



CITY OF VINCENT

BUILT FORM

POLICY NO. 7.1.1





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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 <i>Land Administration Act 1997</i> .
Deemed Provisions	Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Deep Soil Area	As per the R Codes Volume 2.

External Fixtures	As per the R Codes Volume 1.
Landscaping	<p>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:</p> <p>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.</p>
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-to-comply 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	<p>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.</p> <p>Clauses 5.1.2 C2.3 of the R Codes Volume 1 remains and applies.</p>
5.1.3 Lot Boundary Setback (C3.1–3.3)*	1.2*	4.2*	5.2*	<p>Volume 1, Clause 1.2, 4.2 and 5.2 amend Clause 5.1.3 of the R Codes.*</p> <p>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.</p> <p>For Residential Built Form Areas Clause 5.1.3 C3.1 ii, C3.2, C3.3 and C3.4 remain and apply.</p>
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	<p>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.</p> <p>For Residential Built Form Area Clause 5.2.1 C1.3 of the R Codes Volume 1 remains and applies.</p> <p>For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.1 of the R Codes Volume 1 remains and applies.</p>

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	<p>For Residential Built Form Areas Volume 1, Clause 5.5 replaces Clause 5.2.2 C2 of the R Codes Volume</p> <p>For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.2 of the R Codes Volume 1 remains and applies.</p>
5.2.3 Street surveillance	No Built Form Policy deemed to comply requirements.	No Built Form Policy deemed to comply requirements.	5.6	<p>For Residential Built Form Areas Volume 1, Clause 5.6 applies in addition to Clause 5.2.3 of the R Codes Volume 1.</p> <p>For Town Centres, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.3 of the R Codes Volume 1 remains and applies.</p>
5.2.4 Street walls and fences	No Built Form Policy deemed to comply requirements.	4.4	5.7	<p>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.</p> <p>For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause 5.2.4 of R Codes Volume 1 remains and applies.</p>
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*	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>
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	<p>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.</p> <p>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.</p>
3.7 Pedestrian access and entries	1.5	No Built Form Policy Acceptable Outcomes.	No Built Form Policy Acceptable Outcomes.	<p>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.</p> <p>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.</p>
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

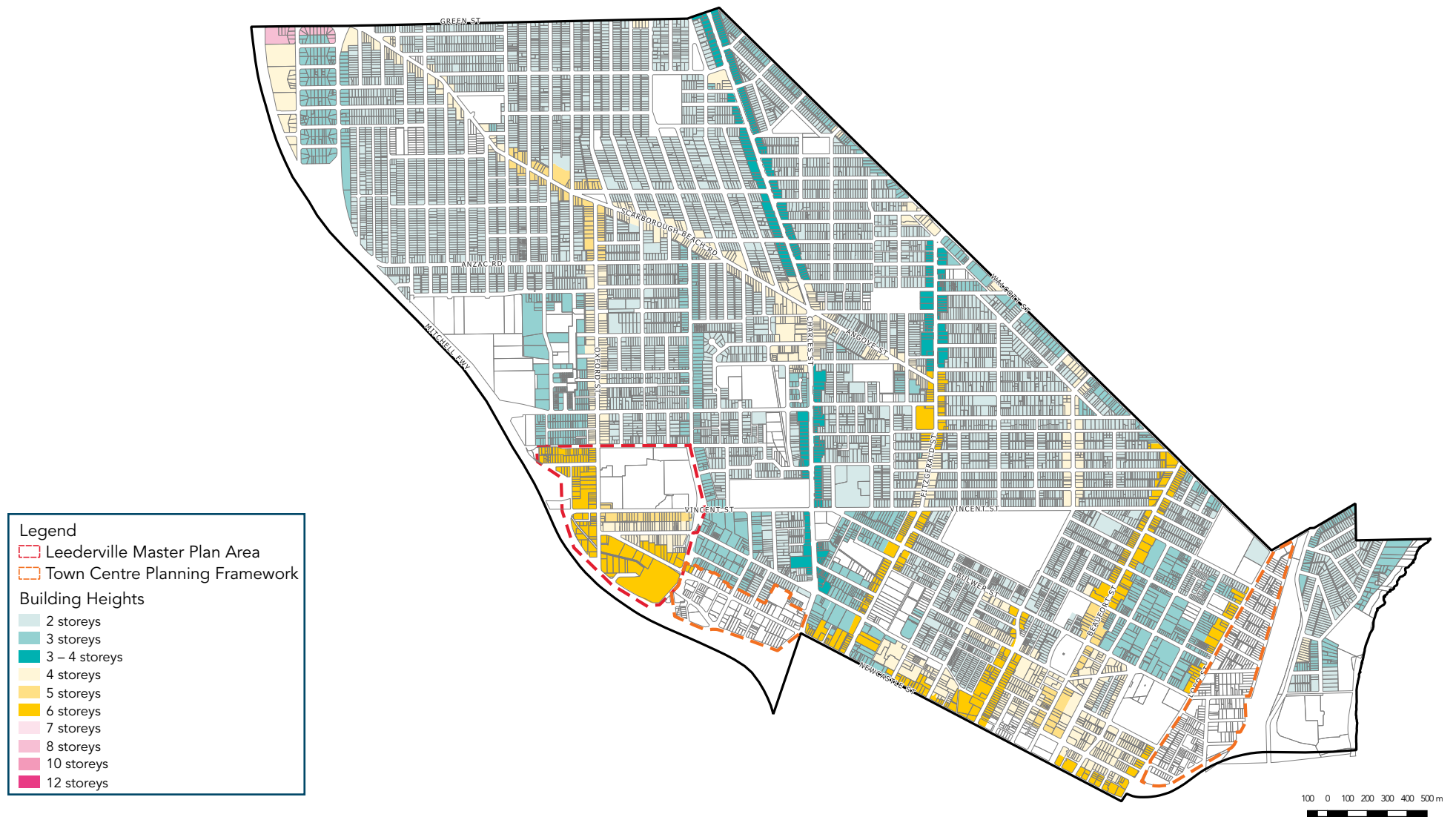


FIGURE 2 – BUILDING HEIGHTS



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	Deemed to Comply
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- 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.

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

Table 1 – 1.2a

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	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys 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

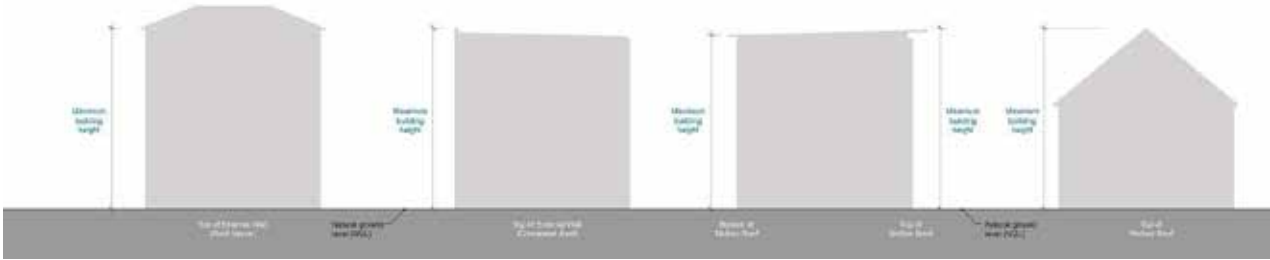


Figure 1–1.3 – Building Height Measurement

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		Deemed to Comply												
P1.4.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.	C1.4.1 Deep Soil Areas shall be provided in accordance with the following requirements :												
P1.4.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.	<table> <tr> <th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Areas (minimum % of site)</th></tr> <tr> <td><650m2</td><td>1m2 1m x 1m</td><td>12%</td></tr> <tr> <td>650m2 – 1,500m2</td><td>1m2 1m x 1m</td><td>12%</td></tr> <tr> <td>>1,500m2</td><td>1m2 1m x 1m</td><td>12%</td></tr> </table>	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%
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%												
P1.4.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.	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.												
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.	C1.4.3 Planting Areas shall be provided in accordance with the following requirements:												
P1.4.5	Development that prioritises the retention of mature and healthy trees.	<table> <tr> <th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Planting Area (minimum % of site)</th></tr> <tr> <td><650m2</td><td>1m2 1m x 1m</td><td>3%</td></tr> <tr> <td>650m2 – 1,500m2</td><td>1m2 1m x 1m</td><td>3%</td></tr> <tr> <td>>1,500m2</td><td>1m2 1m x 1m</td><td>3%</td></tr> </table>	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%
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%												
P1.4.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.	C1.4.4 At least 80%* of the lot boundary setback area at ground level shall be provided as canopy coverage at maturity.												
P1.4.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.	C1.4.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.												
P1.4.8	The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.	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: <ul style="list-style-type: none"> • Healthy specimens with ongoing viability; and • Species not included on an applicable weed register. 												

