Built Form Area	R20	A	A	A	C	C	C	C	C	C
	R30	A	A	A	B	C	C	C	C	C
	R40	A	A	A	B	B	C	C	C	C
	R50	A	A	A	A	B	B	C	C	C
	R60	A	A	A	A	A	B	B	B	B
	R80	A	A	A	A	A	D	D	D	D
	R100+	A	A	A	A	A	D	D	D	D
	No R – Code	A	A	A	A	A	D	D	D	D
Non-Residential Built Form Area		E	E	E	E	E	F	F	F	F

Table 1.3b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	Table 1.3c	Table 1.3c
B	4.5m	6.5m
C	6.5m	12.5
D	R Codes Volume 2 Table 2.1	R Codes Volume 2 Table 2.1
E	Nil	Table 1.3c
F	Nil	R Codes Volume 2 Table 2.1

Table 1.3c

	Wall length (m): 9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)														
3.5 or less	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.7	1.8
4.5	1.1	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.7	1.7	1.7	1.7	1.8	2.0
5	1.1	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.8	1.8	1.8	1.9	2.0	2.3
5.5	1.2	1.5	1.5	1.5	1.6	1.7	1.8	1.9	1.9	2.0	2.0	2.1	2.3	2.5
6	1.2	1.5	1.5	1.5	1.6	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.4	2.8
6.5	1.2	1.5	1.5	1.6	1.7	1.9	2.0	2.1	2.1	2.2	2.2	2.3	2.7	3.0
7	1.2	1.5	1.5	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.8	3.3
7.5	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.5	2.6	3.0	3.5
8	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.4	2.4	2.5	2.6	2.7	3.1	3.8
8.5	1.4	1.6	1.7	1.8	2.0	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3.3	4.1
9	1.4	1.7	1.7	1.8	2.0	2.3	2.4	2.6	2.7	2.8	2.9	3.0	3.6	4.3
9.5	1.4	1.7	1.8	1.9	2.1	2.4	2.5	2.7	2.8	2.9	3.0	3.2	3.8	4.6
10	1.5	1.8	1.9	2.0	2.2	2.4	2.6	2.8	2.9	3.0	3.1	3.3	4.0	4.8

1.4 Tree Canopy and Deep Soil Areas

	REPLACE	REMAIN
R CODES	*Volume 2, Clauses A1.4.1 and A1.4.2 replace A 3.3.4 of the R Codes Volume 2.* *Volume 2, Clauses A1.4.3 and A1.4.7 replace A 3.3.7 of the R Codes Volume 2.* *Volume 2, Clauses A1.4.4, A1.4.5 and A1.4.6 replace A 3.3.5 of the R Codes Volume 2.**	*Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.*

Acceptable Outcomes	
A1.4.1	Deep soil areas are provided as a minimum of 12% of the site area. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
A1.4.2	If existing trees, which meet the criteria of A 3.3.1 of the R Codes Volume 2, are retained on site the minimum deep soil area is to be 10% of the site area.
A1.4.3	Planting Areas are provided as a minimum of 3% of the site area.
A1.4.4	Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b of the R Codes Volume 2 to achieve canopy coverage of 80% in the ground floor lot boundary setback.
A1.4.5	Evergreen tree species where landscaping is used to reduce the impact of building bulk.
A1.4.6	Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.
A1.4.7	Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided to a minimum depth and dimension of 1 metre

1.5 Pedestrian access and entries

	REPLACE	REMAIN
R CODES	For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.5 applies in addition to Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2.	Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2 remain and apply.

Acceptable Outcomes	
A1.5.1	Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
A1.5.2	Access for pedestrians which directly fronts the primary street.
A1.5.3	Developments shall distinguish residential entries from retail and other commercial entries.
A1.5.4	Internal ground floor level to be at grade.
A1.5.5	Design of balustrades to be integrated into the design of the development.
A1.5.6	Ramps are not to exceed 50% of the active frontage.

1.6 Vehicle Access

R CODES	REPLACE	REMAIN
	Clause 1.6, 4.6 and 5.6 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.	Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2 remain and apply.

Acceptable Outcomes	
A1.6.1	Service areas and vehicular access shall be: (a) Taken from the rear laneway or secondary street in the first instances; or (b) Collocated where taken from the primary street to maximise the width of active frontages.
A1.6.2	Access to on-site car parking spaces to be provided: • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists.
A1.6.3	Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
A1.6.4	Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.
A1.6.5	Roller shutters, doors and screens are to be visually permeable.
A1.6.6	Onsite parking for a development shall be located beneath or at the rear of buildings.
A1.6.7	In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.
A1.6.8	Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.
A1.6.9	Existing trees must not be removed to provide for vehicle access.
A1.6.10	Each lot is to provide a maximum of one crossover.
A1.6.11	The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.

1.7 Car and bicycle parking

R CODES	REPLACE	REMAIN
	*For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause A1.7.1 replaces Clause A 3.9.9.**	Clauses A 3.9.1 to A 3.9.8 and A3.9.10 of R Codes Volume 2 remain and apply.

Acceptable Outcomes	
A1.7.1	Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays to achieve canopy coverage of 60% of the site.

1.8 Façade design

R CODES	REPLACE	REMAIN
	For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.8 applies in addition to Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2.	Clause A 4.10.1 – A 4.10.6 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A1.8.1 Commercial Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.

A1.8.2 Commercial Ground floor spaces shall have a maximum width of 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.

A1.8.3 Development shall identify key design elements in the local area and streetscape through an Urban Design Study and integrate and acknowledge these design elements where possible whilst avoiding the use of faux materials.

A1.8.4 Development which incorporates the design elements of the predominant streetscape character of the urban design study area outlined in Appendix 2.

A1.8.5 Commercial Building facades visible from the public realm shall:

- Incorporate a variety of materials, colours, textures and depths;
- Not present a blank, monotonous, repetitious or dominant building treatment;
- Incorporate architectural or functional elements integrated into the façade, rather than cosmetic or superficial attachments to the building;
- Incorporate vertical articulation by using tall and narrow façade treatments;
- Incorporate articulation such as doorways, windows, seating ledges, sills, stall risers and other detailing;
- Minimise use of shallow framings systems and thin wall/glazing systems;
- Integrate fire boosters, mail boxes and external fixtures into the building design or screen them so they appear as part of the façade; and
- Integrate signage into the design and articulation on the ground floor.

A1.8.6 Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.

A1.8.7 Where provided, windows, seating ledges, sills, stall risers and other detailing shall have a minimum depth of 300mm.

A1.8.8 Where provided, stall risers shall be a minimum height of 450mm.

A1.8.9 Commercial Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.

A1.8.10 Security measures shall be:

- Located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses; and
- Transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.

A1.8.11 Commercial Development shall provide a protective continuous awning over the pedestrian footpath, which shall :

- Be minimum height of 3.5m and a maximum height of 4m from finished floor level to the underside of the awning to accommodate under awning signage;
- Be setback a minimum of 600mm from the face of kerb;
- Respond to any existing and/or proposed verge trees;
- Respond to the height, depth and form of existing awnings on the subject and adjoining buildings;
- Respond to the slope of the site; and
- Integrated with the design of the façade.

A1.8.12 Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.

1.9 Roof design

R CODES	REPLACE	REMAIN
	For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 1.9 applies in addition to Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2.	Clauses A 4.11.1 – A 4.11.3 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A1.9.1 Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4.

A1.9.2 Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.

1.10 Energy efficiency

R CODES	REPLACE	REMAIN
	*Volume 2, Clauses A1.10.1 and A1.10.2 replace A4.15.1 of the R Codes Volume 2.**	–

Objectives	
1.10.1	Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.

Acceptable Outcomes	
A1.10.1	Development shall incorporate: • Site planning principles that maximise solar passive design opportunities for both summer and winter; and • Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications.
A1.10.2	Development achieves the environmental performance standards shown in the below table, or their equivalent*.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Green Building Council of Australia's Green Star Rating System	Current Design and As-Built rating tool	5 star Green Star rating	Preliminary Sustainable Design Report prepared by a Green Star Accredited Professional using the current Green Star Design and As-Built rating tool scorecard to demonstrate eligibility for 5 star Green Star rating.
Life Cycle Assessment in Accordance with EN15978- Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to nonintegrated energy (plug loads)	Global Warming Potential and Net Fresh Water Use Performance Reduction as per Table *** below.	Independently Reviewed EN15978 Compliant Target Setting LCA with a 20% factor of safety applied to improvement strategies

Building Type	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO2e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m3 / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO2e / m2 Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m3 / m2 Net Lettable Area / year (25% saving against Perth statistical average office)
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.*

SECTION 2 ACTIVITY CORRIDORS

2.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clauses 1.1, 2.1, 3.1 replace Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes

A2.1.1 Development that is consistent with the building heights provided in Table 2-2.1 and Figure 2.
A2.1.2 External fixtures may extend beyond the maximum height in Table 2-2.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A2.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A2.1.4 The City may approve development which exceeds the maximum height stated in Table 2-2.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 2.1: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 3 MIXED USE

3.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clauses 1.1, 2.1, 3.1 replace Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A3.1.1	Development that is consistent with the building heights provided in Table 2-3.1 and Figure 2.
A3.1.2	External fixtures may extend beyond the maximum height in Table 2-3.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A3.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A3.1.4	The City may approve development which exceeds the maximum height stated in Table 2-3.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 3.1: Building Height – Mixed Use Areas

Mixed Use Areas	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

3.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 4 TRANSIT CORRIDORS

4.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clause 4.1 replaces Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A4.1.1	Development that is consistent with the building heights provided in Table 2-4.1 and Figure 2.
A4.1.2	External fixtures may extend beyond the maximum height in Table 2-4.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A4.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A4.1.4	The City may approve development which exceeds the maximum height stated in Table 2-4.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 4.1: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

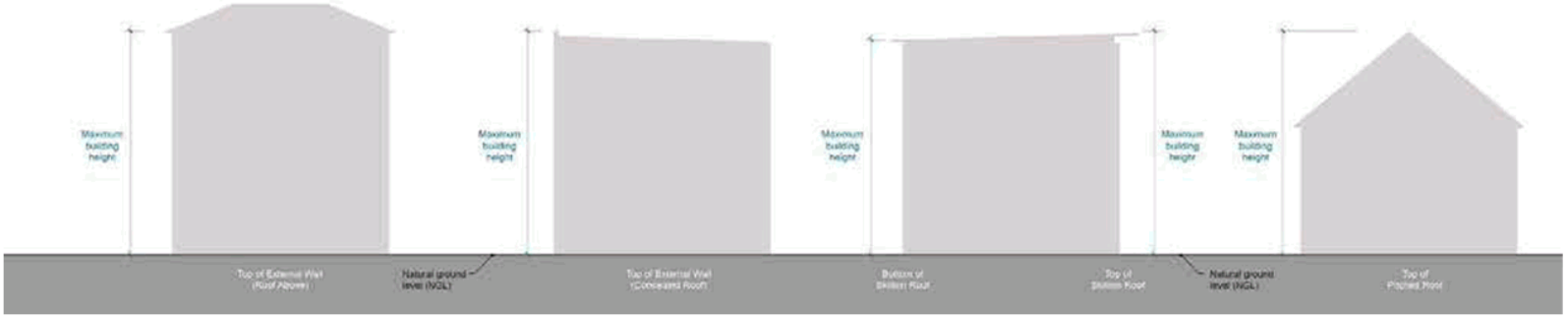


Figure 2 – 4.2 – Building Height and Measurement

4.2 Street Setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 4.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A4.2.1	Development complies with the street setback set out in Table 2.1 of the R Codes Volume 2.
A4.2.2	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

4.3 Tree canopy and deep soil areas

R CODES	REPLACE	REMAIN
	Volume 2, Clauses A4.3.1, A4.3.2 and A4.3.8 replace A 3.3.4 of the R Codes Volume 2. *Volume 2, Clauses A4.3.3 and A4.3.7 replace A 3.3.7 of the R Codes Volume 2.* *Volume 2, Clauses A4.3.4, A4.3.5 and A4.3.6 replace A 3.3.5 of the R Codes Volume 2.**	*Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.*

Acceptable Outcomes	
A4.3.1	Deep soil areas are provided as a minimum of 12% of the site area. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
A4.3.2	If existing trees, which meet the criteria of A 3.3.1 of the R Codes Volume 2, are retained on site the minimum deep soil area is to be 10% of the site area.
A4.3.3	Planting Areas are provided as a minimum of 3% of the site area.
A4.3.4	Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b of the R Codes Volume 2 to achieve canopy coverage of 30% of the site area.
A4.3.5	Evergreen tree species where landscaping is used to reduce the impact of building bulk.
A4.3.6	Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.
A4.3.7	Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided to a minimum depth and dimension of 1 metre.
A4.3.8	A minimum of 50% of the front setback shall be provided as soft landscaping.

4.4 Public domain interface

R CODES	REPLACE	REMAIN
	For Transit Corridor and Residential Built Form Areas Clause 4.5 and 5.4 apply in addition to Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2.	Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A4.4.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.

A4.4.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- Maximum height of 1.8 metres above the natural ground level;
- Maximum height of piers with decorative capping to be 2 metres above the natural ground level;
- Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

A4.4.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

A4.4.4 Exposed boundary walls visible to the street are to incorporate the following design features:

- Indentations;
- Varying heights;
- Varying materials, colours and textures; or
- Public artwork.

A4.4.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.

A4.4.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

4.5 Vehicle Access

R CODES	REPLACE	REMAIN
	Clause 4.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.	Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A4.5.1 Garages which are 50% or less than the width of the lot.

A4.5.2 For lots less than 10 metres wide, garages which are a maximum of 4 metres wide.

A4.5.3 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

4.6 Transit Corridor Development Requirements

4.6.1 All development requirements of Section 1 – Town Centres apply with the exception of Clause 1.1, 1.2 and 1.4.

SECTION 5 RESIDENTIAL

5.1 Building Height

R CODES	REPLACE	REMAIN
	Volume 2, Clause 5.1 replaces Acceptable Outcome A 2.2.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A5.1.1	Development that is consistent with the building heights provided in Table 2-5.1 and Figure 2.
A5.1.2	External fixtures may extend beyond the maximum height in Table 2-5.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A5.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height.
A5.1.4	The City may approve development which exceeds the maximum height stated in Table 2-5.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan.

