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**PLANNING AND DEVELOPMENT ACT 2005**

SCHEDULE OF AMENDMENTS TO *RESIDENTIAL DESIGN CODES VOLUME 2* FOR GAZETAL ON  
WEDNESDAY 10 APRIL 2024

1. Replace *Title page* as follows: “2019” with “2024”
2. Replace *1. Introduction* with the following: “1.4 Ten design principles”
3. Replace *1.1 Preliminary-Citation* with the following—  
“This Planning Code is made under Part 3A of the *Planning and Development Act 2005* and is cited as Residential Design Codes Volume 2 (R-Codes Vol.2).”
4. Remove from *1.1 Preliminary-Purpose* as follows—  
“The purpose of Volume 2 is to provide comprehensive guidance and controls for the development of **multiple dwellings (apartments)** in areas coded R40 and above, within **mixed use development** and **activity centres**. For multiple dwelling developments in areas coded below R40, refer to Volume 1 of the R-Codes.”
5. Modify *1.1 Preliminary-Application of Volume 2 of the Residential Design Codes* with the following—
  - a. Replace with “Application of the Residential Design Codes”; and
  - b. “The R-Codes apply to all residential development throughout Western Australia.  
The R-Codes are divided into two volumes. R-Codes Volume 1 applies to all **single house** and **grouped dwelling developments**; and **multiple dwelling development** in areas coded R10 to R60. R-Codes Volume 2 applies to multiple dwelling (apartment) developments in areas coded R80 and above and R-AC. Any **dwellings** in a **mixed use development** are considered to be multiple dwellings and the relevant volume applies.”
6. Replace *1.2 Local planning framework* with the following—  
“The decision-maker shall not amend or modify the R-Codes unless such modification relates to matters expressly permitted under the R-Codes to be amended or modified.  
Subject to clauses 1.2.2 and 1.2.3, a **local planning policy, local development plan or precinct structure plan** that affects residential **development** shall be consistent with the provisions of the R-Codes Volume 2 and may provide local objectives for housing design and development in so far as it guides the consideration of the decision-maker to judge proposals.  
For the **local planning policy, local development plan, or precinct structure plan** to have effect, it should be available with the scheme where the decision-maker makes the scheme available.  
Local governments are encouraged to—
  - maximise consistency of the **local planning framework** with this policy
  - review pre-existing local planning framework instruments where inconsistent with this policy
  - consider the need for settings that respond to a specific need related to a locality or region, where this is consistent with the Element Objectives of this policy”
7. Replace *1.2.3 Sections that may be amended or replaced with WAPC approval* as follows—  
“Notwithstanding clause 1.2.1, local government may with the approval of the **WAPC** prepare **local planning policies, local development plans** and **precinct structure plans** that amend or replace any of the Acceptable Outcomes of the following sections of the R-Codes Volume 2—
  - 3.2 *Orientation*
  - 3.3 *Tree canopy and deep soil areas*
  - 3.4 *Communal open space*
  - 3.5 *Visual privacy*
  - 3.9 *Car and bicycle parking*
  - 4.1 *Solar and daylight access*
  - 4.2 *Natural ventilation*
  - 4.3 *Size and layout of dwellings*
  - 4.4 *Private open space and balconies*

4.5 *Circulation and common spaces*

4.6 *Storage*

4.7 *Managing the impact of noise*

4.8 *Dwelling mix*

4.9 *Universal design*

4.12 *Landscape design*

4.14 *Mixed use*

4.15 *Energy efficiency*

4.16 *Water management and conservation*

4.17 *Waste management*

4.18 *Utilities*

where it can be demonstrated to the satisfaction of the WAPC that the proposed amendment or replacement—

- is warranted due to a specific need related to that particular locality or region;
- is consistent with the Element Objectives of the R-Codes Volume 2; and
- can be properly implemented and audited by the decision-maker as part of the ongoing **building** approval process.

8. Replace *1.2.4* as follows—

“Notwithstanding clauses 1.2.2 and 1.2.3, local government may, with the approval of the WAPC, prepare **local planning policies, local development plans** and **precinct structure plans** to augment the R-Codes Volume 2 with Objectives to guide judgement about the merits of proposals relating to any aspect of **apartment development** that is not provided for under the R-Codes Volume 2 and is required within the local context.”