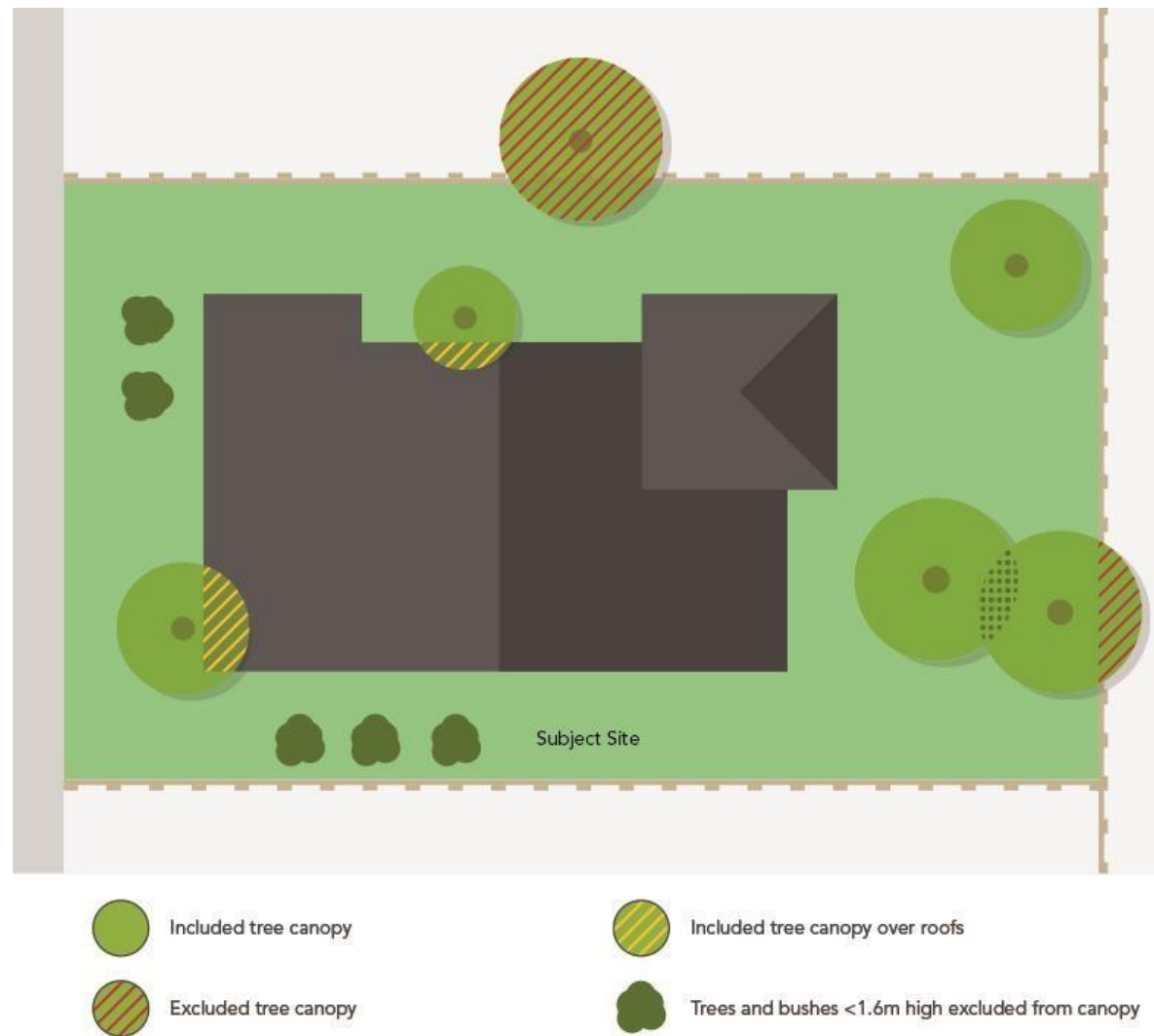


Figure 1 – 1.4.1

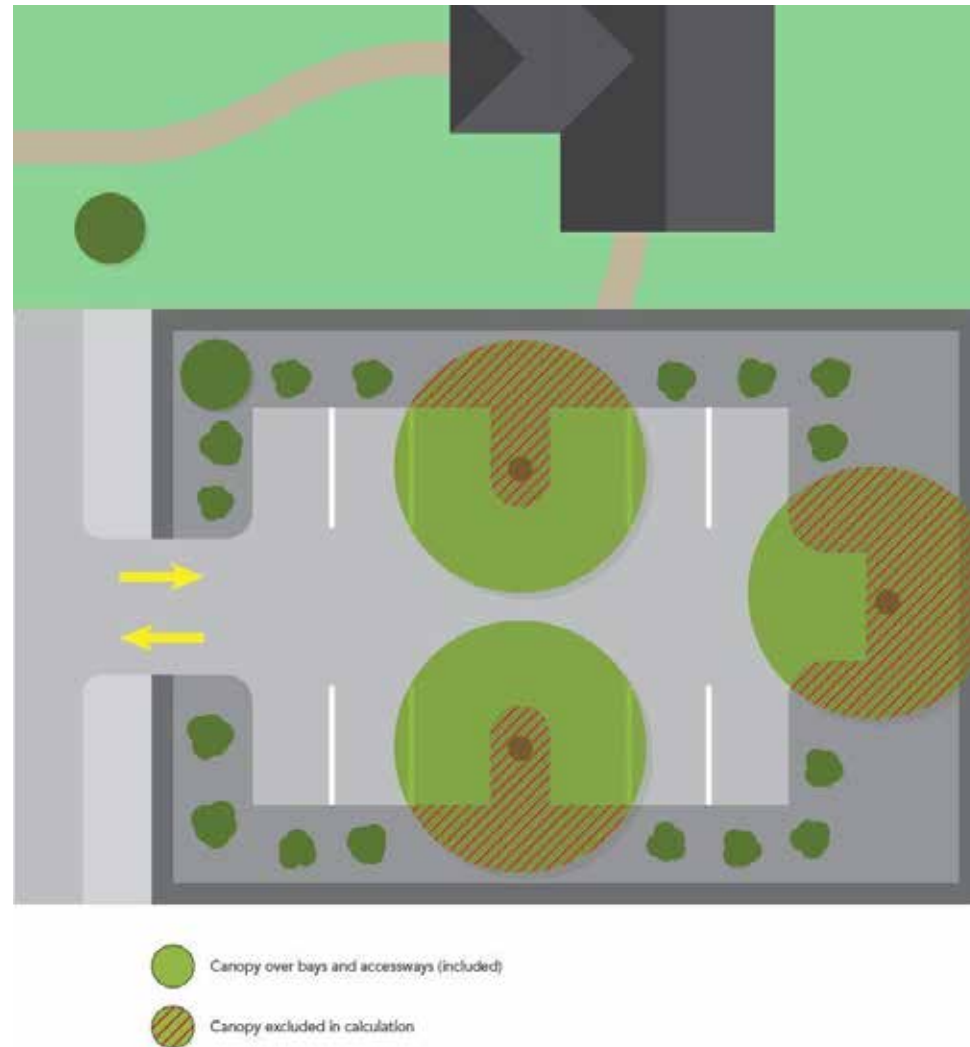


Figure 1 – 1.4.2

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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.