TABLE 2 – 5.1: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey*	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

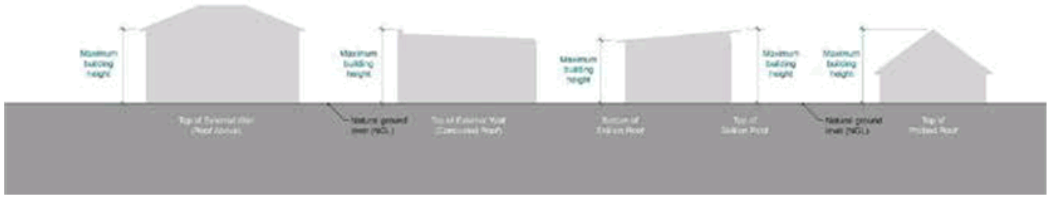


Figure 2 – 5.1 – Residential Building Heights

5.2 Street setbacks

R CODES	REPLACE	REMAIN
	Volume 2, Clause 1.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	–

Acceptable Outcomes	
A5.2.1	The primary street setback is to be calculated by averaging the setback of the five dwellings adjoining properties, either side of the proposed development.
A5.2.2	For the purpose of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.
A5.2.3	Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
A5.2.4	Balconies on upper floors setback a minimum of 1 metre behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
A5.2.5	The ground floor secondary street setback is to be as per the R Codes.
A5.2.6	Secondary street setbacks for upper floors is to be 1.5 metres behind each portion of the ground floor setback.

5.3 Tree canopy and deep soil areas

R CODES	REPLACE	REMAIN
	Volume 2, Clauses A5.3.1 and A5.3.2 replace A 3.3.4 of the R Codes Volume 2.	
	Volume 2, Clauses A5.3.3 and A5.3.7 replace A 3.3.7 of the R Codes Volume 2.	*Clauses A 3.3.1, A 3.3.2, A 3.3.3 and A 3.3.6 of the R Codes Volume 2 remain and apply.*
	*Volume 2, Clauses A5.3.4, A5.3.5 and A5.3.6 replace A 3.3.5 of the R Codes Volume 2.**	

Acceptable Outcomes	
A5.3.1	Deep soil areas are provided as a minimum of 12% of the site area. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
A5.3.2	If existing trees, which meet the criteria of A 3.3.1 of the R Codes Volume 2, are retained on site the minimum deep soil area is to be 10% of the site area.
A5.3.3	Planting Areas are provided as a minimum of 3% of the site area.
A5.3.4	Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b of the R Codes Volume 2 to achieve canopy coverage of 30% of the site area.
A5.3.5	Evergreen tree species where landscaping is used to reduce the impact of building bulk.
A5.3.6	Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.
A5.3.7	Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided to a minimum depth and dimension of 1 metre.

5.4 Public domain interface

R CODES	REPLACE	REMAIN
	Clause 5.4 applies in addition to Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2.	Clauses A 3.6.1 – A 3.6.9 of R Codes Volume 2 remain and apply.

Acceptable Outcomes

A5.4.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.

A5.4.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- Maximum height of 1.8 metres above the natural ground level;
- Maximum height of piers with decorative capping to be 2 metres above the natural ground level;
- Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

A5.4.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.

A5.4.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street

A5.4.5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m where walls, fences, or other structures adjoin a driveway that intersects a street, right-of-way, communal street; and a right-of-way or communal street that intersects a public street; and two streets that intersect with the exception of:

- One pier/pillar with a maximum width and depth of 400 millimetres and 1.8 metres height above NGL, or 2.0 metres tall to the top of decorative capping above the NGL;
- Fence slats or infill higher than 0.75 metres above NGL that provides a Clear Sight Line;
- If a gate is proposed across a vehicle access point where a driveway meets a public street and where two streets intersect, the gate must provide:
- When Closed: a minimum of 50 per cent unobstructed view;
- When Open: a Clear Sight Line from 0.75m above the NGL within 1.5m of where the vehicle access way joins the street.

For the purposes of this clause a Clear Sight Line means:

- Continuous horizontal or vertical gaps that constitute a minimum of 50% of the total surface area;
- A minimum gap size of 40mm;
- If slats are orientated to be deeper than they are wide - the distance between the slats must be no less than two-times the depth of the slat;
- Clear non-reflective glass.

5.5 Vehicle Access

R CODES	REPLACE	REMAIN
	Clause 5.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.	*Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2 remain and apply.*

5.5.1 Clause 4.5 applies to development in the Residential Built Form Area.

5.6 Residential Built Form Area Development Requirements

5.6.1 All development requirements of Section 1 – Town Centres apply with the exception of Clause 1.1, 1.2 and 1.4.

VOLUME 3
COMMERCIAL

SECTION 1 TOWN CENTRE

1.1 Building Height

Element Objectives	
O1.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O1.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O1.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O1.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O1.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O1.1.6	The height of buildings within a development responds to changes in topography.
O1.1.7	Development incorporates articulated roof design.
O1.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A1.1.1	Development that is consistent with the building heights provided in Table 3-1.1 and Figure 2.
A1.1.2	External fixtures may extend beyond the maximum height in Table 3-1.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A1.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A1.1.4	The City may approve development which exceeds the maximum height stated in Table 3-1.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 1.1: Building Height – Town Centres

Location	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

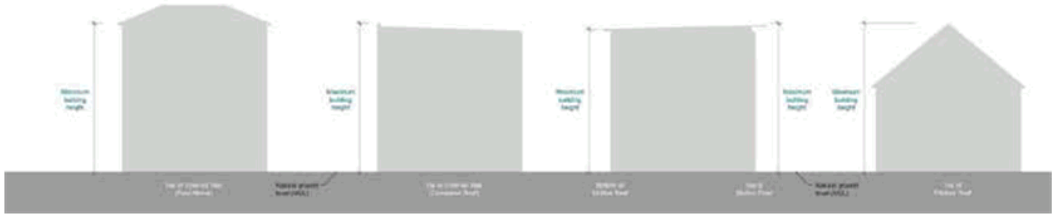


Figure 3 – 1.1 – Building Height Measurement

1.2 Street Setbacks (Primary and Secondary)

Element Objectives	
O1.2.1	Development which incorporates design elements that reduce the impact of building bulk.
O1.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O1.2.3	Development which activates and addresses rights of way.
O1.2.4	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.
O1.2.5	The setback of the development from the street reinforces and/or complements the character of the street.
O1.2.6	The setback of the development enables passive surveillance and outlook to the street.
Acceptable Outcomes	
A1.2.1	Primary and secondary street setback is nil.

1.3 Side and rear setbacks

Element Objectives	
O1.3.1	Development which incorporates design elements that reduce the impact of building bulk.
O1.3.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O1.3.3	Setbacks that facilitate the provision of landscaping.
O1.3.4	Development which activates and addresses rights of way.
O1.3.5	Building boundary setbacks provide for adequate separation between neighbouring properties.
O1.3.6	Building boundary setbacks are address the existing streetscape pattern and the desired streetscape character.
O1.3.7	The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.
O1.3.8	The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.
Acceptable Outcomes	
A1.3.1	Development complies with the side and rear setbacks set out in Table 1.3a, 1.3b and 1.3c.

Table 1.3a

Neighbouring Property		Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R – Code
Residential Built Form Area		R20	A	A	A	C	C	C	C	C	C
		R30	A	A	A	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R – Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		E	E	E	E	E	F	F	F	F

Table 1.3b

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	Table 1.3c	Table 1.3c
B	4.5m	6.5m
C	6.5m	12.5
D	R Codes Volume 2 Table 2.1	R Codes Volume 2 Table 2.1
E	Nil	Table 1.3c
F	Nil	R Codes Volume 2 Table 2.1

Table 1.3c

	Wall length (m)													
	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
Wall height (m)														
3.5 or less	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.7	1.8
4.5	1.1	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.7	1.7	1.7	1.7	1.8	2.0
5	1.1	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.8	1.8	1.8	1.9	2.0	2.3
5.5	1.2	1.5	1.5	1.5	1.6	1.7	1.8	1.9	1.9	2.0	2.0	2.1	2.3	2.5
6	1.2	1.5	1.5	1.5	1.6	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.4	2.8
6.5	1.2	1.5	1.5	1.6	1.7	1.9	2.0	2.1	2.1	2.2	2.2	2.3	2.7	3.0
7	1.2	1.5	1.5	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.8	3.3
7.5	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.5	2.6	3.0	3.5
8	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.4	2.4	2.5	2.6	2.7	3.1	3.8
8.5	1.4	1.6	1.7	1.8	2.0	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3.3	4.1
9	1.4	1.7	1.7	1.8	2.0	2.3	2.4	2.6	2.7	2.8	2.9	3.0	3.6	4.3
9.5	1.4	1.7	1.8	1.9	2.1	2.4	2.5	2.7	2.8	2.9	3.0	3.2	3.8	4.6
10	1.5	1.8	1.9	2.0	2.2	2.4	2.6	2.8	2.9	3.0	3.1	3.3	4.0	4.8

Development Adjoining Rights of Way

A1.2.2 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

A1.2.3 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

1.4 Orientation

Element Objectives	
O1.4.1	Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.
O1.4.2	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.
Acceptable Outcomes	
A1.4.1	Buildings are oriented to maximise northern solar access.
A1.4.2	Development shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: • adjoining properties coded R25 and lower – 25% of the site area; • adjoining properties coded R30 – R40 - 35% of the site area; • adjoining properties coded R50 – R60 – 50% of the site area; or • adjoining properties coded R80 or higher – Nil requirements.
A1.4.3	Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.

1.5 Tree canopy and deep soil areas

Element Objectives

O1.5.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
O1.5.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
O1.5.3	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
O1.5.4	Development that prioritises the retention of mature and healthy trees
O1.5.5	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
O1.5.6	Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

Acceptable Outcomes

A1.5.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

A1.5.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

A1.5.3 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

A1.5.4 At least 80%* of the lot boundary setback area at ground level shall be provided as canopy coverage at maturity.

A1.5.5 Evergreen tree species where landscaping is used to reduce the impact of building bulk.

A1.5.6 Deciduous tree species to the north and south of development to allow natural light penetration to the development and adjoining buildings.

A1.5.7 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

A1.5.8 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

A1.5.9 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

A1.5.10 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register.

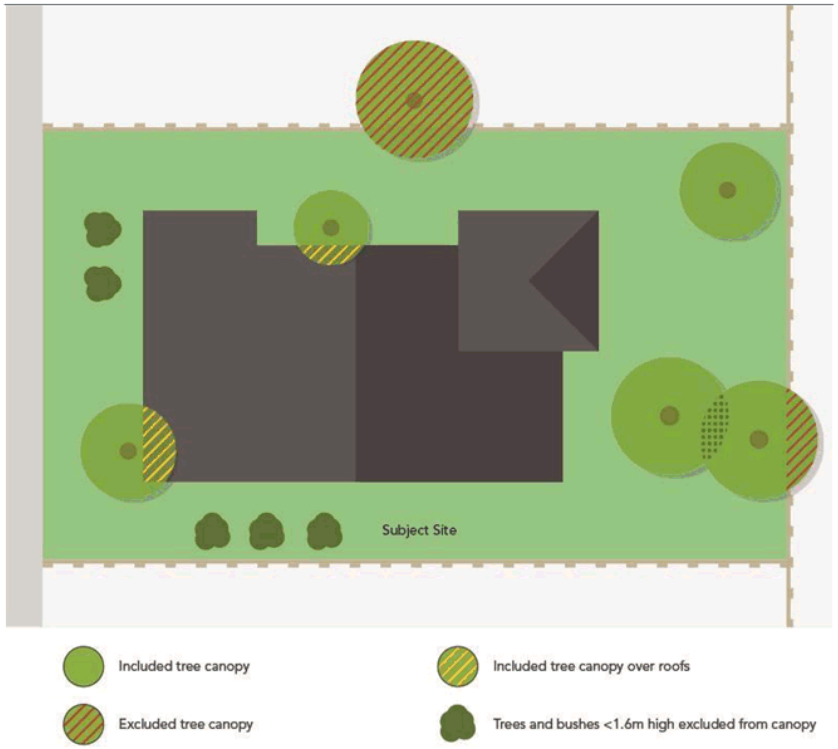


Figure 3 – 1.5.1

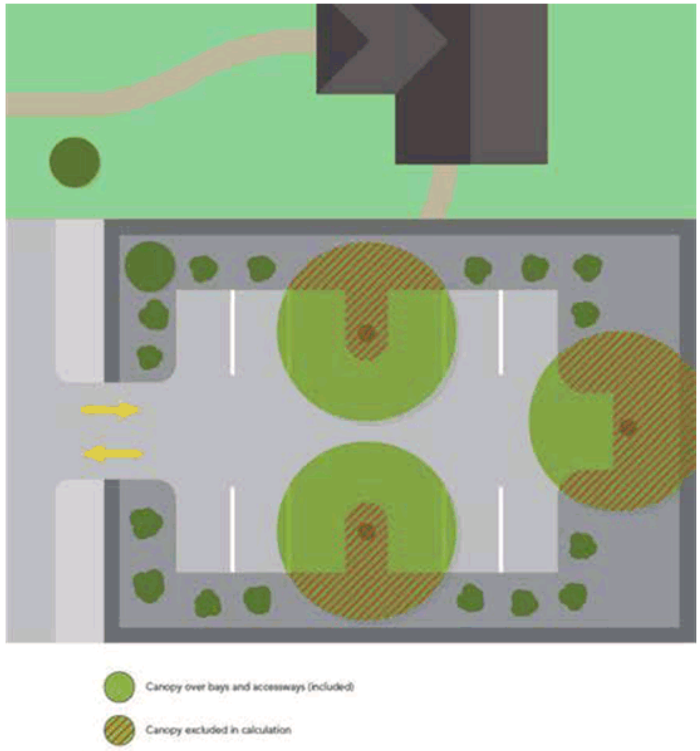


Figure 3 – 1.5.2

1.6 Visual Privacy

Element Objectives	
O1.6.1	The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas of neighbouring properties.