9. Replace *1.4 Design Principles* with the following—

a. “**1.4 Ten design principles**”; and

b. “State Planning Policy 7.0 *Design of the Built Environment* (SPP 7.0) establishes **Ten design principles** that underpin the Policy Objectives and the Element Objectives in Parts 3 and 4. Appendix *A1 Ten design principles table* shows the relationship between the Ten design principles and the elements of Part 3 and 4. The Ten design principles inform the design, review and decision-making processes for all **development** under this policy.

The SPP 7.0 **Ten design principles** are listed here for reference.

#### **1. Context and character**

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

#### **2. Landscape quality**

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

#### **3. Built form and scale**

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

#### **4. Functionality and build quality**

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

#### **5. Sustainability**

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

#### **6. Amenity**

Good design provides successful places that offer a variety of uses and activities while optimising internal and external **amenity** for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

#### **7. Legibility**

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

#### **8. Safety**

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

#### **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.

#### **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.

10. Modify *Table 2.1 Primary Controls Table* as follows—  
 “Table 2.1 (opposite page) provides default **development** standards and does not supersede any development standard provided by a **local planning scheme, local planning policy, precinct structure plan** or **local development plan** (refer *1.2 Local planning framework*).”
11. Amend Table 2.1 Primary controls table with the following—
- Replace header with “Applicable where designated by local government in local planning scheme, precinct structure plan, local development plan, local planning policy”
  - Remove low-rise (R40 and R50) column and Medium-rise R60 column
  - Remove note 4
  - Remove reference to note 8
12. Replace PG2.2.4 as follows—  
 “**Site-specific building envelopes** and heights can be developed within a **precinct structure plan** or a **local development plan** for large or complex sites such as those on steep slopes and those with variable topography.”
13. Replace *2.5 Plot Ratio intent* with the following—
- “**Plot ratio** is the method of establishing an allowable volume of **development** within the ‘container’ of the **building envelope**. It is the ratio of the gross **plot ratio area** of a building expressed relative to the **site area** and sets the **building massing** for a **development site**. This allowable volume of built form can be deployed with flexibility within the building envelope to respond to contextual and orientation factors.  
 The **plot ratio area** includes the total area of all **dwellings** and commercial spaces but excludes the area of some circulation and **service areas** (see definitions for full explanation). Refer to Table 2.1 for default plot ratio provisions.  
 Local governments may make variations to plot ratio through the **local planning framework**, to suit the local context and intended development outcome. Applicants must therefore address plot ratio provisions in applicable local planning instruments, where these differ to the default requirements of Table 2.1.”
14. Replace *2.8 Development incentives for community benefit* with the following—  
 “This section provides guidance for local government on relevant considerations to establish **development** incentives that may be provided in exchange for community benefit in nominated areas. The application of development incentives should be led by the local government and are intrinsically linked to design excellence as established through design review. Accordingly this section does not provide grounds for development proponents to claim development incentives outside of designated provisions in local planning instruments.  
 Development incentives are a method through which additional development potential or flexibility (such as additional **plot ratio** and/or **building** height) is offered in exchange for tangible community benefit, such as public amenities, culture and recreation facilities or affordable and/or **accessible housing**. It is important that the cost and value of the community benefit can be objectively measured and assessed as the local government will need to determine whether the incentive is sufficient to attract investment in the desired community benefit, and also demonstrate that the value of the community benefit is broadly commensurate with the additional development entitlement.  
 Local governments will therefore need to give careful consideration to setting an appropriate range for this discretion and should seek feedback from the development and building industry to achieve a feasible trade-off between development bonuses and incentive provisions. Design Review Panel advice should also be sought to ensure that high quality design outcomes are achievable and are appropriate to the local context.  
 It is also important that development incentives be applied in a responsible and accountable manner to avoid the expectation that they become the ‘default’ development standard in a locality. Ideally development incentives would be confined to planned local areas included in **local planning schemes** and/or **precinct structure plans**, and/or limited to a focussed area or specific **site** that is identified for community infrastructure.”
15. Replace *2.8 Development incentives for community benefit Planning Objectives* with the following—
- “**Development** incentives should be compatible with the objectives of this policy, the **local planning scheme**, applicable **precinct structure plans, local development plans** and **local planning policies**.
  - Incentives should be chosen and weighted to reflect local priorities.
  - Incentive-based provisions should provide clearly defined and measurable outcomes required to satisfy community benefit criteria.
  - Incentives should be weighted so that the community outcomes are balanced with the benefit the developer achieves from the additional **development** allowed through varying the relevant development standard.
  - Application of incentives should not result in adverse impacts on adjoining properties or the existing or desired **streetscape** character.”
16. Replace PG2.8.1 as follows—  
 “The following are examples of community benefit that may be considered in exchange for additional **development** potential or flexibility incorporated into a **local planning scheme, local development plan, precinct structure plan** or **local planning policy**.”