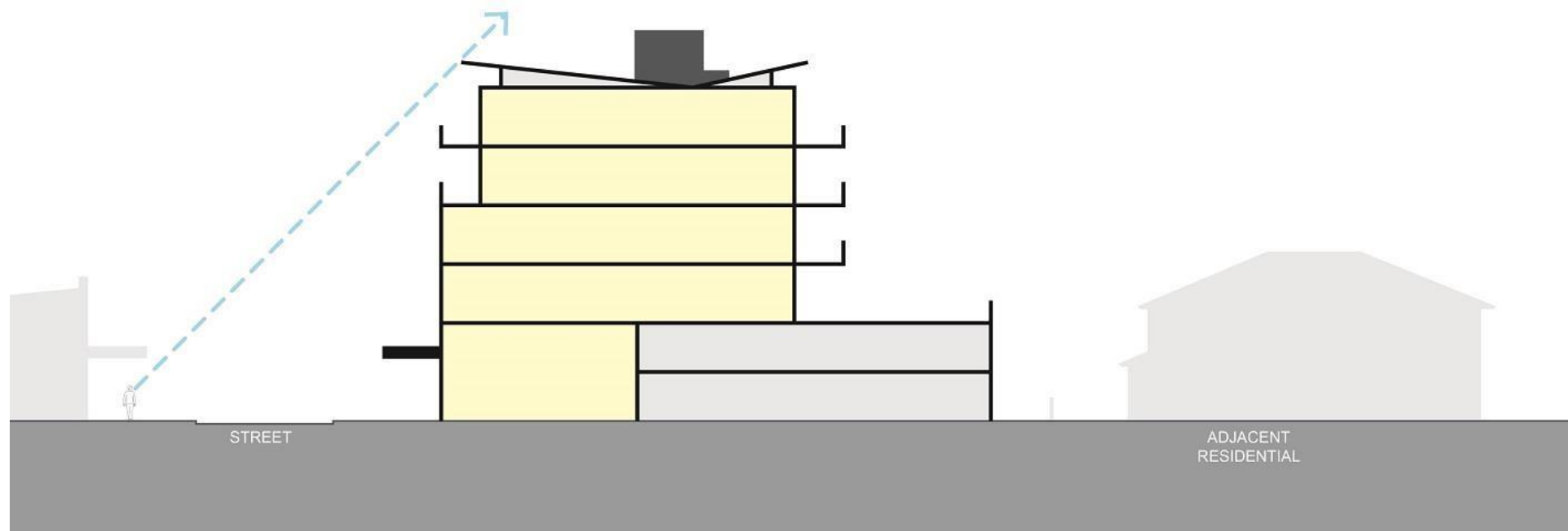


Figure 1 – 1.7 – External Fixtures

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: <ul style="list-style-type: none"> • 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 <i>EN15978 – Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.</i>	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 kgCO ₂ e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m ³ / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO ₂ e / m ² Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m ³ / m ² 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.

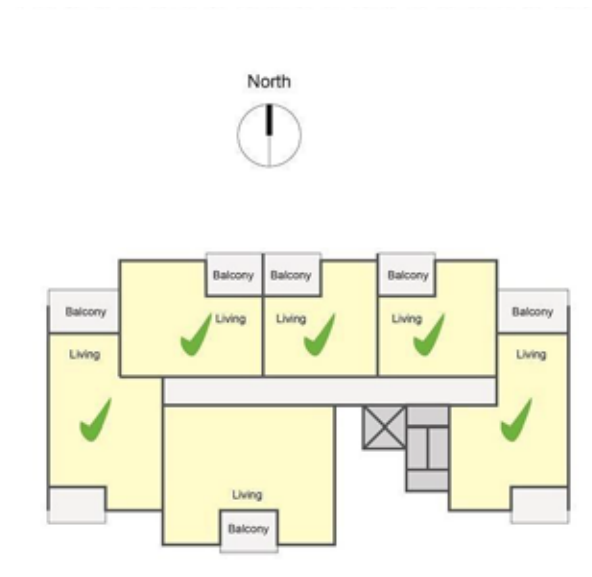


Figure 1 – 1.8.1 – Solar orientation



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	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)						
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.																																																																																																																		
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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

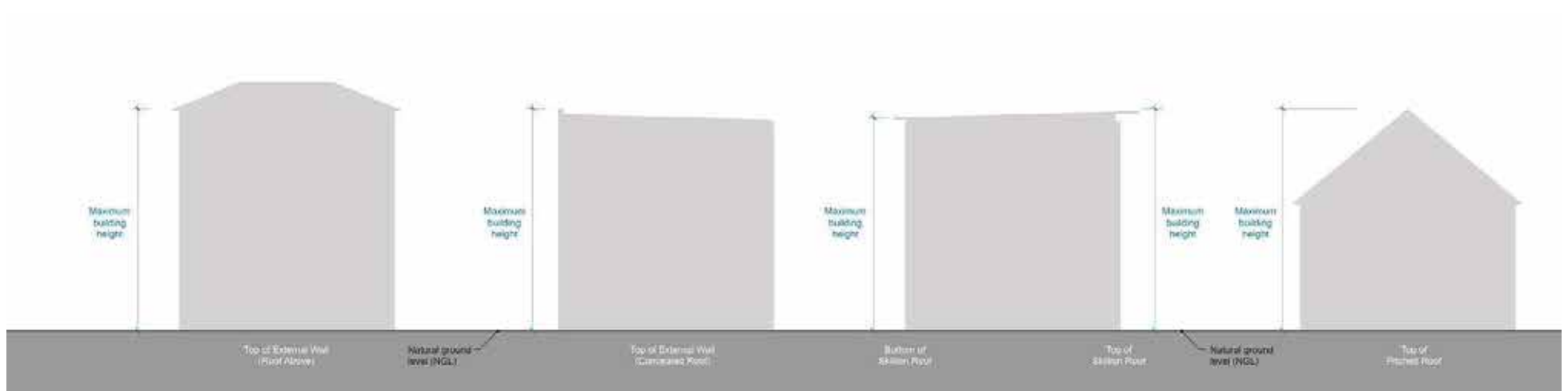


Figure 1 – 4.3 – Building Height and Measurement

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: <ol style="list-style-type: none"> 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 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: <ol style="list-style-type: none"> (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: <ul style="list-style-type: none"> • 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.