1.7 Public domain interface

Element Objectives	
O1.7.1	The transition between the private and public domain enhances the privacy and safety of residents.
O1.7.2	Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.
Acceptable Outcomes	
A1.7.1	Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).
A1.7.2	Upper level balconies and/or windows overlook the street and public domain areas.
A1.7.3	Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.
A1.7.4	Changes in level between the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.
A1.7.5	Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.
A1.7.6	Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.
A1.7.7	Bins are not located within the primary street setback or in locations visible from the primary street.
A1.7.8	Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.

1.8 Pedestrian access and entries

Element Objectives	
O1.8.1	Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.
O1.8.2	Entries to the development connect to and address the public domain with an attractive street presence.
Acceptable Outcomes	
A1.8.1	Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
A1.8.2	Access for pedestrians which directly fronts the primary street.
A1.8.3	Developments shall distinguish residential entries from retail and other commercial entries.
A1.8.4	Internal ground floor level to be at grade.
A1.8.5	Design of balustrades to be integrated into the design of the development.
A1.8.6	Ramps are not to exceed 50% of the active frontage.

1.9 Vehicle Access

	Element Objectives
O1.9.1	Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.
O1.9.2	Vehicle access points are designed and located to reduce visual impact on the streetscape.
	Acceptable Outcomes
A1.9.1	Service areas and vehicular access shall be: • Taken from the rear laneway or secondary street in the first instances; or • Collocated where taken from the primary street to maximise the width of active frontages.
A1.9.2	Access to on-site car parking spaces to be provided: • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists.
A1.9.3	Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
A1.9.4	Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.
A1.9.5	Roller shutters, doors and screens are to be visually permeable.
A1.9.6	Onsite parking for a development shall be located beneath or at the rear of buildings.
A1.9.7	Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.
A1.9.8	Existing trees must not be removed to provide for vehicle access.
A1.9.9	Each lot is to provide a maximum of one crossover.
A1.9.10	The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.
A1.9.11	The location of crossovers should maximize the ability to provide on-street car parking spaces.
A1.9.12	Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.
A1.9.13	Crossovers must be setback a minimum of 0.5m from the lot boundary.

1.10 Car and bicycle parking

Element Objectives	
O1.10.1	Parking and facilities are provided for cyclists and other modes of transport including Electric Vehicle charging stations.
O1.10.2	Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.
O1.10.3	Car parking is designed to be safe and accessible.
O1.10.4	The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.
Acceptable Outcomes	
A1.10.1	Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays to achieve canopy coverage of 60% of the site.
A1.10.2	Secure, undercover bicycle parking is provided in accordance with Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements.
A1.10.3	Parking is provided for cars and motorcycles in accordance with Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements.
A1.10.4	Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended).
A1.10.5	Car parking areas are not located within the street setback and are not visually prominent from the street.

1.11 Managing the impact of noise

Element Objectives	
O1.11.1	The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings on adjoining properties.
O1.11.2	Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.
Acceptable Outcomes	
A1.11.1	Ground floor tenancies within new commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars, gyms and restaurants.
A1.11.2	Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of dwellings on adjoining properties.

1.12 Universal Design

Element Objectives	
O1.12.1	Development includes universal design features providing options for people living with disabilities or limited mobility and/or to facilitate ageing in place.

1.13 Façade design

Element Objectives	
O1.13.1	Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.
O1.13.2	Building façades express internal functions and provide visual interest when viewed from the public realm.
Acceptable Outcomes	
A1.13.1	Commercial Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.
A1.13.2	Commercial Ground floor spaces shall have a maximum width of 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.
A1.13.3	Commercial Development shall provide a continuous protective awning over the pedestrian footpath.
A1.13.4	Development shall identify key design elements in the local area and streetscape through an Urban Design Study and integrate and acknowledge these design elements whilst avoiding the use of faux materials.
A1.13.5	Commercial Building facades visible from the public realm shall: • Incorporate a variety of materials, colours, textures and depths; • Not present a blank, monotonous, repetitious or dominant building treatment; • Incorporate architectural or functional elements integrated into the façade, rather than cosmetic or superficial attachments to the building; • Incorporate vertical articulation by using tall and narrow façade treatments; • Incorporate articulation such as doorways, windows, seating ledges, sills, stall risers and other detailing; • Minimise use of shallow framings systems and thin wall/glazing systems; • Integrate fire boosters, mail boxes and external fixtures into the building design or screen them so they appear as part of the façade; and • Integrate signage into the design and articulation on the ground floor.
A1.13.6	Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.
A1.13.7	Where provided, windows, seating ledges, sills, stall risers and other detailing shall have a minimum depth of 300mm.
A1.13.8	Where provided, stall risers shall be a minimum height of 450mm.
A1.13.9	Commercial Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.
A1.13.10	Security measures shall be: • Located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses; and • Transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.
A1.13.11	Where provided, awnings shall be: • A minimum height of 3.5m and a maximum height of 4m from finished floor level to the underside of the awning to accommodate under awning signage; • Be setback a minimum of 600mm from the face of kerb; • Respond to any existing and/or proposed verge trees; • Respond to the height, depth and form of existing awnings on the subject and adjoining buildings; (e) Respond to the slope of the site; and • Integrated with the design of the façade.
A1.13.12	Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.

1.14 Roof design

Element Objectives	
O1.14.1	Roof forms are well integrated into the building design and respond positively to the street.
O1.14.2	Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.
Acceptable Outcomes	
A1.14.1	The roof form or top of building complements the façade design and desired streetscape character.
A1.14.2	Building services located on the roof are not visually obtrusive when viewed from the street.
A1.14.3	Useable roof space is safe for users and minimises overlooking and noise impacts on adjoining sites.
A1.14.4	Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4.
A1.14.5	Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.

1.15 Landscape design

Element Objectives	
O1.15.1	Landscape design enhances streetscape and pedestrian amenity, and improves the visual appeal of the development.
O1.15.2	Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.
O1.15.3	Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.
O1.15.4	Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.
Acceptable Outcomes	
A1.15.1	Submission of a landscape plan prepared by a registered landscape architect. This is to include a species list and irrigation plan.
A1.15.2	Landscaped areas are located and designed to support mature, shade-providing trees.
A1.15.3	Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

1.16 Adaptive reuse

Element Objectives	
O1.16.1	New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.
Acceptable Outcomes	
A1.16.1	New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.
A1.16.2	New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.

1.17 Environmentally Sustainable Design

Element Objectives

O1.17.1 Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.

O1.17.2 Development which reduces the impact of solar radiation in summer and increase passive solar gain in winter.

Acceptable Outcomes

A1.17.1 Development shall incorporate:

- Site planning principles that maximise solar passive design opportunities for both summer and winter;
- Natural ventilation and daylight penetration to reduce energy consumption;
- Daytime areas with north-facing glazing to allow passive solar heating during winter;
- Openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation;
- Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications;
- Shading devices to reduce unwanted solar gain in summer and increase passive solar gain in winter; and
- Integration of renewable energy and energy storage systems to optimise energy consumption.

A1.17.2 Development achieves one of the environmental performance standards shown in the below table, or their equivalent*.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Green Building Council of Australia's Green Star Rating System	Current Design, As-Built and Performance rating tool	5 star Green Star rating	Preliminary Sustainable Design Report prepared by a Green Star Accredited Professional using the current Green Star Design and As-Built rating tool scorecard to demonstrate eligibility for 5 star Green Star rating.
Life Cycle Assessment in Accordance with EN15978-	System Boundary must include all Life Cycle Modules (A1-2, B1-7,	Global Warming Potential and Net Fresh Water Use	Independently Reviewed EN15978 Compliant
Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.	C1-4 and D) in addition to nonintegrated energy (plug loads)	Performance Reduction as per Table *** below.	Target Setting LCA with a 20% factor of safety applied to improvement strategies

Building Type	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO2e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m3 / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO2e / m2 Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m3 / m2 Net Lettable Area / year (25% saving against Perth statistical average office)
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/ international standards and subject to oversight by a certifying body.*

1.18 Water management and conservation

Element Objectives	
O1.18.1	Minimise potable water consumption throughout the development.
O1.18.2	Stormwater runoff from small rainfall events is managed on-site, wherever practical.
O1.18.3	Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.
Acceptable Outcomes	
A1.18.1	Stormwater runoff generated from small rainfall events is managed on-site.
A1.18.2	Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.

1.19 Waste Management

Element Objectives	
O1.19.1	Waste storage facilities minimise negative impacts on the streetscape and building entries.
O1.19.2	Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.
Acceptable Outcomes	
A1.19.1	Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste.
A1.19.2	Communal waste storage is sited and designed to be screened from view from the street.
A1.19.3	Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.

1.20 Utilities

Element Objectives	
O1.20.1	The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.
O1.20.2	All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.
O1.20.3	Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street.
Acceptable Outcomes	
A1.20.1	Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.

SECTION 2 ACTIVITY CORRIDOR

2.1 Building Height

Element Objectives	
O2.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O2.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O2.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O2.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O2.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O2.1.6	The height of buildings within a development responds to changes in topography.
O2.1.7	Development incorporates articulated roof design.
O2.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A2.1.1	Development that is consistent with the building heights provided in Table 3-2.1 and Figure 2.
A2.1.2	External fixtures may extend beyond the maximum height in Table 3-2.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A2.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A2.1.4	The City may approve development which exceeds the maximum height stated in Table 3-2.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 2.1: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 3 MIXED USE

3.1 Building Height

Element Objectives	
O3.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O3.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O3.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O3.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O3.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O3.1.6	The height of buildings within a development responds to changes in topography.
O3.1.7	Development incorporates articulated roof design.
O3.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A3.1.1	Development that is consistent with the building heights provided in Table 3-3.1 and Figure 2.
A3.1.2	External fixtures may extend beyond the maximum height in Table 3-3.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A3.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A3.1.4	The City may approve development which exceeds the maximum height stated in Table 3-3.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 3.1: Building Height – Mixed Use Areas

Mixed Use Areas	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m

Mixed Use Areas	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

3.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

SECTION 4 TRANSIT CORRIDOR

4.1 Building height

Element Objectives	
O4.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O4.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O4.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O4.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O4.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O4.1.6	The height of buildings within a development responds to changes in topography.
O4.1.7	Development incorporates articulated roof design.
O4.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A4.1.1	Development that is consistent with the building heights provided in Table 3-4.1 and Figure 2.
A4.1.2	External fixtures may extend beyond the maximum height in Table 3-4.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A4.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A4.1.4	The City may approve development which exceeds the maximum height stated in Table 3-4.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

TABLE 3 – 4.1: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

4.2 Street Setbacks (Primary and Secondary)

Element Objectives	
O4.2.1	Development which incorporates design elements that reduce the impact of building bulk.
O4.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O4.2.3	Development which activates and addresses rights of way.
O4.2.4	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.
O4.2.5	The setback of the development from the street reinforces and/or complements the character of the street.
O4.2.6	The street setback provides a clear transition between the public and private realm.
O4.2.7	The setback of the development enables passive surveillance and outlook to the street.
Acceptable Outcomes	
A4.2.1	Primary and secondary street setback of 4m for development on sites coded R40.
A4.2.2	Primary and secondary street setback of 4m for development on sites coded R50 and above and sites which do not have an R Code.
A4.2.3	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

4.3 Landscaping

Element Objectives

O4.3.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
O4.3.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
O4.3.3	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
O4.3.4	Development that prioritises the retention of mature and healthy trees
O4.3.5	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
O4.3.6	Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

Acceptable Outcomes

A4.3.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

A4.3.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

A4.3.3 A minimum of 50% of the front setback shall be provided as soft landscaping.

A4.3.4 Planting Areas shall be provided in accordance with the following requirements

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

A4.3.5 At least 30% of the site area is provided as canopy coverage at maturity.

A4.3.6 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

A4.3.7 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

A4.3.8 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

A4.3.9 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register.

4.4 Street Walls and Fences

Element Objectives	
O4.4.1	Front fences and walls which enable surveillance and enhance streetscape.
O4.4.2	Development which adds interest to the street and minimises blank facades.
Acceptable Outcomes	
A4.4.1	Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.
A4.4.2	Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new development fronting a right of way or dedicated road to be as follows: • Maximum height of 1.8 metres above the natural ground level; • Maximum height of piers with decorative capping to be 2 metres above the natural ground level; • Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; • Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and • The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.
A4.4.3	Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows: • Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and • Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.
A4.4.4	Exposed boundary walls visible to the street are to incorporate the following design features: • Indentations; • Varying heights; • Varying materials, colours and textures; or • Public artwork.
A4.4.5	Any proposed vehicular or pedestrian entry gates shall be visually permeable.
A4.4.6	Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

4.5 Transit Corridor Development Requirements

4.5.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1, 1.2 and 1.15.

SECTION 5 RESIDENTIAL

5.1 Building Height

Element Objectives	
O5.1.1	Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
O5.1.2	Development that incorporates design measures to reduce the impact of height, bulk and scale on neighbouring properties and the streetscape.
O5.1.3	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
O5.1.4	Design which minimises overlooking and overshadowing where it impacts residential development.
O5.1.5	The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
O5.1.6	The height of buildings within a development responds to changes in topography.
O5.1.7	Development incorporates articulated roof design.
O5.1.8	The height of development recognises the need for daylight and solar access to adjoining and nearby residential development.
Acceptable Outcomes	
A5.1.1	Development that is consistent with the building heights provided in Table 3-5.1 and Figure 2.
A5.1.2	External fixtures may extend beyond the maximum height in Table 3-5.1 and Figure 2 where they are not visible from the street or neighbouring properties.
A5.1.3	The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this Policy.
A5.1.4	The City may approve development which exceeds the maximum height stated in Table 3-5.1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Element Objectives O5.1.1 – O5.1.8.