- **Affordable housing:** development commits to deliver affordable **dwelling**s in partnership with an approved housing provider or not-for-profit organisation recognised by the Housing Authority.
- **Dwelling diversity:** where providing a dwelling type identified as a priority by the local government, such as aged and dependent dwellings, **accessible dwellings**, one-bedroom **apartments**, key-worker dwellings or other innovative housing models to meet demand.
- **Heritage:** where a proposal delivers an exceptional outcome with regard to conserving and/or enhancing a place listed on the State Register of Heritage Places, a local planning scheme register or Local Government Heritage Inventory under the *Heritage of Western Australia Act 1990* (or the equivalent under the *Heritage Act 2018*) or a place that is located within a **heritage** area designated under the local planning scheme.
- **Retention of vegetation:** where significant mature or **native vegetation** is retained within a development site in excess of the Acceptable Outcomes at 3.3 *Tree canopy and deep soil areas*.
- **Public facilities:** development includes one or more of the following public facilities or amenities where identified as a priority by the local government—
  - **public open space**
  - public car parking
  - public pedestrian access ways and site linkages
  - provision of public facilities on private land, such as cultural facilities, public toilets, change rooms, end of trip facilities, meeting places, public pre-school or child care facilities and associated open space.

Consider whole of life costs including maintenance where public facilities are proposed.

- **Energy efficient design:** proposal demonstrates exceptional energy efficient design and a significant reduction in energy consumption.
- **Water conservation:** where the proposal demonstrates exceptional water management and conservation and a significant reduction in mains water use.”

17. Replace 3.1 *Site analysis and design response Intent* as follows—

“The relationship of new **development** to the surrounding **streetscape**, natural environment and neighbourhood character is fundamental to good design. A thorough and systematic **site** analysis is a critical part of the design process, undertaken at the outset of a project to inform a positive design response to the opportunities and constraints of the site.

Many local planning instruments identify the existing or intended future character of an area and design should respond appropriately to the identified character and qualities. In areas undergoing change the design response must respond to the planned future character of the locality, while mitigating impacts on existing residents and development. Where **local character** is not defined, the site analysis process should inform a reasoned assessment of future character and the appropriate design response.

Site analysis should evaluate the physical and cultural elements of the locality, as well as the conditions affecting the site itself, so that opportunities and constraints for development can be addressed in the design response. The analysis must also reference any **local planning policies**, **precinct structure plans**, **local development plans** and other applicable local planning instruments, and demonstrate how the proposed development meets the requirements of these planning instruments.”

18. Modify Table 3.3a to capitalise ‘and’.

“Table 3.3a Minimum deep soil area and tree provision requirements”

Site area	Minimum deep soil area	Minimum requirement for trees <sup>1</sup>
Less than 700m <sup>2</sup>	10% <b>OR</b> 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700—1000m <sup>2</sup>		2 medium trees <b>OR</b> 1 large tree <b>AND</b> small trees to suit area
> 1000 m <sup>2</sup>		1 large tree and 1 medium tree for each additional 400m <sup>2</sup> in excess of 1000 m <sup>2</sup> <b>OR</b> 1 large tree for each additional 900m <sup>2</sup> in excess of 1000 m <sup>2</sup> <b>AND</b> small trees to suit area

<sup>1</sup> *Minimum requirement for trees includes retained or new trees*

*Refer Table 3.3b for tree sizes*

19. Amend Table 3.3b and replace small tree size canopy diameter to 2-6m and nominal height to 3-8m.

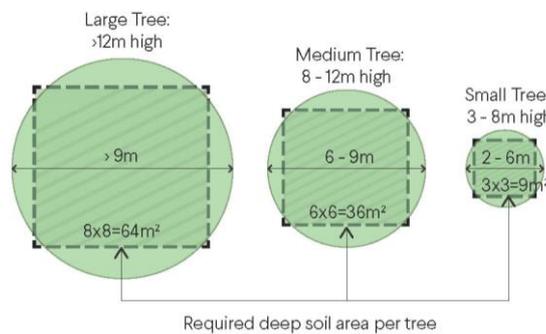
“Table 3.3b Tree sizes”