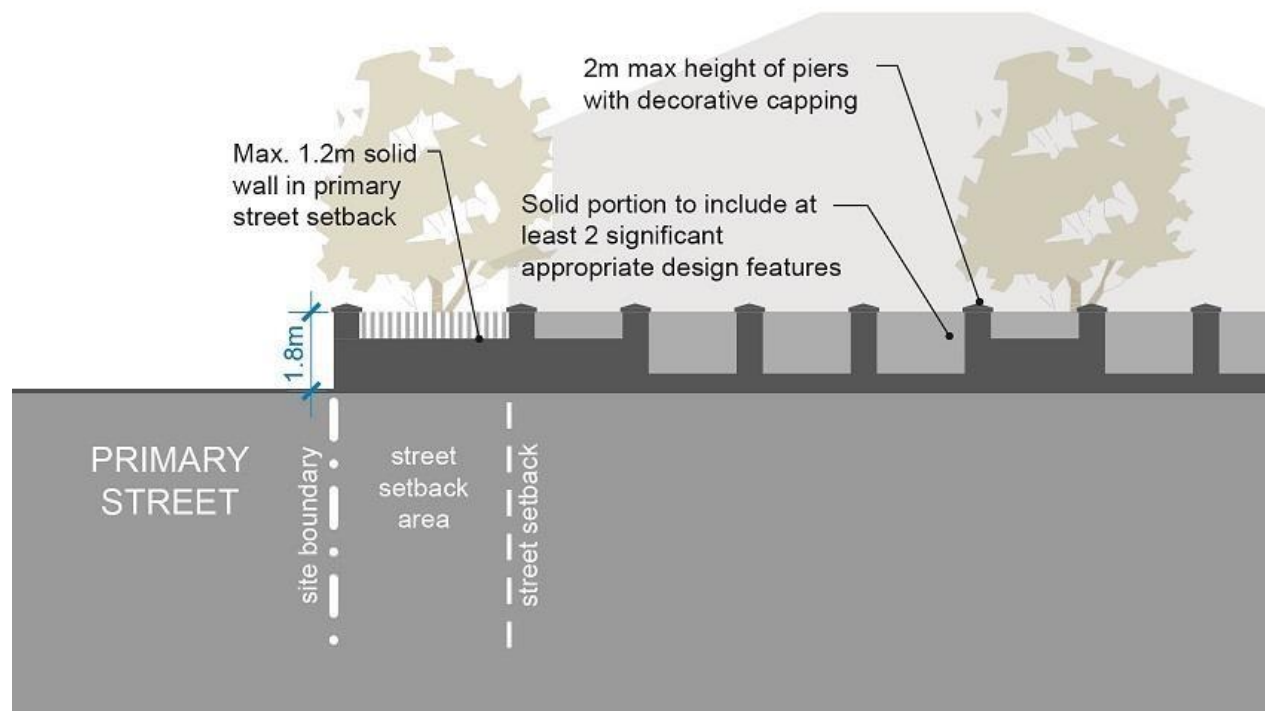


Figure 1 – 4.4 – Street walls and fences

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		Deemed-To-Comply												
P4.5.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.	<div>C4.5.1</div> <div>Deep Soil Areas shall be provided in accordance with the following requirements:</div> <table><thead><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Areas (minimum % of site)</th></tr></thead><tbody><tr><td><650m2</td><td>1m2 1m x 1m</td><td>12%</td></tr><tr><td>650m2 – 1,500m2</td><td>1m2 1m x 1m</td><td>12%</td></tr><tr><td>>1,500m2</td><td>1m2 1m x 1m</td><td>12%</td></tr></tbody></table>	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%
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>1,500m2	1m2 1m x 1m	12%												
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	<div>C4.5.2</div> <div>A minimum of 50% of the front setback shall be provided as soft landscaping.</div> <div>C4.5.3</div> <div>Planting Areas shall be provided in accordance with the following requirements</div> <table><thead><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Planting Area (minimum % of site)</th></tr></thead><tbody><tr><td><650m2</td><td>1m2 1m x 1m</td><td>3%</td></tr><tr><td>650m2 – 1,500m2</td><td>1m2 1m x 1m</td><td>3%</td></tr><tr><td>>1,500m2</td><td>1m2 1m x 1m</td><td>3%</td></tr></tbody></table>	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%
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>1,500m2	1m2 1m x 1m	3%												
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.	<div>C4.5.4</div> <div>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.</div> <div>C4.5.5</div> <div>At least 30% of the site area is provided as canopy coverage at maturity.</div> <div>C4.5.6</div> <div>Open air car parks, including accessways, shall have a minimum of 60% canopy coverage at maturity.</div> <div>C4.5.7</div> <div>All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.</div> <div>C4.5.8</div> <div>The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.</div> <div>C4.5.9</div> <div>Existing trees shall be retained where they are:<div>a. Healthy specimens with ongoing viability; and</div><div>b. Species not included on an applicable weed register.</div></div>												

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: <ul style="list-style-type: none"> not visible from the street and surrounding properties; or 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: <ul style="list-style-type: none"> 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.

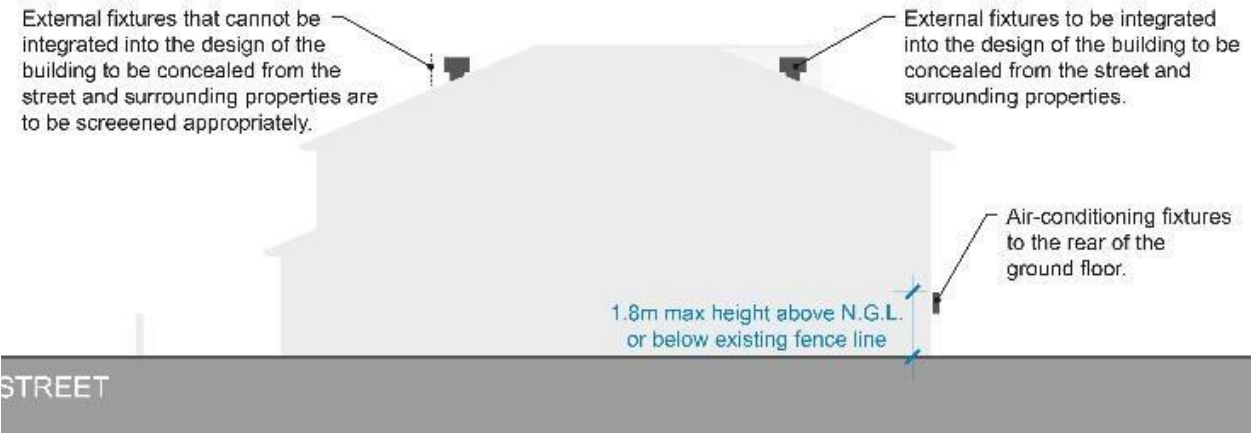


Figure 1 – 4.6 – External Fixtures

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 C5.2.2	Clause 5.1.3 C3.1(ii) of the R Codes Volume 1 applies. Lot boundary setbacks are to be in accordance with tables 1-5.2a, 1-5.2b and 1-5.2c:																																																																																																																
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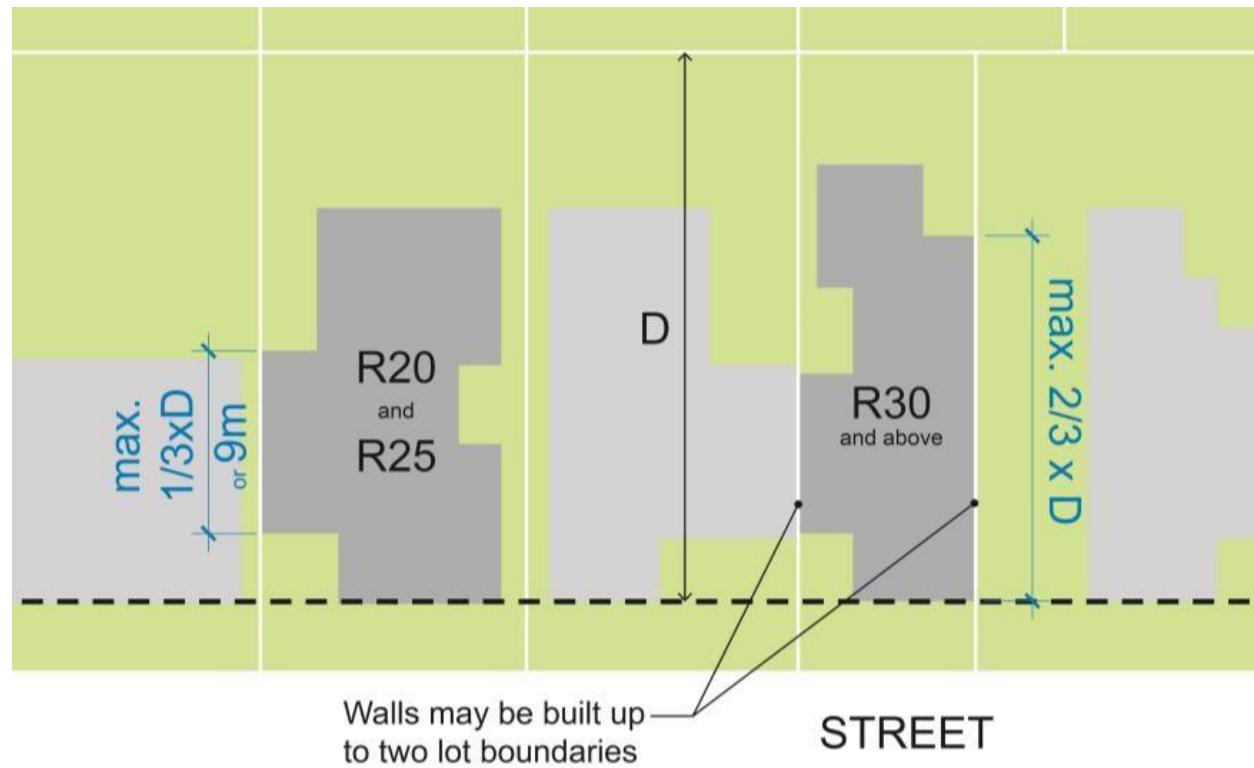


Figure 1 – 5.2 – Residential lot boundary setbacks

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 (conceaed 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



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		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.