TABLE 3 – 5.1: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

5.2 Street Setback (Primary and Secondary)

Element Objectives	
O5.2.1	Development which incorporates design elements that reduce the impact of building bulk.
O5.2.2	Development which maximises natural light access, natural ventilation and, internal and external privacy.
O5.2.3	Development which activates and addresses rights of way.
O5.2.4	Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.
O5.2.5	The setback of the development from the street reinforces and/or complements the character of the street.
O5.2.6	The street setback provides a clear transition between the public and private realm.
O5.2.7	The setback of the development enables passive surveillance and outlook to the street.
O5.2.8	Development which incorporates predominant features of the landscape.
O5.2.9	Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling.
O5.2.10	Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.
Acceptable Outcomes	
A5.2.1	The primary street setback is to be calculated by averaging the setback of the five adjoining properties, either side of the proposed development.
A5.2.2	For the purpose of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the building excluding porches, verandahs, carports and balconies.
A5.2.3	Walls on upper floors setback a minimum of 2 metres behind the street setback.
A5.2.4	Balconies on upper floors setback a minimum of 1 metre behind the ground floor setback.
A5.2.5	The secondary street setback is to be 2 metres. Secondary street setbacks for upper floors is to be 1.5 metres behind each portion of the ground floor setback for walls on upper floors.
A5.2.6	Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

5.3 Landscaping

Element Objectives

O5.3.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
O5.3.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
O5.3.3	The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
O5.3.4	Development that prioritises the retention of mature and healthy trees
O5.3.5	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.
O5.3.6	Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

Acceptable Outcomes

A5.3.1 Deep Soil Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)
<650m2	1m2 1m x 1m	12%
650m2 – 1,500m2	1m2 1m x 1m	12%
>1,500m2	1m2 1m x 1m	12%

A5.3.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

A5.3.3 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m2	1m2 1m x 1m	3%
650m2 – 1,500m2	1m2 1m x 1m	3%
>1,500m2	1m2 1m x 1m	3%

A5.3.4 At least 30% of the site area is provided as canopy coverage at maturity.

A5.3.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

A5.3.6 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

A5.3.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

A5.3.8 Existing trees shall be retained where they are:

- Healthy specimens with ongoing viability; and
- Species not included on an applicable weed register

5.4 Setback of Garages and Carports

Element Objectives	
O5.4.1	The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of buildings; or obstruct views of buildings from the street and vice versa.
O5.4.2	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.
Acceptable Outcomes	
A5.4.1	Garages are to be setback a minimum of 500mm behind the building line.
A5.4.2	Garages and carports must match the existing building's predominant colour, scale and materials and must be complementary and subservient to the building.
A5.4.3	Carports must provide an unobstructed view to the building from the street. Gates or doors to carports are required to be visually permeable.
A5.4.4	Carports shall allow light and ventilation to the building.
A5.4.5	The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.

5.5 Garage Width

Element Objectives	
O5.5.1	Development which preserves and enhances the visual character of the existing streetscape.
Acceptable Outcomes	
A5.5.1	Garages which are 50% or less than the width of the lot.
A5.5.2	For lots which are 10 metres wide or less, a garage is to be a maximum width of 4 metres.

5.6 Development on Rights of Way

Element Objectives	
O5.6.1	Development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe.
O5.6.2	Development which provides suitable space for safe vehicle movement in the right of way.
Acceptable Outcomes	
A5.6.1	Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.
Orientation	
A5.6.2	Where a building's primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.
Setbacks	
A5.6.3	Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.
Access	
A5.6.4	Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

5.7 Residential Area Development Requirements

5.7.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1, 1.2 and 1.15.

5.7.2 Volume 3, Section 4, Clause 4.4 applies to development in the Residential Built Form Area.

APPENDICES

APPENDIX 1 DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in wellintegrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built

fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings incorporate effective environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on energy intensive systems for heating and cooling improves energy efficiency, minimises resource consumption and reduces operating costs over the entire life-cycle of the building.

Other sustainable design measures may also include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management and/or adaptive re-use of existing buildings. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are wellconsidered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageingin-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

APPENDIX 2 – STREETSCAPE CHARACTER

Housing Type	Key Features		
	Roof Form	Materials	Exterior Feature
Late Colonial Georgian Dwellings (pre 1890)	• Low pitched roof.	• Corrugated iron roofing. • Painted wall finish or smooth textured walling of stucco, painted white or yellow. • Simple, double-hung sash windows.	• Verandah erected around the dwelling, often to the rear skillion, to protect the principal rooms from the penetrating sun. • Verandah usually a lower pitched extension of the main roof.
Queen Anne Federation (1895–1915)	• Dominant roof form, often broken by false gables.	• Roof capped by terracotta frilled ridges. • Red brick walls (though some built of stone or timber). • Leadlight windows. • Use of subtle colours such as cream and brown or cream and red.	• Verandah under the main roof, featuring decorative timber work and floor tiles.
Federation Bungalows (1890–1915)	• Simple hipped roofs often with a protecting gable. Witches hats, gablets and various gables feature in grander bungalows. • Roofs are usually steeply sloped with wide eaves.	• Tuck pointed brick material for the dwelling. • Roofs are covered in terracotta tiles or painted corrugated metal. • Round bullseye to multi-paned and coloured casement sash window, often with leadlights featuring Australian flora or fauna.	• Verandah ornamented with turned timber or cast iron columns, balustrades and a frieze.
Weatherboard Dwelling (1900–1930s)	• Simple hipped roofs.	• Modest structure of simple design with no ornamentation. • Corrugated iron roofs. • Weatherboard walls, painted in whites, creams and green colours. • Timber sash windows place in the middle of each room often flanking a central doorway.	• Full width verandah or no verandah.
Inter-War Californian Bungalows (1920s–1945)	• Low-pitched roofs emphasising horizontal lines.	• Lower portion of wall brown brick, roughcast or pebble dash render or weatherboard walls. • Upper portion of wall rendered and painted in oft-white, beige or cream. • Roofs are covered in terracotta tiles. • Windows either double hung o casement, with panes in small rectangles or diamonds or featuring Art Nouveau or Arts and Crafts patterned stained glass.	• Deep, shady verandah under a low pitch or flat roof. Verandah posts are heavily built.
Post War Bungalows (1945–1960s)	• Hipped/gabled roofs with a low-lying gable of around 30 degrees. • Flat roofs introduced in more contemporary designs.	• Plain red brick or fibro walls and chimneys with minimal exterior decorative elements. • Plain timber or aluminium windows. • Cement roof tiles.	• Rectangular or L-shaped house, with minimal or no verandah.

CITY OF VINCENT

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The following table has been prepared for reference purposes to assist R-Code users in identifying the changes and help with the transition occurring on 2 July 2021.

Please refer to the Schedule of Amendments and Government Gazette for all formal purposes such as design, assessment and decision making.

CLAUSE CHANGES		
NO.	**ELEMENT**	**TRACKED CHANGES**
1.	Title page	201~~9~~21 R-Codes (incorporating amendments gazetted on 2/8/2013, 23/10/2015, 2/3/2018 ~~and~~, 24/5/2019 and 2/7/2021)
2.	2.3	~~**2.3 Planning approval for single houses on small lots**~~ ~~Development approval is required for the erection of a single house on any lot smaller than 260m2, except where the single house complies with a structure plan or local development plan.~~ Clause 2.3 Planning approval for single houses on small lots deleted by amendment dated 2/7/2021
3.	5.1	**Objectives** (a) To ensure ~~that~~ **residential development** meets community expectations ~~in regard to~~ regarding appearance, use and density. (b) To ensure ~~that~~ designs respond to the ~~key~~ natural and built features of the ~~area and respond to the~~ local context ~~in terms of bulk and scale, or~~ and, in the case of precincts undergoing ~~a~~ transition, ~~will respond to~~ the desired future character as stated in the **local planning framework**. (c) To ensure adequate provision of direct sunlight and ventilation for **buildings** and to ~~ameliorate~~ limit the impacts of building bulk, ~~privacy~~ overlooking, and overshadowing on **adjoining properties**. (d) To ensure ~~that~~ **open space** (private and communal) is provided on **site** that ~~and~~: • is **landscaped** to ~~establish~~ enhance streetscapes; • complements nearby ~~provide a balanced setting and relationship to~~ **buildings**; and • provides privacy, direct sunlight and recreational opportunities. (e) To ensure that design and **development** ~~and design~~ is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the **street** and surrounding **buildings**, or in precincts undergoing ~~a~~ transition, **development** achieves the desired future character ~~of the area~~ identified in **local planning framework**.
4.	5.1.1 C1.3	The following adjustments shall apply for the purposes of assessing compliance of a proposed development with the minimum and average site areas ~~set out in Table 1, the following adjustments for the purposes of calculating the minimum and average site area shall apply~~ of Table 1: i. in the case of a lot with a corner truncation, up to a maximum of 20m^2 of that truncation shall be added to the area of the adjoining lot, **survey strata lot** or **strata lot** ~~as the case may be~~ (refer **Figure 1a**); or ii. in the case of a rear battleaxe site, the **site area** is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by **Table 1**. Where the **battleaxe lot** (excluding the access leg) adjoins or abuts a **right-of-way** or reserve for **open space**, pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer **Figure 1b**).
5.	5.1.1 C1.4	Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average **site area** set out in **Table 1** may be made: i. for ~~the purposes of~~ an aged or **dependent persons' dwelling** or a **single bedroom dwelling** that is the subject of a proposed development, the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3. ~~which shall only be applied where **development** is proposed~~; ii. in the case of a **single house**, **grouped dwelling** or **multiple dwelling**; the area of a **lot**, **survey strata lot** or **strata lot** approved by the **WAPC**; or iii. the area of any existing lot, survey strata lot or strata lot with permanent legal access to a public road, notwithstanding that the site area ~~it~~ is less than that required in **Table 1**.

CLAUSE CHANGES		
NO.	**ELEMENT**	**TRACKED CHANGES**
6.	5.1.2 C2.1	**Buildings**, excluding carports, unenclosed porches, balconies, verandahs, or equivalent set back from the **primary street** boundary: i. in accordance with **Table 1**; ii. corresponding to the average of the **setback** of existing **dwellings** on each adjacent property fronting the same **street**; iii. reduced by up to 50 per cent provided that the area of any building, including a ~~carport or~~ **garage** ~~intruding~~ encroaching into the setback area, is compensated for by at least an equal area of **open space** that is located between the setback line and line drawn parallel to it at twice the setback distance (refer **Figure 2a~~, 2b~~** and **2c**); iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah, or the equivalent (refer **Figure 2e**), where: • a **grouped dwelling** has its main **frontage** to a **secondary street**; or • a **single house** results from subdivision of an original corner lot and has its frontage to the original secondary street; or • a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a **communal street**, **right-of-way** or shared pedestrian or vehicle access way ~~the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent~~ (refer **Figure ~~2b and~~ 2d**); and ~~; and~~ v. to provide for registered easements for essential services.
7.	5.1.2 C2.4	An unenclosed porch, **balcony**, **verandah**~~, chimney~~ or the equivalent may (subject to the Building Code of Australia) project ~~not more than 1m~~ into the **primary street setback area**~~. Projections up to 1m are not subject to a compensating area, provided that the total of such projections does not exceed 20 per cent of the building façade as viewed from the street (refer **Figure 2b**). Projections greater than 1m and exceeding 20 per cent of the building facade at any level are subject to an equivalent open~~ to a maximum of half the required primary street setback without applying the compensating area ~~under~~ of clause ~~5.1.2~~ 5.2.1 C2.1 iii (Refer **Figure 2e**).
8.	5.1.3 C3.1	**Buildings** which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes: i. buildings set back from lot boundaries in accordance with **Table 1**, and Tables 2a and 2b (refer to **Figure Series 3** and **4**); ii. for patios, verandahs or equivalent structures, the lot boundary setbacks in Table 1 and **Tables 2a and 2b** may be reduced to nil to the posts where the structure*: a. is not more than 10m in length and 2.7m in height; b. is located behind the primary street setback; and c. has eaves, gutters and roofs set back at least 450mm from the lot boundary; iii. **unenclosed** areas accessible for use as **outdoor living areas**, elevated 0.5m or more above **natural ground level**, set back ~~as though they were major openings to habitable rooms within~~ in accordance with **Table 2b** as though they have **a wall height** of 2.4m above the~~ir~~ floor level; iv. separate **single house**, **grouped** or **multiple dwelling** buildings on the same **~~site~~ lot**, or facing portions of the same multiple dwelling building, set back from each other as though there were a **lot** boundary between them; v. minor projections such as a chimney, ~~other architectural feature or an~~ eaves overhang, or other architectural feature, ~~or an eaves overhang~~ not projecting more than 0.75m into a **setback** area; and vi. the stated setback distances may be reduced by half the width of an adjoining **right-of-way**, pedestrian access way, **communal street** or **battleaxe lot** access leg, to a maximum reduction of 2m (refer to **figure~~s 2b and~~ 4f**). Note: *There are separate building code requirements which may also apply.