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided (minimum 1m depth) <sup>1</sup>	Indicative pot size at planting
Small	2-6m	3-8m	9m <sup>2</sup>	2m	1m (DSA) + 1m (RSZ)	100 L
Medium	6-9m	8-12m	36m <sup>2</sup>	3m	2m(DSA) + 1m(RSZ)	200 L
Large	>9m	>12m	64m <sup>2</sup>	6m	4.5m (DSA) + 1.5m(RSZ)	500 L

<sup>1</sup> Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

20. Replace Figure 3.3b with small tree size canopy diameter 2-6m.

“Figure 3.3b Tree size definitions when mature for deep soil areas.”



21. Replace A3.4.2 as follows—

“**Communal open space** located on the ground floor or on floors serviced by lifts must be **universally accessible** from the **primary street** entry of the **development**.”

22. Modify Table 3.5 to include the following: “(refer Figure series A7.3)”

“Table 3.5 Required privacy setback to adjoining sites”

Cone of vision from unscreened (refer Figure series A7.3):	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

23. Replace Table 3.9 notation as follows—

<sup>1</sup> Calculations of parking ratios shall be rounded up to the next whole number.

<sup>2</sup> For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions—

**Location A:** includes all land located within—

- 800m of a train station on a high-frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot;
- 250m of a high-frequency transit route, or multiple transit routes that if combined have timed stops every 15 minutes during weekday peak periods (7 –9am and 5 –7pm), measured in a straight line from along any part of the transit route to any part of the lot; and/or
- within the defined boundaries of an activity centre.

**Location B:** not within Location A.

24. Replace A4.1.2 as follows—

“Every **habitable room** has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the **internal floor area** and comprising a minimum of 50 per cent of clear glazing.”

25. Replace A4.2.1 as follows—

“**Habitable rooms** have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.”

26. Replace 4.3 *Size and layout of dwellings Intent* with the following—

“Good design ensures that despite having a smaller size, **apartments** have adequate space and efficiency to meet the needs of occupants and their family and friends, and are flexible enough to respond to changing circumstances.

The overall **internal floor area** of the **dwelling** and the dimensions of individual rooms need to be large enough to accommodate differing arrangements of furniture depending on individual preferences and requirements. The arrangement of doors, windows, circulation paths and electrical fittings also needs careful consideration to maximise flexibility and functionality.

Ceiling height also contributes to the perceived spaciousness of interiors. The width, depth and height of rooms should be considered in concert to create well proportioned spaces. Correct proportions can also improve daylighting and facilitate better **natural ventilation** of rooms.”

27. Replace A4.3.2 as follows—

“**Habitable rooms** have minimum **internal floor areas** and dimensions in accordance with Table 4.3b.”

28. Modify Table 4.3a as follows—

a. Replace Table caption as follows: “Table 4.3a Minimum internal floor areas for dwelling types”; and

b. Replace studio apartment minimum internal floor area to 36m<sup>2</sup>

“Table 4.3a Minimum internal floor areas for dwelling types”

Dwelling type	Minimum internal floor area
Studio apartment	36 m <sup>2</sup>
1 bed	47 m <sup>2</sup>
2 bed x 1 bath <sup>1</sup>	67 m <sup>2</sup>
3 bed x 1 bath <sup>1</sup>	90 m <sup>2</sup>

<sup>1</sup> An additional 3m<sup>2</sup> shall be provided for designs that include a second or separate toilet, and 5m<sup>2</sup> for designs that include a second bathroom.

29. Replace Table 4.3b caption as follows: “Table 4.3b Minimum internal floor areas and dimensions for habitable rooms”

30. Replace Table 4.4 notation as follows—

“*Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.*

*When calculating the extent of private open space, exclude servicing areas such as bin storage, clothes drying, air conditioning units and the like.”*

31. Replace DG4.5.2 as follows—

“**Universal access** is a mandatory requirement of contemporary **building** design for all publicly accessible places. In the context of an **apartment development** this means circulation areas and common spaces must be **universally accessible** via a **continuous path of travel** from the primary entry.”

32. Replace DG4.6.7 with the following—

“Storerooms that are not attached to a primary **building** should—

- not exceed 5 per cent of the **site area**
- be separated into buildings each with an **internal floor area** not greater than 60m<sup>2</sup>
- have a wall height not greater than 2.4m
- have a roof ridge line not greater than 4.2m
- be set back behind the primary or secondary street frontage
- comply with side and rear boundary **setback** requirements.”