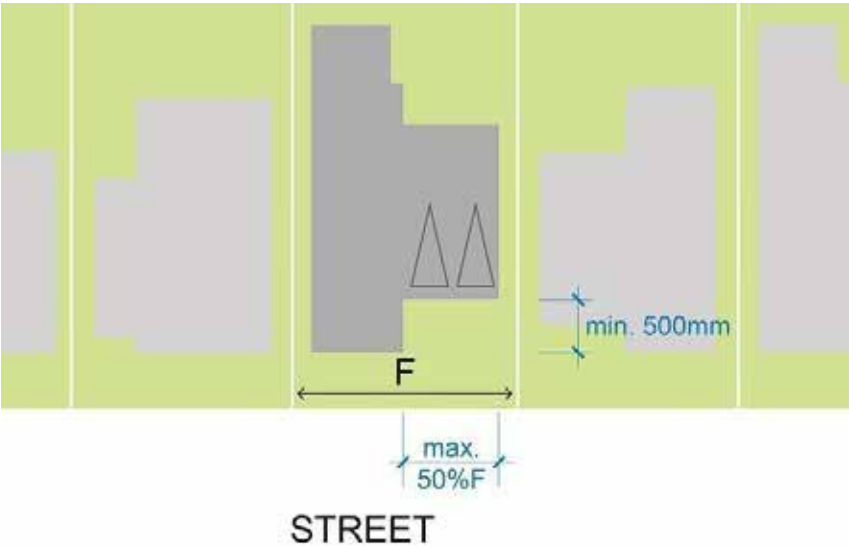


Figure 1 – 5.4.1 – Garage Street Setback

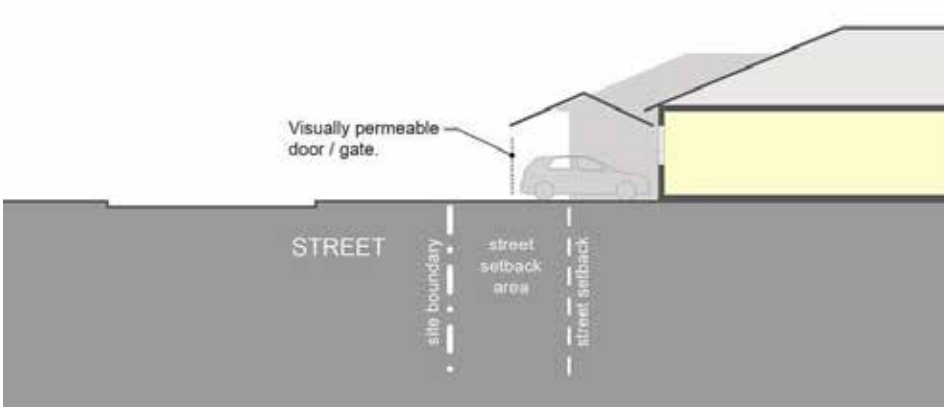


Figure 1 – 5.4.2 – Carports within Street Setback

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 Garages which are 50% or less than the width of the lot. C5.5.2 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.

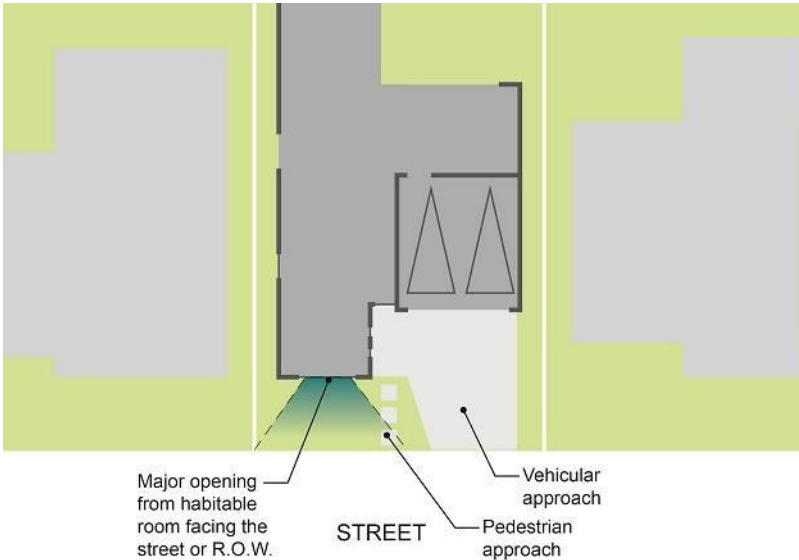


Figure 1 – 5.6 – Street Surveillance

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: <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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.	<p><i>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.</i></p>

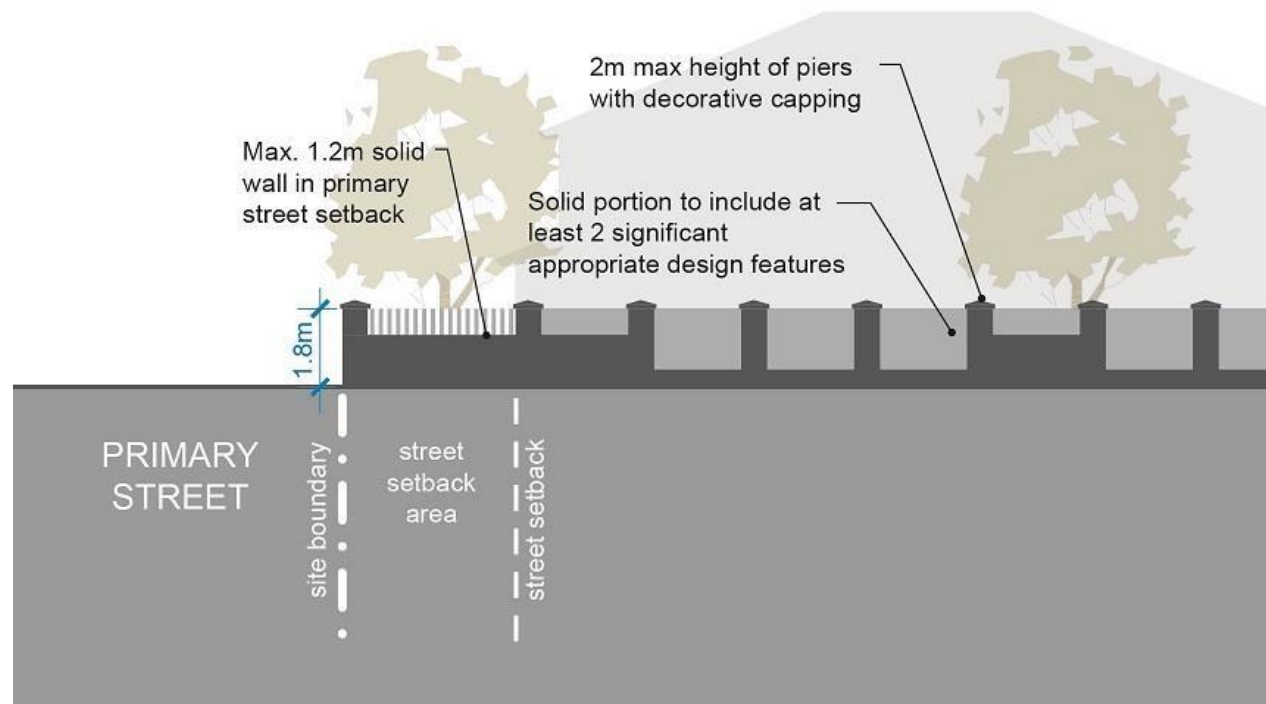


Figure 1 – 5.7 – Street Walls and Fences

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 <p>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:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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; <p>For the purposes of this clause a Clear Sight Line means:</p> <ul style="list-style-type: none"> • 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		Deemed-To-Comply												
P5.9.1	Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.	C5.9.1												
P5.9.2	Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.	Deep Soil Areas shall be provided in accordance with the following requirements:												
P5.9.3	The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.	<table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Areas (minimum % of site)</th></tr><tr><td><650m2</td><td>1m2 1m x 1m</td><td>12%</td></tr><tr><td>650m2 – 1,500m2</td><td>1m2 1m x 1m</td><td>12%</td></tr><tr><td>>1,500m2</td><td>1m2 1m x 1m</td><td>12%</td></tr></table>	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%
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%												
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	C5.9.2												
P5.9.6	Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.	Planting Areas shall be provided in accordance with the following requirements:												
P5.9.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.	<table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Planting Area (minimum % of site)</th></tr><tr><td><650m2</td><td>1m2 1m x 1m</td><td>3%</td></tr><tr><td>650m2 – 1,500m2</td><td>1m2 1m x 1m</td><td>3%</td></tr><tr><td>>1,500m2</td><td>1m2 1m x 1m</td><td>3%</td></tr></table>	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%
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%												
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.													
		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	<p>Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.</p> <p>C5.10.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> not visible from the street and surrounding properties; or integrated with the design of the building. <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	