CLAUSE CHANGES		
NO.	**ELEMENT**	**TRACKED CHANGES**
9.	5.1.3 C3.2 and Note	**Boundary walls** may be built ~~up to a lot boundary~~ behind the **street setback** (specified in **Table 1** and in accordance with clauses 5.1.2 and 5.2.1 ~~5.2.2~~), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and **Figure Series 11**: i. where the wall abuts an existing or simultaneously constructed boundary wall of ~~similar boundary wall of~~ equal or greater dimension; or ii. in areas coded R20 and R25, **walls** not higher than 3.5m ~~with an average of 3m or less~~, up to a maximum length of the greater of 9m or one-third the length of the balance of the **~~lot~~ site** boundary behind the front **setback**, to ~~one side boundary only~~ up to two site boundaries; or iii. in areas coded R30 and higher, walls not higher than 3.5m ~~with an average of 3m or less~~ for two-thirds the length of the balance of the **~~lot~~ site** boundary behind the front **setback**, to ~~one side boundary only~~ up to two site boundaries; or iv. where both the subject **site** and the affected adjoining **site** are created in a plan of subdivision submitted concurrently ~~with the development application~~ for the proposed development, and the boundary walls are interfacing and of equal dimension. (Refer Figure Series 5) Note: • ~~The term 'up to a **lot boundary** means a **wall**, on or less than 600mm from any **lot boundary** (**green title** or **survey strata lot**), other than a street boundary.~~ • Pillars and posts with a horizontal dimension of 450mm by 450mm, or less, do not constitute a boundary wall. • Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.
10.	5.1.3 C3.4 NEW	C3.4 Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall: i. clause 5.3.7 does not apply; and ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.
11.	5.2.1 C1.2	Carports set back ~~from~~ in accordance with the primary street ~~in accordance with clause 5.1.2 C2.1~~ setback requirements of clause 5.1.2 C2.1i, except that the **setback** may be reduced by up to 50 per cent of the minimum setback stated in **Table 1** where: i. the width of the carport does not exceed 60 per cent of the frontage; ii. the construction allows an unobstructed view between the **dwelling** and the **street**, **right-of-way** or equivalent.; and iii. the **carport** roof pitch, colours and materials are compatible with the dwelling. (Refer to **Figure 8a**)
12.	5.2.1 C1.3	**Garages** and **carports** built up to the boundary abutting a ~~private~~ **communal street** or **right-of-way** which is not the **primary** or **secondary street boundary** for the **dwelling**, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.
13.	5.2.1 P1.1	~~The setting back of~~ **Carports** and **garages** set back to maintain clear sight lines along the **street**, ~~and~~ to not ~~to detract~~ obstruct ~~from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa~~ views of dwellings from the street and vice versa, and designed to contribute positively to streetscapes and to the appearance of **dwellings.**
14.	5.2.1 P1.2 NEW	**Garages** and/or **carports** set back to ensure any vehicle parking on a driveway does not impede on any existing or planned adjoining pedestrian, cycle or dual-use path.
15.	5.2.2 C2	~~Where~~ A garage ~~is located in front or within 1m of the building, a garage~~ door and its supporting structures (or a garage **wall** where a garage is aligned parallel to the **street**) facing the **primary street** is not to occupy more than 50 per cent of the **frontage** at the setback line as viewed from the street (refer **Figure 8c**). This may be increased up to 60 per cent where an upper floor or **balcony** extends for ~~the full~~ more than half the width of the garage and its supporting structures (or a garage **wall** where a garage is aligned parallel to the **street**) and the entrance to the **dwelling** is clearly visible from the primary street ~~(refer to **Figure 8c**)~~.
16.	5.2.4 C4.1	Front fences within the **primary street setback area** that are **visually permeable** above 1.2m of **natural ground level**, measured from the primary street side of the front fence (refer **Figure 12**).
17.	5.2.4 C4.2 NEW	Solid pillars that form part of front fences not more than 1.8m above **natural ground level** provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by **visually permeable** fencing in line with C4.1 (Refer **Figure 12**).

CLAUSE CHANGES		
NO.	**ELEMENT**	**TRACKED CHANGES**
18.	5.2.5 C5	**Walls**, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin ~~vehicle access points where a driveway meets a public street and where two streets intersect~~: i. a **driveway** that intersects a **street**, **right-of-way** or **communal street**; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect (refer **Figure ~~Series~~ 9**a).
19.	5.3.1 P1.1	A consolidated **outdoor living area**~~s~~ is provided to each **single house** and **grouped dwelling** which provide**s** space**s** for entertaining, leisure and connection to the outdoors that is: • of sufficient size and dimension to be functional and usable; • capable of use in conjunction with a ~~habitable room~~ **primary living space** of the dwelling; • ~~open to~~ sufficient in uncovered area to allow for winter sun and natural ventilation into the dwelling; • sufficient in uncovered area to provide for landscaping, including the planting of a tree(s); and • optimise**s** use of the northern aspect of the site
20.	5.3.1 P1.2	~~Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.~~ **Multiple dwellings** to be designed to have direct access to a balcony, courtyard or equivalent outdoor living area that: i. Is of sufficient size to be used by the intended number of dwelling occupants; ii. Is sited, oriented and designed for occupant amenity, including consideration of solar access and natural ventilation appropriate to the climatic region; and iii. Is capable of being used in conjunction with the primary living space.
21.	5.3.1 P1.3 NEW	Where provided within the street setback area, the outdoor living area to a single house or grouped dwelling: • achieves the design principles of clause 5.3.1 P1.1; • is designed to facilitate street surveillance between the dwelling and the street; and • minimises the use of visually impermeable or solid front fences above 1.2m in height.
22.	5.3.1 C1.1	An outdoor living area to be provided: i. in accordance with **Table 1**; ii. behind the **street setback area**; iii. directly accessible from ~~a habitable room~~ the **primary living space** of the **dwelling**; iv. with a minimum length and width dimension of 4m; and v. ~~to have~~ with at least two-thirds of the required area without permanent roof cover (Figure 13).
23.	5.3.1 C1.2	Each **multiple dwelling** is provided with at least one **balcony** or the equivalent, opening directly from ~~a habitable room~~ the **primary living space** and with a minimum area of $10m^2$ and minimum dimension of 2.4m. *Note: Minimum dimension refers to the minimum length and width of all areas that contribute to the outdoor living area or balcony (or equivalent) space.*
24.	5.3.2 P2	**Landscaping** of ~~grouped and multiple dwelling common property and communal~~ **open spaces** that: • contribute to the appearance and amenity of the **development** for the residents; • contribute to the streetscape; • enhance security and safety for residents; • contribute to positive local ~~provide for~~ microclimate**s**, including provision of shade and solar access as appropriate; • and retain**s** existing trees and/or provides new trees to maintain and enhance the tree canopy and ~~a~~ local sense of place.

<table>
<tr><th colspan="3">CLAUSE CHANGES</th></tr>
<tr><th>NO.</th><th>ELEMENT</th><th>TRACKED CHANGES</th></tr>
<tr><td>25.</td><td>5.3.2 C2.1</td><td>Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:

i. the street setback area developed without car parking, except for visitors' bays ~~and with a maximum of 50 per cent hard surfaces~~;
ii. ~~separate~~ pedestrian ~~path~~ access providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas;
iii. ~~landscaping between each six consecutive external car parking spaces to include shade trees~~ one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number;
iv. lighting to pathways, and communal open space and car parking areas;
v. bin storage areas conveniently located and screened from view;
vi. trees which are greater than 3m in height shall be retained, in communal open space ~~areas~~ which ~~are~~ is provided for the development;
vii. adequate sight lines for pedestrians and vehicles;
viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; and
ix. clothes drying areas which are secure and screened from view.~~; and~~
x. ~~Unroofed visitors' car parking spaces to be effectively screened from the street.~~</td></tr>
<tr><td>26.</td><td>5.3.2 C2.2 NEW</td><td>Landscaping of single houses, grouped dwellings and multiple dwellings to include the following:
i. the minimum number of trees and associated planting areas in the table below; and
ii. landscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces.
<table>
<tr><td colspan="2">Dwelling type</td><td>Minimum tree requirement</td><td>Minimum tree planting area</td></tr>
<tr><td colspan="2">Single houses and grouped dwellings (tree per dwelling)</td><td>1 tree</td><td rowspan="4">2m x 2m</td></tr>
<tr><td rowspan="3">Multiple dwellings (trees per site)</td><td>Less than 700m2</td><td>2 trees</td></tr>
<tr><td>700-1000m2</td><td>3 trees</td></tr>
<tr><td>Greater than 1000m2</td><td>4 trees</td></tr>
</table>
Note:
i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.
ii. The tree planting area is to be free of impervious surfaces and roof cover.</td></tr>
<tr><td>27.</td><td>5.3.3 C3.1</td><td>The following minimum number of on-site car parking spaces is to be provided for each single house, grouped welling and special purpose dwelling comprising the following number of bedrooms:

<table>
<tr><th>Type of dwelling</th><th colspan="2">Car parking spaces</th></tr>
<tr><th></th><th>Location A</th><th>Location B</th></tr>
<tr><td>1 bedroom dwelling</td><td>1</td><td>1</td></tr>
<tr><td>2+ bedroom dwelling</td><td>1</td><td>2</td></tr>
<tr><td>Aged persons' dwelling</td><td>1</td><td>1</td></tr>
<tr><td>Ancillary dwelling</td><td>Nil</td><td>1</td></tr>
</table>
Location A = within:
• 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or
• 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7 – 9am and 5 – 7pm), measured in a straight line from along any part of the bus route to any part of ~~a~~ the lot.

~~B= not within the distances outlined in A above.~~
Location B = includes all land that is not within Location A.</td></tr>
</table>

<table>
<tr><th colspan="3">CLAUSE CHANGES</th></tr>
<tr><th>NO.</th><th>ELEMENT</th><th>TRACKED CHANGES</th></tr>
<tr><td>28.</td><td>5.3.3 C3.2</td><td>On-site visitors' car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.

<table><tr><th>Dwellings</th><th>Visitor bays</th></tr><tr><td>0 - 3</td><td>nil</td></tr><tr><td>4</td><td>1</td></tr><tr><td>5 - 8</td><td>2</td></tr><tr><td>9 - 12</td><td>3</td></tr><tr><td>13 - 16</td><td>4</td></tr><tr><td>17 +</td><td>1 additional bay for every 4 dwellings or part thereof</td></tr></table></td></tr>
<tr><td>29.</td><td>5.3.5 C5.1</td><td>Access to on-site car parking spaces to be provided:
• where available, from a communal street or right-of-way available for lawful use to access the relevant lot site and which is adequately paved and drained from the property boundary to a constructed street; or
• from a secondary street where no right-of-way or communal street exists; or
• from the primary street frontage where no secondary street, or right-of way, or communal street exists.</td></tr>
<tr><td>30.</td><td>5.3.6 C6.1</td><td>Where a group of 10 or more dwellings is served by a communal street, either between a public street or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided, and designed according to AS1428.1 (as amended) provides an accessible path of travel and is at lease 1.2m in width.</td></tr>
<tr><td>31.</td><td>5.3.6 C6.3</td><td>A communal street or pedestrian path is to be no closer than 3 2.5m to any wall with a major opening unless privacy screening is provided to the communal street or pedestrian path.</td></tr>
<tr><td>32.</td><td>5.3.7 C7.1</td><td>Excavation or filling between the street and building, or within 3m of Retaining walls, fill and excavation between the street alignment boundary and the street setback, whichever is the lesser, shall not exceed 0.5m, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light for to a dwelling.</td></tr>
<tr><td>33.</td><td>5.3.7 C7.2</td><td>Excavation or filling Retaining walls, fill and excavation within a the site and behind the required a street setback line limited by compliance with building height limits and building setback requirements to comply with Table 4.</td></tr>
</table>

<table>
<tr><th colspan="3">CLAUSE CHANGES</th></tr>
<tr><th>NO.</th><th>ELEMENT</th><th>TRACKED CHANGES</th></tr>
<tr><td>34.</td><td>Table 4 NEW</td><td>
Table 4 – Setback of site works and retaining walls
<table>
<tr><th>Height of site works and/or retaining walls</th><th>Required minimum setback</th></tr>
<tr><td>0.5m or less</td><td>0m</td></tr>
<tr><td>1m</td><td>1m</td></tr>
<tr><td>1.5m</td><td>1.5m</td></tr>
<tr><td>2m</td><td>2m</td></tr>
<tr><td>2.5m</td><td>2.5m</td></tr>
<tr><td>3m</td><td>3m</td></tr>
</table>
Notes:
i. Take the nearest higher value for all height and length calculations.
ii. Measurement of the height of site works or retaining walls for the purpose of calculating Table 4 setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.
iii. Visual privacy provisions under clause 5.4.1 and overshadowing provisions under clause 5.4.2 apply.
iv. Where a boundary wall incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause 5.3.7 and is to be included in the wall height for the purpose of clause 5.1.3.
</td></tr>
<tr><td>35.</td><td>5.3.8</td><td>
Clause 5.3.8 Retaining walls deleted by amendment dated 02/07/2021

~~C8 Retaining **walls** greater than 0.5m in **height** set back from **lot boundaries** in accordance with the **setback** provisions of **Table 1**. Retaining **walls** 0.5m or less in **height** may be located up to the lot boundary.~~

~~P8 Retaining **walls** greater than 0.5m in **height** set back from **lot boundaries** in accordance with the **setback** provisions of **Table 1**. Retaining **walls** 0.5m or less in **height** may be located up to the lot boundary.~~
</td></tr>
<tr><td>36.</td><td>5.3.8 P8</td><td>
Move 5.3.8 P8 to 5.3.7 P7.3

Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect **adjoining properties** and are designed, engineered and **landscaped** having due regard to clauses 5.3.7 and 5.4.1.
</td></tr>
<tr><td>37.</td><td>5.4.2 C2.1 Note</td><td>
Note: With regard to clause 5.4.2 C2.1:

dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; and
site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level~~s~~.

</td></tr>
</table>

<table>
<tr><th colspan="3">CLAUSE CHANGES</th></tr>
<tr><th>NO.</th><th>ELEMENT</th><th>TRACKED CHANGES</th></tr>
<tr><td>38.</td><td>5.4.3 C3</td><td>
~~Outbuildings that:~~
~~i. are not attached to a dwelling;~~
~~ii. are non-habitable;~~
~~iii. collectively do not exceed 60m2 in area or 10 per cent in aggregate of the~~
~~iv. site area, whichever is the lesser;~~
~~v. do not exceed a wall height of 2.4m;~~
~~vi. do not exceed ridge height of 4.2m;~~
~~vii. are not within the primary or secondary street setback area;~~
~~viii. do not reduce the amount of open space required in Table 1; and~~
~~ix. viii. are set back in accordance with Tables 2a and 2b.~~

Outbuildings associated with a dwelling site address either:
i. the standards for small outbuildings (A. Small outbuilding); or
ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).