33. Replace A4.9.1 with the following—

“a) 20 per cent of all **dwellings**, across a range of dwelling sizes, meet Silver Level requirements as defined in the *Liveable Housing Design Guidelines* (Liveable Housing Australia) **OR**

b) 5 per cent of dwellings are designed to Platinum Level as defined in the *Liveable Housing Design Guidelines* (Liveable Housing Australia).”

34. Replace DG4.9.1 as follows—

“The National Disability Insurance Scheme has adopted the *Liveable Housing Design Guidelines* as a benchmark for accessibility and this is recommended as the appropriate benchmark for considering **universal design** under this policy. The Guidelines incorporate a list of required inclusions to achieve Silver, Gold or Platinum standard housing. These include features such as a step-free threshold, generous door and passage widths, provision for the future installation of grab rails and increasing the minimum size of wet areas.”

35. Replace A4.14.4 as follows—

“Non-residential tenancies provided in **mixed use development** has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements of the **local planning framework**.”

36. Modify *A1-Design principles table* with the following—

- a. Replace title as follows: “A1 Ten design principles table”;
- b. Replace as follows: “*This table shows the relationship between the **Ten design principles** and elements of Parts 3 and 4 of R-Codes Vol.2.*; and
- c. Replace table header with “Ten design principles”

#### TEN DESIGN PRINCIPLES

1—Context and character	2—Landscape quality	3—Built form and scale	4—Functionality and build quality	5—Sustainability	6—Amenity	7—Legibility	8—Safety	9—Community	10—Aesthetics
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37. Insert *A2 Streetscape character types Suburban Contexts Low-rise* notation with the following—

“Note: Refer to R-Codes Volume 1 for R40 and R50 development.”

38. Insert *A2 Streetscape character types Suburban Contexts Neighbourhood centre* notation with the following—

“Note: Refer to R-Codes Volume 1 for R60 development.”

39. Replace *A3-Site analysis table* ‘Site context and survey plan’ row with the following—

“Plan(s) of the existing **site** based on a survey drawing showing the features of the immediate site including—

- boundaries, site dimensions, **site area**, north point, **street frontage**, street name, **lot** number and address
- topography, showing relative levels and contours at 0.5 metre intervals for the site and across site boundaries where level changes exist, any unique natural features such as rock outcrops, watercourses, existing cut or fill, adjacent streets and sites
- location, type and size of existing trees exceeding 3m and/or significant **landscaping** features on site and relative levels where relevant, on adjacent properties and street trees
- location, use, dimensions, **setback** distances of existing **buildings** or built features (such as retaining walls and other structures) on the site
- identification and location of any areas of potentially valuable habitat vegetation
- location and important characteristics of adjacent public, **communal** and **private open spaces**
- location and height of existing windows, **balconies**, walls and fences on adjacent properties facing the site, as well as **parapet** and ridge lines
- pedestrian and vehicular access points, **driveways** and features such as **crossovers**, truncations, service poles, transit stops, fire hydrants, access restriction (e.g. road islands adjacent to the site) etc.
- location of utility services, including easements and drainage
- the location of any adjoining and existing buildings that might affect, or be affected by, the proposed **development**, including the position of the proposed development, levels and position of **habitable room** windows, and designated outdoor living areas
- location of any other relevant features.”

40. Replace *A4-Design development* guidance table ‘SPP 7.0 Design principles statement’ row with the following—

“A draft statement of key points that establishes how the proposal satisfies the **Ten design principles** of State Planning Policy 7.0 *Design of the Built Environment*.”