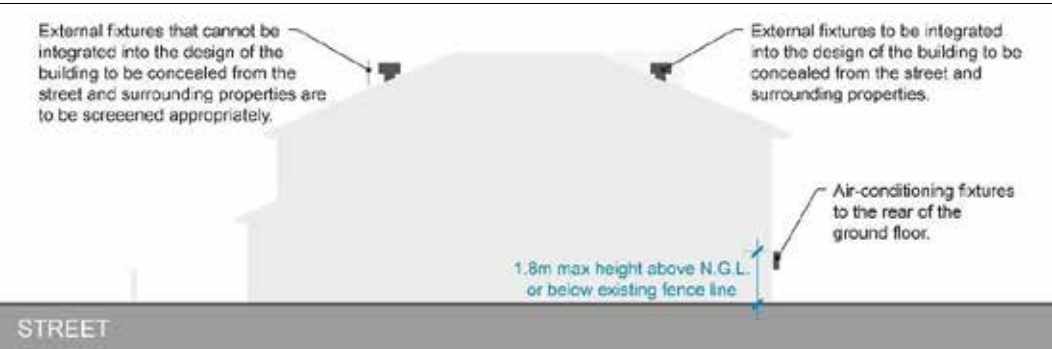


Figure 1 – 5.10.1 – External Fixtures

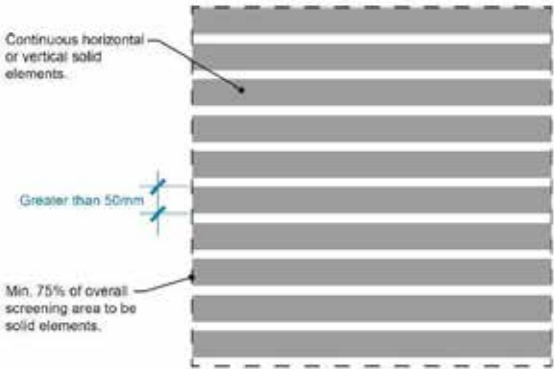


Figure 1 – 5.10.2 – Screening of External Fixtures



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.