<table>
<tr><td>A. Small outbuilding</td><td>(i) no more than one outbuilding per dwelling site;
(ii) has no more than two boundary walls;
(iii) does not exceed 10m^2 in area;
(iv) does not exceed a wall and ridge height of 2.7m;
(v) not located within the primary or secondary street setback area; and
(vi) does not reduce open space and outdoor living area requirements in Table 1.</td></tr>
<tr><td colspan="2"></td></tr>
<tr><td>B. Large and multiple outbuildings</td><td>(i) individually or collectively does not exceed 60m^2 in area or 10 per cent in aggregate of the site area, whichever is the lesser;
(ii) set back in accordance with Table 2a;
(iii) does not exceed a wall height of 2.4m;
(iv) does not exceed a ridge height of 4.2m;
(v) not located within the primary or secondary street setback area; and
(vi) does not reduce the open space and outdoor living area requirements in Table 1.</td></tr>
</table>

Notes:
i. An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.
ii. An existing outbuilding that meets the development standards for small outbuildings does not need to be setback in accordance with Table 2a for additional outbuildings that are proposed under B. Large and multiple outbuildings.
iii. There are separate building code requirements that may also apply.
</td></tr>
</table>

CLAUSE CHANGES		
NO.	**ELEMENT**	**TRACKED CHANGES**
39.	5.5.1 C1	**Ancillary dwelling** associated with a **single house** and on the same **lot** where: i. the lot is not less than ~~450~~ 350m^2 in area; ii. there is a maximum **plot ratio area** of 70m^2; iii. parking is provided in accordance with clause 5.3.3 C3.1; ~~and~~ iv. ancillary dwelling is located behind the street setback line; v. ancillary dwelling is designed to be compatible with the colour, roof pitch and materials of the single house on the same lot; vi. ancillary dwelling does not preclude the single house from meeting the required minimum **open space** and **outdoor living area**; and vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to **single houses**, with the exception of clauses: (a) 5.1.1 Site area; (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or **right-of-way** access); and (c) 5.3.1 Outdoor living areas.
40.	5.5.1 P1	**Ancillary** dwelling ~~for~~ is of a small scale and designed to support people ~~who live either~~ living independently or semi-dependently to the residents of the **single house**, sharing some **site** facilities and services ~~and without compromising the amenity of surrounding properties~~.
41.	5.5.1 P2 NEW	**Ancillary dwellings** to positively contribute to its setting, including the existing single house and, where visible from the street or adjoining properties, to the amenity of the streetscape and context.
42.	7.2	**Pre-existing local planning policies** If a properly adopted **local planning policy** which came into effect prior to the gazettal of the R-Codes ~~Volume 1~~ (as amended), is inconsistent with the R-Codes Volume 1~~, the R-Codes Volume 1 prevail over the policy to the extent of the inconsistency.~~: ~~If a properly adopted local planning policy, which came into effect prior to the gazettal of the R-Codes (as amended), is inconsistent with the R-Codes Volume 1:~~ a) For those sections of Part 5 modified in accordance with section 7.3.1, or modified with WAPC approval in accordance with section 7.3.2, the provisions of the R-Codes do not supersede any development standard provided for in that local planning policy. b) For those sections of Part 5 that are not identified in clause 7.3.1 and modified without WAPC approval, the provisions of the R-Codes Volume 1 prevail over that local planning policy to the extent of any inconsistency.

CLAUSE CHANGES		
NO.	**ELEMENT**	**TRACKED CHANGES**
43.	7.3.1	**Local planning policies**, **local development plans** and **activity centre plans** may contain provisions that: a) amend or replace the following **deemed-to-comply** provisions set out in Part 5 of the R-Codes Volume 1: **Context** 5.1.2 street setbacks 5.1.3 C3.2 – 3.3 lot boundary setbacks 5.1.6 building height **Streetscape** 5.2.1 setback of garages and carports 5.2.2 garage width 5.2.3 street surveillance 5.2.4 street walls and fences 5.2.5 sight lines 5.2.6 appearance of retained dwelling **Site planning and design** 5.3.7 retaining walls and site works **Building design** 5.4.3 outbuildings 5.4.4 external fixtures, utilities and facilities **Special purpose dwellings** 5.5.2 C2.1 ii) aged and dependent persons' dwelling(s) b) augment the R-Codes Volume 1 by providing local housing objectives to guide judgements about the merits of proposals for any aspect of **residential development** covered by this volume that does not meet the requirements or is not provided for, under the R-Codes Volume 1. Amendments or replacements to **deemed-to-comply** provisions are to be consistent with the relevant **design principle**.

TABLES

NO.	TABLE NUMBER	TRACKED CHANGES
44.	Table 2a	Table 2a: Boundary setbacks – walls with no major openings

	Wall length (m)													
Wall height (m)	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25
3.5 or less*	1	~~1.5~~ 1	~~1.5~~ 1	~~1.5~~ 1	~~1.5~~ 1	~~1.5~~ 1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
4.0	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.7	1.8
4.5	1.1	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.7	1.7	1.7	1.7	1.8	2.0
5.0	1.1	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.8	1.8	1.8	1.9	2.0	2.3
5.5	1.2	1.5	1.5	1.5	1.6	1.7	1.8	1.9	1.9	2.0	2.0	2.1	2.3	2.5
6.0	1.2	1.5	1.5	1.5	1.6	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.4	2.8
6.5	1.2	1.5	1.5	1.6	1.7	1.9	2.0	2.1	2.1	2.2	2.2	2.3	2.7	3.0
7.0	1.2	1.5	1.5	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.4	2.5	2.8	3.3
7.5	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.5	2.6	3.0	3.5
8.0	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.4	2.4	2.5	2.6	2.7	3.1	3.8
8.5	1.4	1.6	1.7	1.8	2.0	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3.3	4.1
9.0	1.4	1.7	1.7	1.8	2.0	2.3	2.4	2.6	2.7	2.8	2.9	3.0	3.6	4.3
9.5	1.4	1.7	1.8	1.9	2.1	2.4	2.5	2.7	2.8	2.9	3.0	3.2	3.8	4.6
10.0	1.5	1.8	1.9	2.0	2.2	2.4	2.6	2.8	2.9	3.0	3.1	3.3	4.0	4.8

45.	Table 3	**Table 3: Maximum building heights**

~~Maximum building heights (i)~~			
Category			
A	**B**		**C**
~~Tops of external wall (roof above) (ii)~~	~~3m~~	~~6m~~	~~9m~~
~~Top of external wall (concealed roof)~~	~~4m~~	~~7m~~	~~10m~~

~~Top of pitched roof (iii) (iv)~~	~~6m~~	~~9m~~ ~~12m~~

Building category	Maximum height of wall	Maximum total building height	
		Gable, skillion and concealed roof	Hipped and pitched roof
Category A	3.5m	5m	7m
Category B	7m	8m	10m
Category C	9m	10m	12m

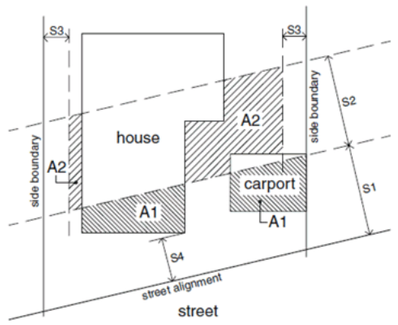
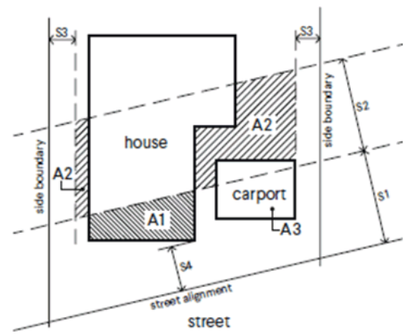
i. Category B will apply unless a **scheme**, the relevant **local planning policy**, **structure plan** or **local development plan** requires the application of category A (generally single level **development**) or category C (development on three levels) or an alternative standard.

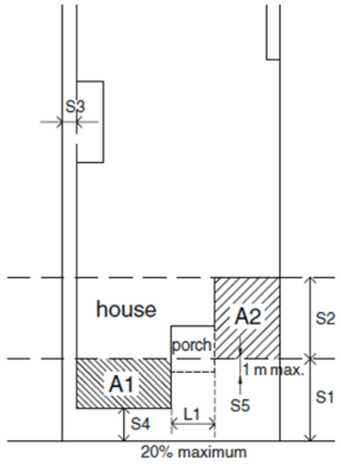
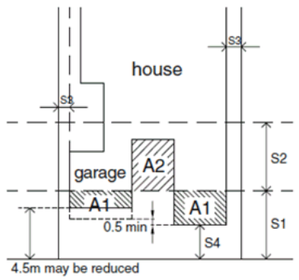
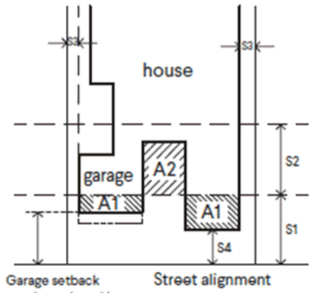
~~ii. Gable **walls** above eaves height:~~
~~• less than 9m long: exempted~~
~~• greater than 9m long: add one third of the height of the gable, between the eaves and the apex of the gable wall, to the eaves height.~~

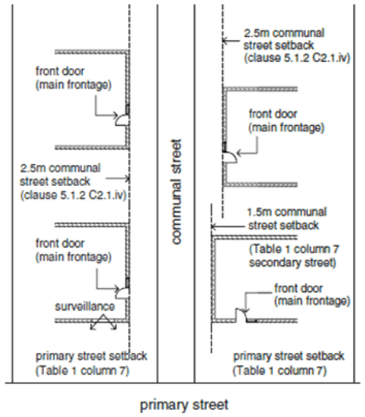
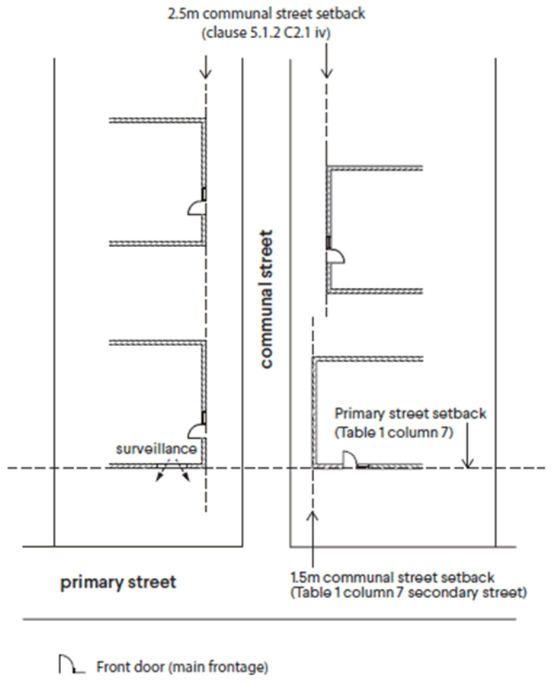
~~iii. Applies to ridges greater than 6m long. Short ridges: add 0.5m height for each 2m reduction in length.~~

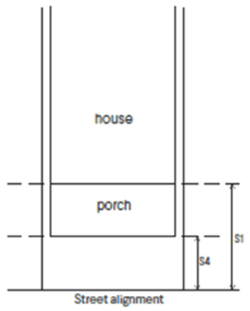
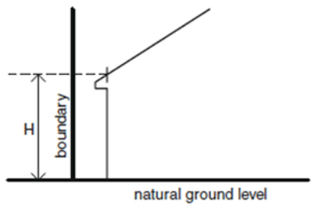
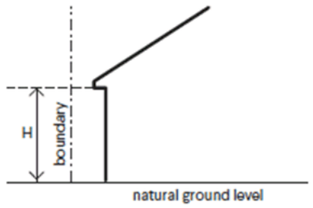
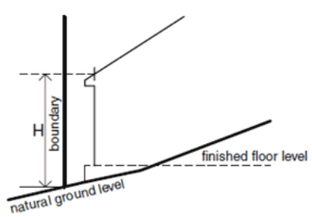
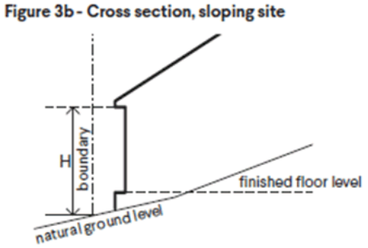
~~iv. Applies to roof pitches up to 25 degrees. In some localities steeper pitches may be required and greater height permitted in accordance with the provisions of the **scheme**, the relevant **local planning policy, structure plan** or **local development plan**.~~

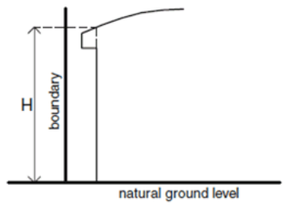
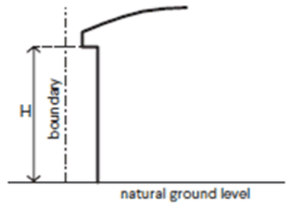
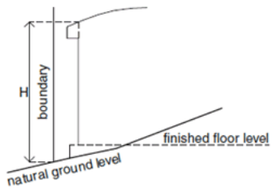
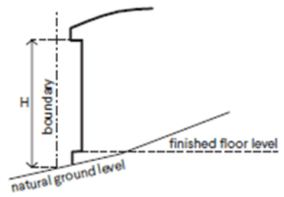
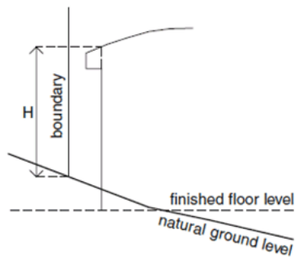
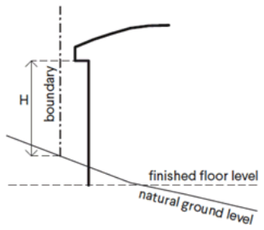
NO.	ELEMENT	TRACKED CHANGES
		DEFINITIONS
46.	Activity Centre Plan	As defined under the Planning and Development (Local Planning Schemes) Regulations 2015 and are prepared in accordance with State Planning Policy 4.2.
47.	Boundary, wall NEW	A **wall**, on or less than 600mm from any **site** boundary (**green title** or **survey strata lot**), other than a **street boundary**.
48.	Height, wall	This is the vertical distance ~~from~~ between the point where the base of the **wall** meets the **natural ground level** at the boundary immediately adjacent to the **wall** to the roof or top of the parapet ~~at any point in accordance with Figure Series 3 and 5~~.
49.	Impervious area/surface NEW	Surfaces that do not permit the penetration of rainwater into the ground and instead generate **stormwater** run-off, typically to drainage systems.
50.	National Construction Code (NCC) NEW	National Construction Code, comprising the Building Code of Australia (BCA) and Plumbing Code of Australia (PCA).
51.	Open space	Generally that area of a **lot** not occupied by any **building** and includes: • open areas of accessible and useable flat roofs and **outdoor living areas** above **natural ground level**; • areas beneath eaves; • **verandahs**, patios or other such roofed structures not more than 0.5m above natural ground level, **unenclosed** on at least two sides, *and* covering no more than 10 per cent of the **site area** or 50m^2 whichever is the lesser; • unroofed open structures such as pergolas; • uncovered **driveways** (including access aisles in car parking areas) and uncovered car parking spaces; but excludes: • non-accessible roofs, verandahs, balconies and outdoor living areas over 0.5m above natural ground level; and/or • covered car parking spaces and covered walkways, areas for rubbish disposal, stores, **outbuildings** or plant rooms.
52.	Pergola	An open-framed structure covered in ~~a~~ water permeable material, or operable louvred ~~unroofed~~ roofing, which may or may not be attached to a **dwelling.**
53.	Primary living space NEW	The area within a dwelling that is the focus of life and activity and usually the largest room. This area is connected with the outdoor living area or balcony, and includes the following room types: living room, lounge room, games room, family room, or an integrated living area that has one of these room types together with a kitchen or dining area.
54.	Street setback	The horizontal distance between the **street** ~~**alignment**~~ **boundary** and a building, measured at right angles (90 degrees) to the street ~~alignment~~ boundary.
55.	Street setback area	The area between the **street** ~~**alignment**~~ **boundary** and the street setback line as set out in **Table~~s~~ 1 ~~and 4~~** or as established in a particular case in accordance with the provisions of design element 5.2.

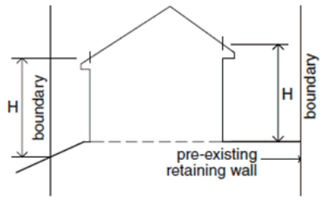
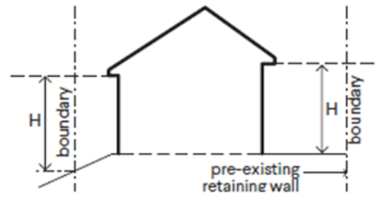
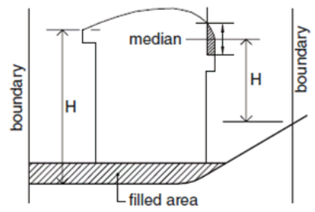
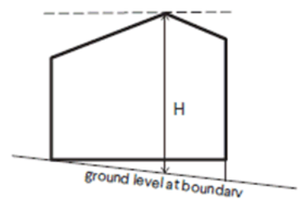
FIGURES			
NO.	**FIGURE NO.**	**CURRENT FIGURE**	**AMENDED FIGURE**
56.	Figure 2a	Figure 2a – Measuring primary street setbacks (clause 5.1.2 C2.1iii)  **Figures** S1 **Primary street setback** distance (**Table 1**) S2 Distance behind the **primary street setback**, equal to S1 S3 Side boundary **setback** (**Table 2a** and **2b**) S4 Maximum reduced **primary street setback** (half of S1) S5 Maximum 1m projection as per clause 5.1.2 C2.4 A1 Area of building forward of **primary street setback** A2 Compensating open area behind **primary street setback** L1 Maximum 20 per cent of building façade	Figure 2a – Measuring primary street setbacks (clause 5.1.2 C2.1 iii)  A1 Area of building forward of **primary street setbck** A2 Compensating open area behind **primary street setback** A3 The carport in S1 does not need to be compensated for in S2. The portion of the carport within S2 does not constitute open space and cannot contribute to A2 S1 **Primary street setback** distance (**Table 1**) S2 Distance behind the **primary street setback**, equal to S1 S3 Side boundary **setback** (**Table 2a** and **2b**) S4 Maximum reduced **primary street setback** (half of S1)

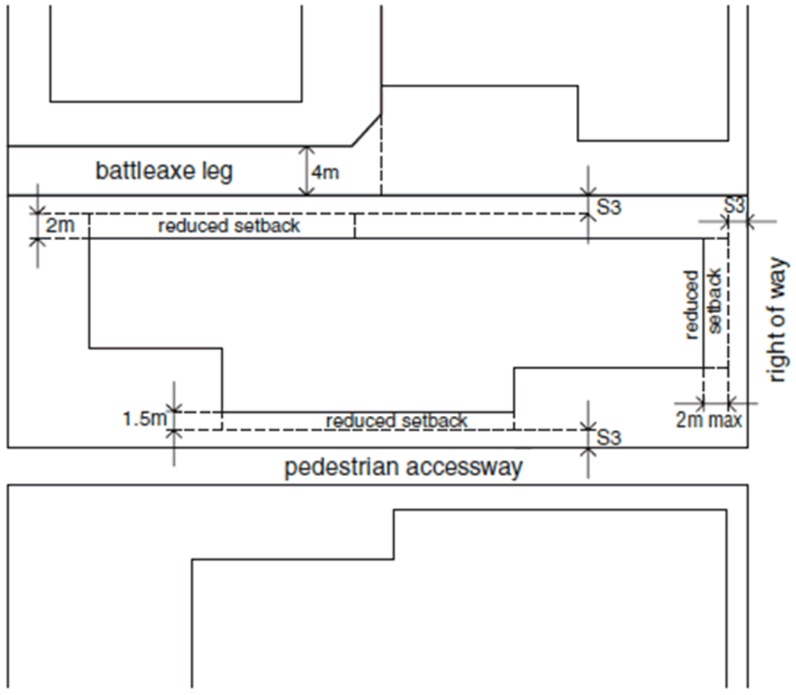
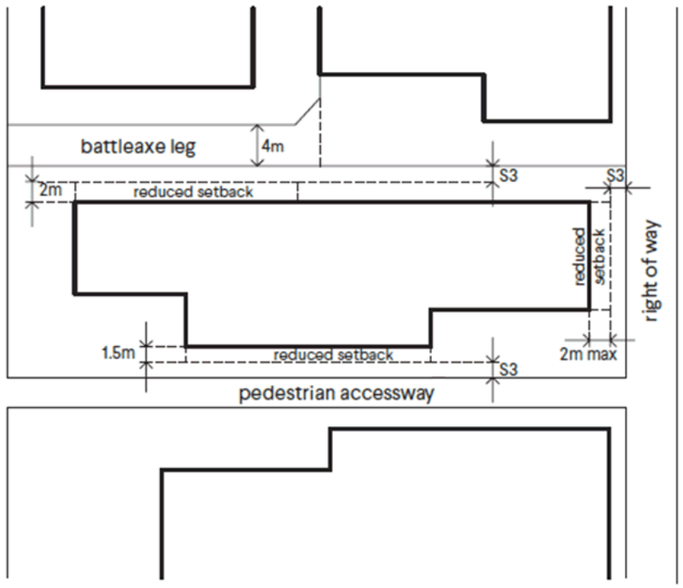
57.	Figure 2b	**Figure 2b – Measuring minor projections into primary street setback (clause 5.1.2 C2.4)** 	DELTED Figure 2b – Measuring minor projections into primary setback (clause 5.1.2 C2.4) deleted by amendment dated 2/7/2021
58.	Figure 2c	**Figure 2c – Measuring street setback for garages and carports (clause 5.2.1)**  S1 **Primary street setback** distance (**Table 1**) S2 Distance behind the **primary street setback**, equal to S1 S3 Side boundary **setback** (**Table 2a** and **2b**) S4 Maximum reduced **primary street setback** (half of S1)	Figure 2c - Measuring street setback for garages (clause 5.1.2 and 5.2.1)  A1 Area of building forward of **primary street setbck** A2 Compensating open area behind **primary street setback** S1 **Primary street setback** distance (**Table 1**) S2 Distance behind the **primary street setback**, equal to S1 S3 Side boundary **setback** (**Table 2a** and **2b**) S4 Maximum reduced **primary street setback** (half of S1)

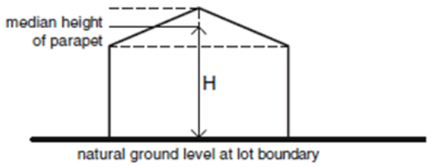
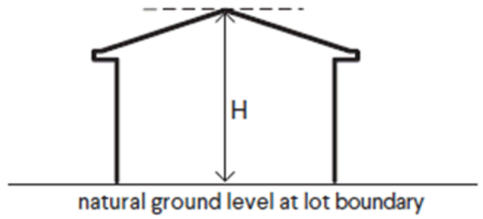
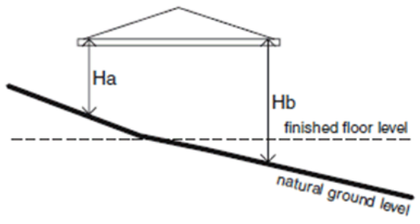
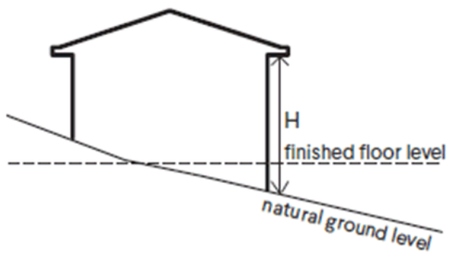
59.	Figure 2d	**Figure 2d – Measuring communal street setbacks (clause 5.1.2 C2.1iv)**  S5 Maximum 1m projection as per clause 5.1.2 C2.4 A1 Area of building forward of **primary street setback** A2 Compensating open area behind **primary street setback** L1 Maximum 20 per cent of building façade	Figure 2d - Measuring communal street setbacks (clause 5.1.2 C2.1 iv) 

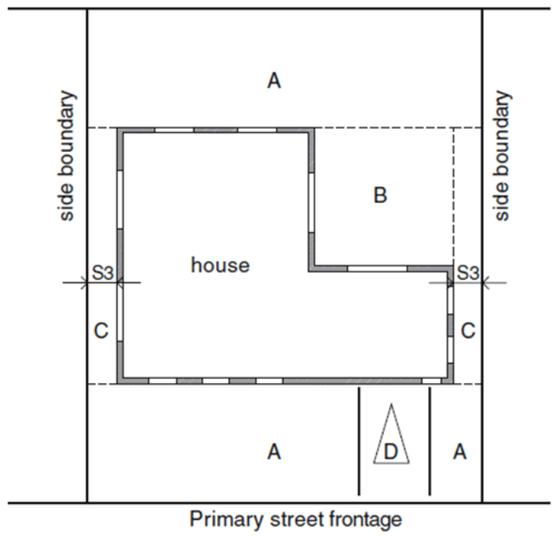
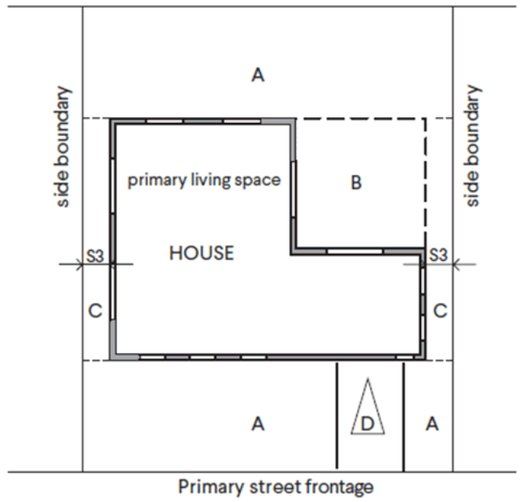
60.	Figure 2e NEW		**Figure 2e - Measuring minor projections into primary street setback (clause 5.1.2 C2.4)**  Note: a porch, balcony, verandah or equivalent is not subject to the compensating area requirement stated in 5.1.2 C2.1 iii
61.	Figure 3a	**Figure 3a – Cross section, flat site**  	**Figure 3a - Cross section, flat site** 
62.	Figure 3b	**Figure 3b – Cross section, sloping site**  	**Figure 3b - Cross section, sloping site** 