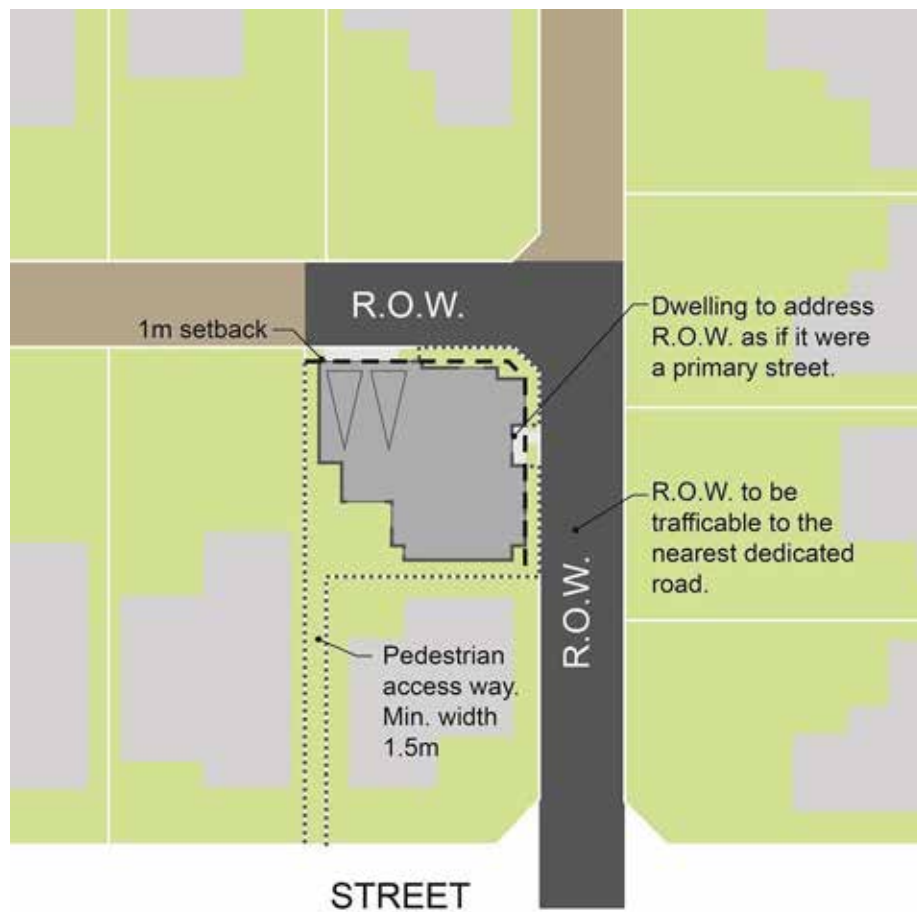


Figure 1 – 5.13.1 Corner development on rights of way

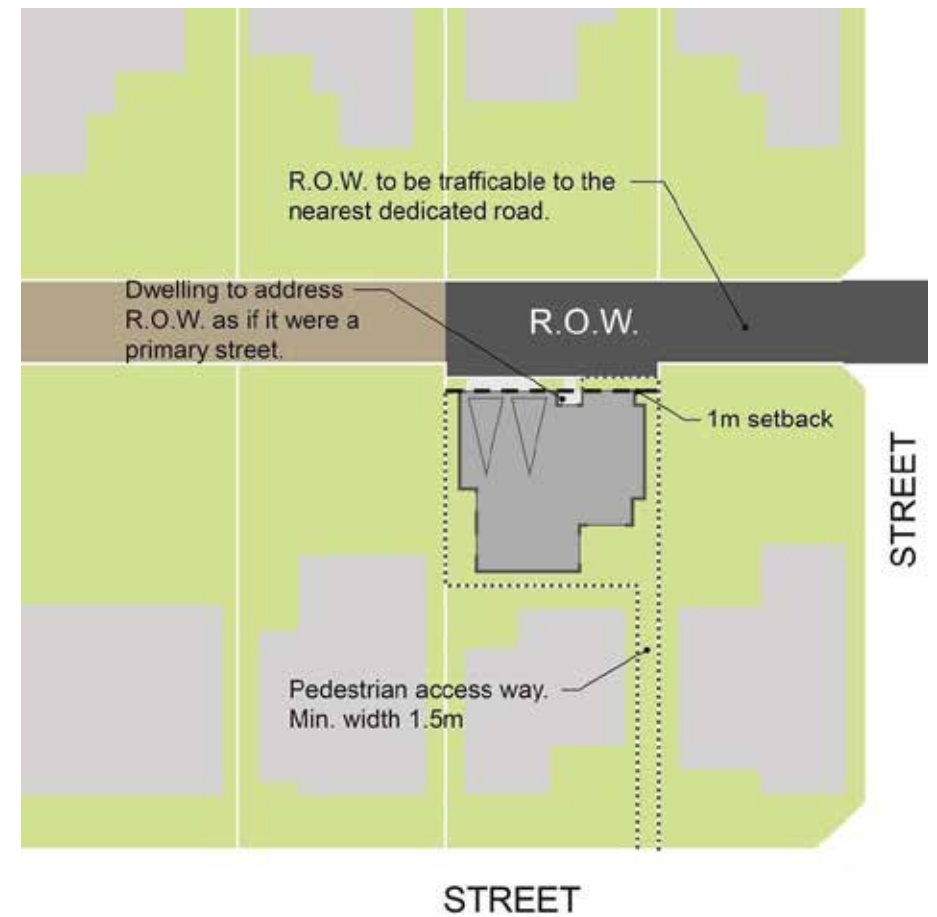


Figure 1 – 5.13.2 Development on rights of way



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

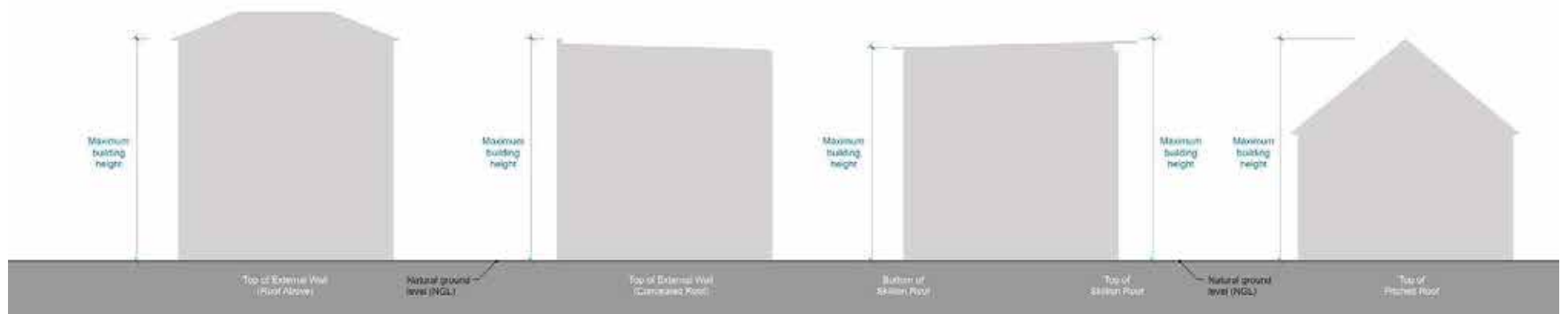


Figure 2 – 1.1 – Building Height Measurement



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

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
		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	<p><i>Volume 2, Clauses A1.4.1 and A1.4.2 replace A 3.3.4 of the R Codes Volume 2.</i></p> <p><i>Volume 2, Clauses A1.4.3 and A1.4.7 replace A 3.3.7 of the R Codes Volume 2.</i></p> <p><i>Volume 2, Clauses A1.4.4, A1.4.5 and A1.4.6 replace A 3.3.5 of the R Codes Volume 2.*</i></p>	<i>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.</i>

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: <ul style="list-style-type: none"> • 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
	<i>For Town Centre, Mixed Use and Activity Corridors Built Form Areas Clause A1.7.1 replaces Clause A 3.9.9.*</i>	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.	A1.8.6 Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.
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.	A1.8.7 Where provided, windows, seating ledges, sills, stall risers and other detailing shall have a minimum depth of 300mm.
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.	A1.8.8 Where provided, stall risers shall be a minimum height of 450mm.
A1.8.4	Development which incorporates the design elements of the predominant streetscape character of the urban design study area outlined in Appendix 2.	A1.8.9 Commercial Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.
A1.8.5	Commercial Building facades visible from the public realm shall: <ul style="list-style-type: none"> • 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. 	A1.8.10 Security measures shall be: <ul style="list-style-type: none"> • 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 : <ul style="list-style-type: none"> • 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 kgCO ₂ e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m ³ / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO ₂ e / m ² Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m ³ / m ² 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 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	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
William St between Brisbane St and Bulwer St South						

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

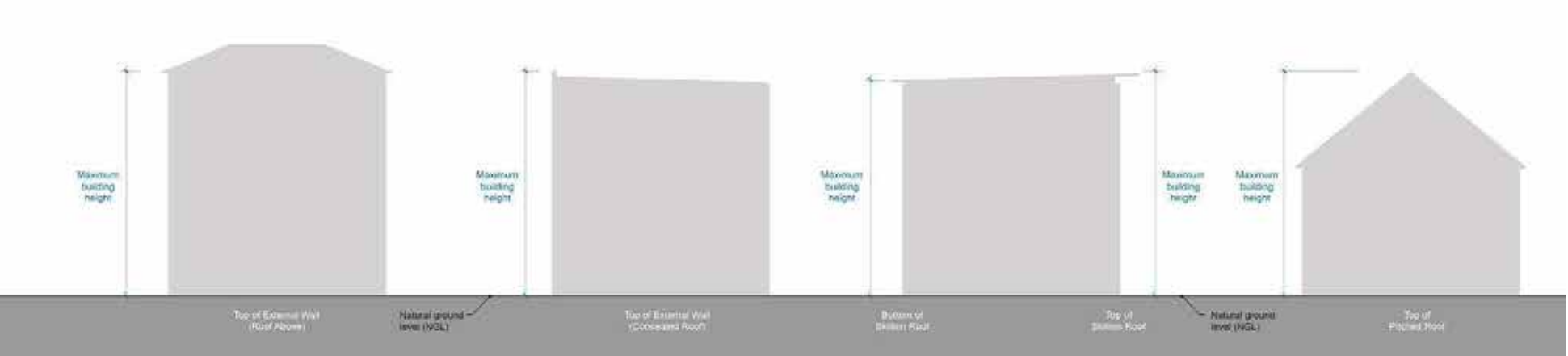


Figure 2 – 4.2 – Building Height and Measurement

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
	<p>Volume 2, Clauses A4.3.1, A4.3.2 and A4.3.8 replace A 3.3.4 of the R Codes Volume 2.</p> <p>Volume 2, Clauses A4.3.3 and A4.3.7 replace A 3.3.7 of the R Codes Volume 2.</p> <p>Volume 2, Clauses A4.3.4, A4.3.5 and A4.3.6 replace A 3.3.5 of the R Codes Volume 2.*</p>	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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

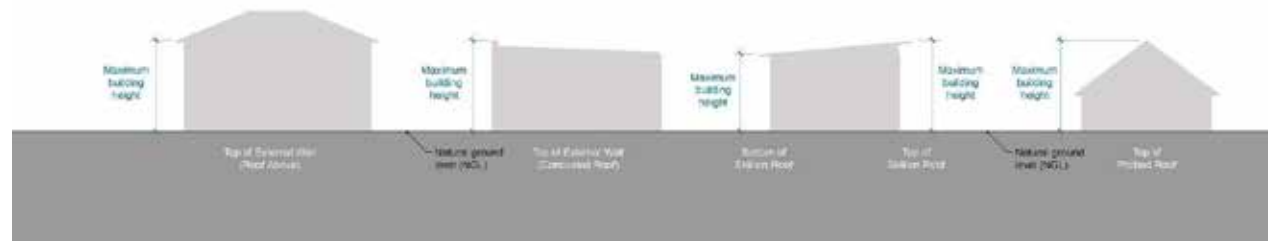


Figure 2 – 5.1 – Residential Building Heights

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	<p>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:</p> <ul style="list-style-type: none"> • 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	<p>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:</p> <ul style="list-style-type: none"> • 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. <p><i>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.</i></p>	
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	<p>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:</p> <ul style="list-style-type: none"> • 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
	<i>Clause 5.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.</i>	<i>Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2 remain and apply.</i>

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

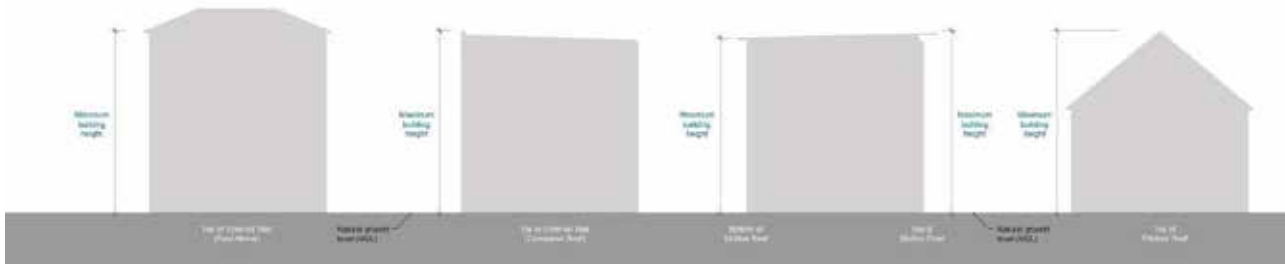


Figure 3 – 1.1 – Building Height Measurement

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

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
		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 1.3c

	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

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

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)
<650m ²	1m ² 1m x 1m	12%
650m ² – 1,500m ²	1m ² 1m x 1m	12%
>1,500m ²	1m ² 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)
<650m ²	1m ² 1m x 1m	3%
650m ² – 1,500m ²	1m ² 1m x 1m	3%
>1,500m ²	1m ² 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.