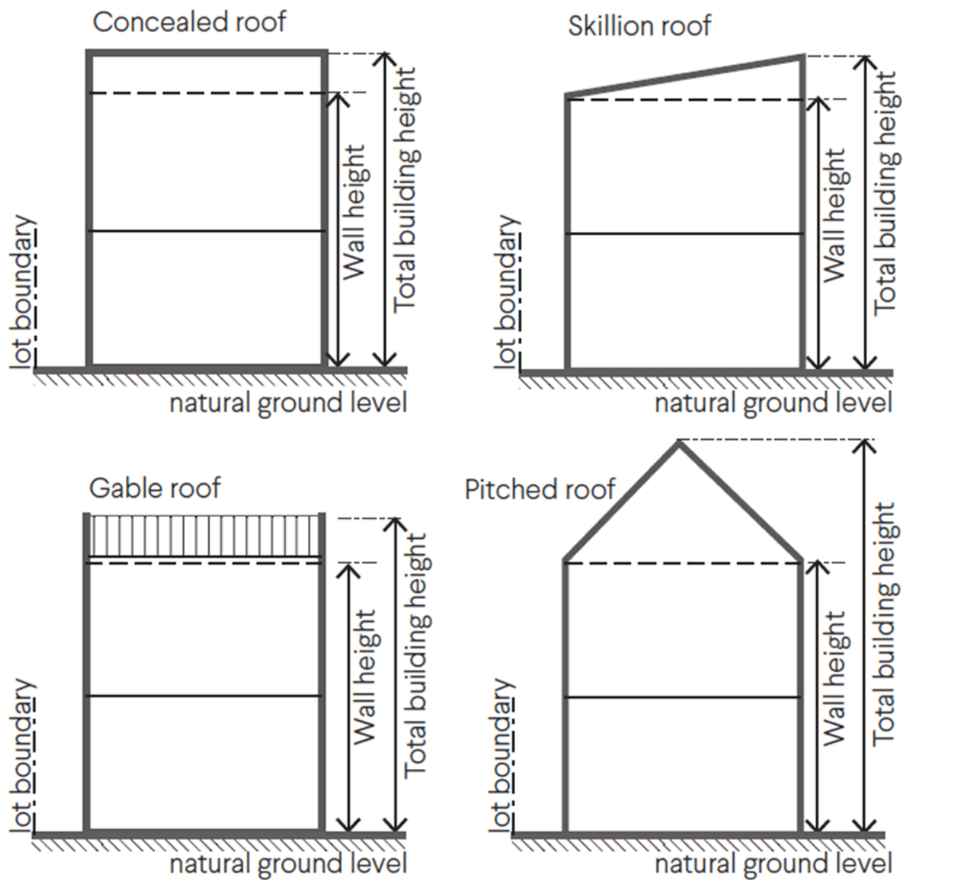
63.	Figure 3c	**Figure 3c – Cross section, flat site** 	**Figure 3c- Cross section, flat site** 
64.	Figure 3d	**Figure 3d – Cross section, sloped site** 	**Figure 3d - Cross section, sloped site** 
65.	Figure 3e	**Figure 3e – Cross section, sloped site** 	**Figure 3e - Cross section, sloped site** 

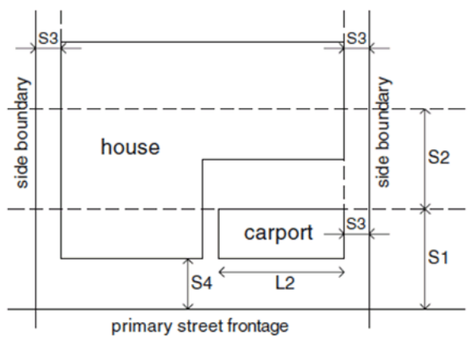
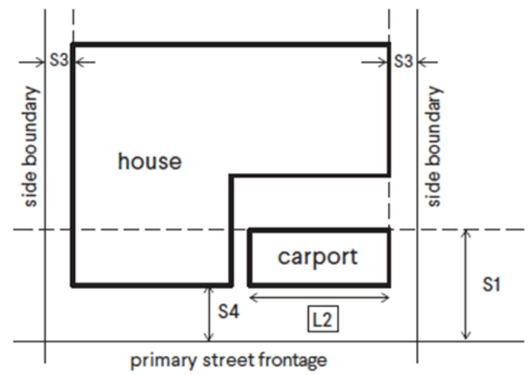
66.	Figure 3f	**Figure 3f – Cross section, alternate levels with existing retaining** 	**Figure 3f - Cross section, alternate levels with existing retaining wall** 
67.	Figure 3g	**Figure 3g – Cross section, alternate levels with fill** 	**Figure 3g - Skillion roof** 
68.	Figure 3 Series Notes	**Notes** H = The height of the **wall** for the measurement of **setbacks** is measured from the **natural ground level** at the **lot boundary** adjacent to the wall to the highest point of the **building** vertically above that point where the wall touches the roof (Figure 3a-3h, 3b and 3c). Where the **lot boundary** adjacent to the **wall** is lower than the **natural ground level** at the base of the wall, the greater height is used (Figure 3b, 3d, 3f and 3h). Where the **lot boundary** adjacent to the **wall** is higher than the **natural ground level** at the base of the wall, the lesser height is used (Figure 3e and 3g).	**NOTES:** H = The height of the **wall** for the measurement of **setbacks** is measured from the **natural ground level** at the **lot boundary** adjacent to the wall to the highest point of the **building** vertically above that point where the wall touches the underside of the eave/gutter (Figures 3a-3g). Where the **lot boundary** adjacent to the **wall** is lower than the **natural ground level** at the base of the wall, the greater height is used (Figures 3b, 3d and 3f). Where the **lot boundary** adjacent to the **wall** is higher than the **natural ground level** at the base of the **wall**, the lesser height is used (Figure 3e). Where a wall has a skillion roof or gable roof above, the height of the wall is calculated to the highest point of the skillion or gable roof (Figure 3g).
69.	Figure 4e		DELTED Figure 4e – Boundary setbacks for walls greater than Table 2a and 2b deleted by amendment dated 2/7/2021

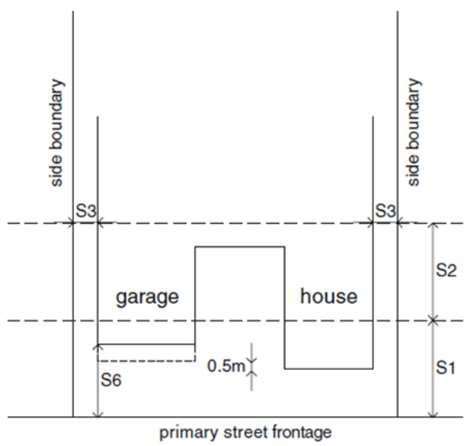
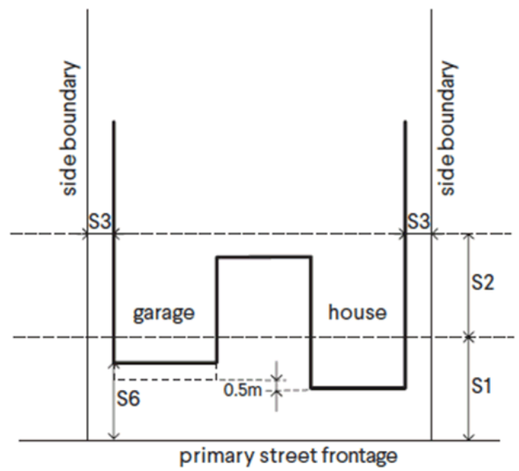
70.	Figure 4f	**Figure 4f – Reduced boundary setbacks (clause 5.1.3 C3.1)**  **Notes** S3 Side boundary **setback** (**Table 2a** and **2b**). **Setbacks** can be reduced by half the width of adjoining **battleaxe lot** legs, pedestrian access ways or **rights-of-way** to a maximum of 2m.	**Figure 4f - Reduced boundary setbacks (clause 5.1.3 C3.1 i and vi)**  **Notes** S3 Side boundary **setback** (**Tables 2a** and **2b**) **Setbacks** can be reduced by half the width of adjoining **battleaxe lot** legs, pedestrian access ways or **rights-of-way** to a maximum of 2m.

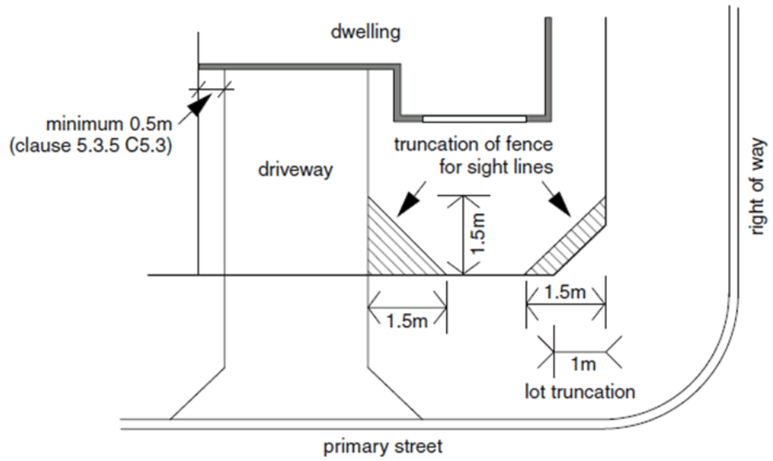
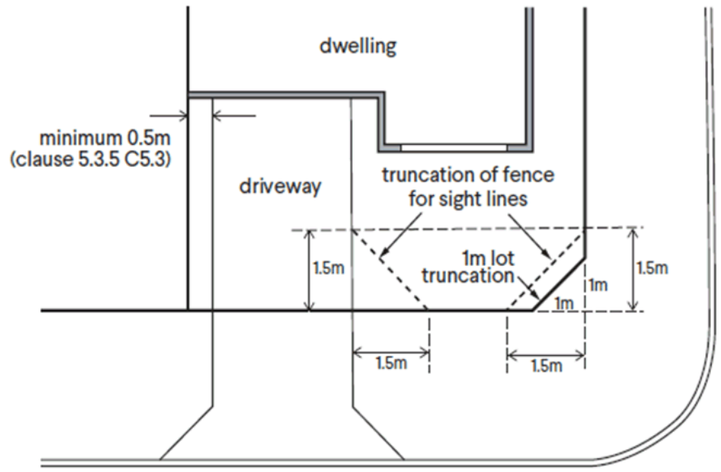
71.	Figure 5a	**Figure 5a – Elevation – flat site**  **Notes** The height of a **lot boundary wall** shall be measured to the point immediately above the **natural ground level** below. 5a Where the boundary **wall** is not consistent in height for its length, or comprises a pitch, the height shall be measured as the midpoint between the lowest point immediately above the **natural ground level** below and the highest point immediately above the natural ground level below.	**Figure 5a - Elevation: flat site**  **Notes:** The height of a **lot boundary** wall shall be measured to the point immediately above the **natural ground level** below.
72.	Figure 5b	**Figure 5b – Elevation – sloped site**  5b Where the boundary is sloped the height shall be the average of the heights of the **wall** at its highest and lowest point above **natural ground level** (Ha and Hb).	**Figure 5b - Elevation: sloped site**  **Notes:** The height shall be the height of the **wall** at its highest point above the **natural ground level** (H)

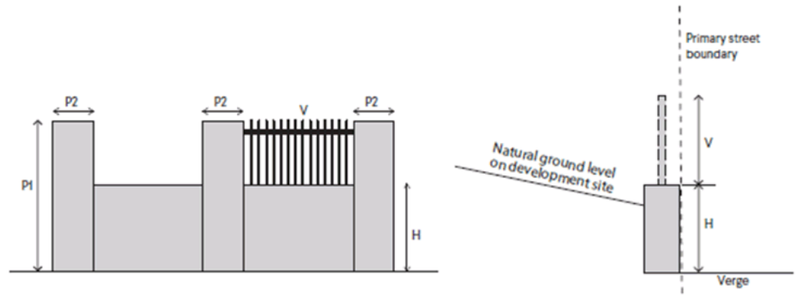
73.	Figure 6a	**Figure 6a – Measuring open space (clause 5.1.4 C5)**  **Notes** S3 Side boundary **setback** (**Table 2a** and **2b**) A Uncovered **open space** B **Unenclosed**, covered **outdoor living area** (to a maximum 10 per cent **site area** or 50m², whichever is lesser) C Side **setback** area D Uncovered **driveway** or uncovered car parking spaces Open space = A + B + C + D	Figure 6a - Measuring open space (clause 5.1.4 C4)  **Notes** S3 Side boundary **setback** (**Tables 2a** and **2b**) A Uncovered **open space** B **Unenclosed**, covered **outdoor living area** (to a maximum 10 per cent **site area** or 50m², whichever is lesser) C Side **setback** area D Uncovered **driveway** or uncovered car parking spaces **OPEN SPACE = A + B + C + D**

74.	Figure 7c NEW		 Two storey example for wall and building height

75.	Figure 8a	**Figure 8a – Carport setbacks (clause 5.2.1 C1.5)**  **Notes** S1 **Primary street setback** distance (**Table 1**) S2 Distance behind the **primary street setback**, equal to S1 S3 Side boundary **setback** (**Table 2a** and **2b**) S4 Maximum reduced setback (half S1) S6 Minimum 4.5m as per clause 5.2.1 C1.1 L2 Maximum 50 per cent of **frontage**	**Figure 8a- Carport setbacks (clause 5.2.1 C1.2)**  **NOTES:** S1 **Primary street setback** distance (**Table 1**) S3 Side boundary **setback** (**Tables 2a** and **2b**) S4 Maximum reduced **setback** (half S1) L2 Maximum 60 per cent of **frontage**

76.	Figure 8b	**Figure 8b – Garage setbacks (clause 5.2.1 C1.1)**  The area of the **carport** or **garage** forward of the primary street setback is to be compensated by open space behind the setback in accordance with clause 5.1.2 C2.1iii and **Figure 2a**.	**Figure 8b - Garage setbacks (clause 5.2.1 C1.1)**  S6 The area of the **garage** forward of the primary street setback is to be compensated by open space behind the setback in accordance with Clause 5.1.2 C2.1 and **Figure 2a.**

77.	Figure 9a	**Figure 9a – Locations of truncations or reduced fence height** 	**Figure 9a - Locations of truncations or reduced fence height** 

78.	Figure 12 NEW		**Figure 12 - Measuring visually permeable fences above 1.2m (Clause 5.2.4)**  **Note:** H maximum height of visually impermeable fencing 1.2 m * P1 maximum pillar height of 1.8m* P2 pillar dimension 400mm x 400mm maximum V area above 1.2m to be visually permeable* * measured from natural ground level on the primary street side of the fence
79.	Figure 13 NEW		**Figure 13 - Dimensions and calculations for outdoor living areas (clause 5.3.1 C1.1)**