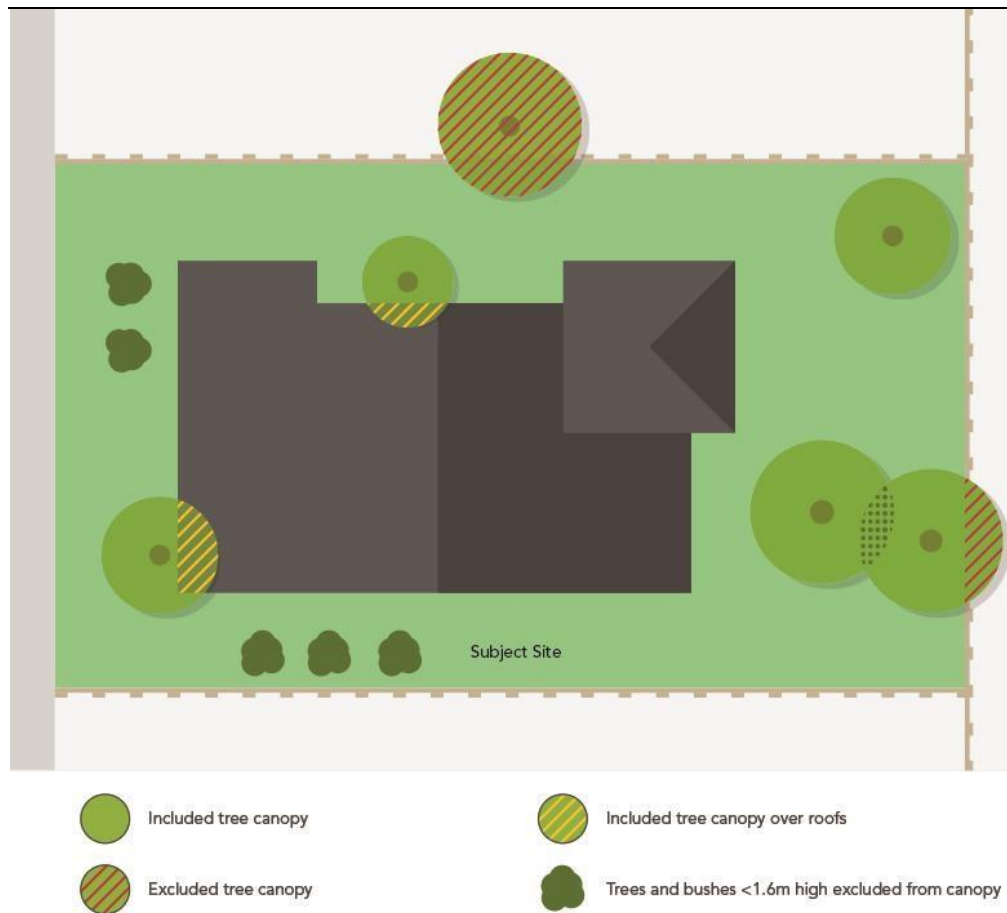


Figure 3 – 1.5.1

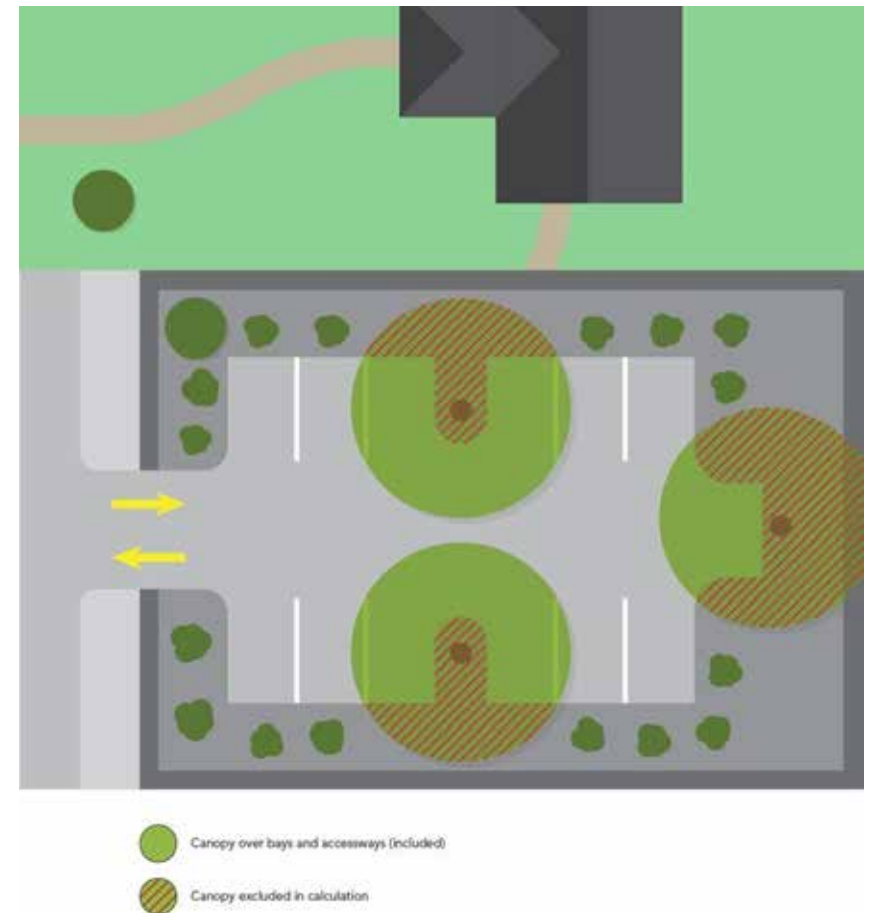


Figure 3 – 1.5.2

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: <ul style="list-style-type: none">• 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: <ul style="list-style-type: none">• 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	< 2,250 kgCO ₂ e / Occupant / Year	< 57m ³ / Occupant / Year
(BCA Class 1-3)	(50% saving against Perth statistical average residences)	(50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO ₂ e / m ² Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m ³ / m ² 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	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)						
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)
<650m ²	1m ² 1m x 1m	12%
650m ² – 1,500m ²	1m ² 1m x 1m	12%
>1,500m ²	1m ² 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)
<650m ²	1m ² 1m x 1m	3%
650m ² – 1,500m ²	1m ² 1m x 1m	3%
>1,500m ²	1m ² 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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)
<650m ²	1m ² 1m x 1m	12%
650m ² – 1,500m ²	1m ² 1m x 1m	12%
>1,500m ²	1m ² 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)
<650m ²	1m ² 1m x 1m	3%
650m ² – 1,500m ²	1m ² 1m x 1m	3%
>1,500m ²	1m ² 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 well considered, 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 ageing in 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)	<ul style="list-style-type: none"> Low pitched roof. 	<ul style="list-style-type: none"> Corrugated iron roofing. Painted wall finish or smooth textured walling of stucco, painted white or yellow. Simple, double-hung sash windows. 	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> Dominant roof form, often broken by false gables. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Verandah under the main roof, featuring decorative timber work and floor tiles.
Federation Bungalows (1890–1915)	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Verandah ornamented with turned timber or cast iron columns, balustrades and a frieze.
Weatherboard Dwelling (1900–1930s)	<ul style="list-style-type: none"> Simple hipped roofs. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Full width verandah or no verandah.
Inter-War Californian Bungalows (1920s–1945)	<ul style="list-style-type: none"> Low-pitched roofs emphasising horizontal lines. 	<ul style="list-style-type: none"> 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 or casement, with panes in small rectangles or diamonds or featuring Art Nouveau or Arts and Crafts patterned stained glass. 	<ul style="list-style-type: none"> Deep, shady verandah under a low pitch or flat roof. Verandah posts are heavily built.
Post War Bungalows (1945–1960s)	<ul style="list-style-type: none"> Hipped/gabled roofs with a low-lying gable of around 30 degrees. Flat roofs introduced in more contemporary designs. 	<ul style="list-style-type: none"> Plain red brick or fibro walls and chimneys with minimal exterior decorative elements. Plain timber or aluminium windows. Cement roof tiles. 	<ul style="list-style-type: none"> Rectangular or L-shaped house, with minimal or no verandah.



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