41. Replace *A5-Development application* guidance table with the following—
- a. ‘Design statements row as follows: “An explanation of how the design relates to the **Ten design principles** in State Planning Policy 7.0 *Design of the Built Environment*.  
An explanation of how the proposed **development** achieves the relevant objectives of this policy in *A6 Objectives summary*.  
For **adaptive reuse** projects which affect **heritage** places, provide a Heritage Impact Statement prepared in accordance with the State Heritage Council’s Heritage Impact Statement Guide available at [www.stateheritage.wa.gov.au](http://www.stateheritage.wa.gov.au) (for state registered places) or the relevant local government guidelines (for other places).”
  - b. ‘Floor plans’ row as follows—  
“A scale drawing showing—
    - all levels of the **building** including roof plan
    - layout of entries, circulation areas, lifts and stairs, communal spaces, and service rooms with key dimensions and Real Level (RL) heights shown
    - **apartment** plans with apartment numbers and areas, all fenestration, typical furniture layouts for each apartment type, room dimensions and intended use and **private open space** dimensions
    - accessibility clearance templates for **accessible housing** units and common spaces
    - visual privacy separation shown and dimensions where necessary
    - vehicle and service access, circulation and parking
    - **storage** areas.”
42. Modify *Definitions of terms used* as follows—  
“In the case of an **apartment development** under Volume 2 of the R-Codes, unless the context requires otherwise, words and expressions have the meaning given to them below.  
This list includes common terms and definitions shared with Volume 1 of the R-Codes insofar as they apply to apartment development. For all other definitions, refer to Volume 1 of the R-Codes.”
43. Replace definition of **Accessible** with the following—
- a. Replace with “**Accessible housing / dwellings**”; and
  - b. “dwellings having features already in place to enable use by people with disability.”
44. Replace definition of **Activity centre** as follows—  
“as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.”
45. Remove definition of Activity centre plan/activity centre structure plan.
46. Replace definition of **Amenity** as follows—  
“as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015* and includes the ‘liveability’, comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of **sunlight**, outlook, privacy and quiet. It also includes protection from pollution and odours.”
47. Replace definition of **Apartment** as follows—  
“means a **multiple dwelling**.”
48. Replace definition of **Circulation core** as follows—  
“vertical circulation (lift and/or stairs) within a **building**. A single core may include multiple lifts serving the same floor.”
49. Replace definition of **Climate zone** as follows—  
“as defined by the NCC. Western Australia is divided into five climate zones based on humidity and temperature, ranging from temperate in the south-west to hot/arid in the interior to hot/humid in the north. Refer *Climate Zones Map* at end of definitions.”
50. Insert definition of **Common Property** as follows—  
“has the meaning given by section 10 of the *Strata Titles Act 1985*.”
51. Replace definition of **Communal open space** as follows—  
“outdoor areas within the **lot** and either at ground level or on structure that is accessible to and shared by occupants of the **dwellings** for communal recreational use. It does not include driveways or car parking areas.”
52. Replace definition of **Cone of vision** as follows—  
“the limits of outlook from any given viewpoint for the purposes of assessing the extent of overlooking from that point, measured by applying a viewing cut off angle not less than 45 degrees horizontally and extending 90 degrees down to the ground.”
53. Replace definition of **Deep soil area** as follows:  
“**soft landscape** area on **lot** with no impeding **building** structure or feature above or below, which supports growth of small to large canopy trees and meets a stated minimum dimension. Used primarily for **landscaping** and open to the sky, deep soil areas exclude **basement** car parks, services, swimming pools, tennis courts and **impervious surfaces** including car parks, **driveways** and roof areas.”
54. Remove definition of **Design Principles**.

55. Replace definition of **Enclosed** as follows—  
“an area bound on three or more sides by a permanent wall and covered in an **impervious material**.”
56. Remove definition of **Floor area**.
57. Insert definition of **Freehold scheme** as follows—  
“has the meaning given by section 8(2) of the *Strata Titles Act 1985*.”
58. Insert definition of **Functional utilities** as follows—  
“Functional utilities associated with the **dwelling** including, but not limited to air-conditioning, plant, clothes drying, hot water systems, antennas and satellite dishes, **solar collectors**, invertors and batteries, electric vehicle charging and rainwater tanks.”
59. Insert definition of **Green title lot** as follows—  
“A lot owned in fee simple issued with a certificate of title under the *Transfer of Land Act 1893*, other than a **strata lot** or a **survey-strata lot**.”
60. Replace definition of **Grouped dwelling** as follows—  
“a **dwelling** that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of **landscape** or topography dictate otherwise, and includes a dwelling in a **strata titles scheme** with common property.”
61. Replace definition of **Habitable room/space** as follows—  
“as defined by the **NCC** for a room/space used for normal domestic activities that includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, scullery, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully **enclosed** swimming pool or patio; but excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, verandah and unenclosed swimming pool or patio and other spaces of a specialised nature occupied neither frequently nor for extended periods.”
62. Modify definition of **Heritage** with the following—  
a. Replace with “**Heritage protected place**; and  
b. Defined as follows “as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.”
63. Replace definition of **High-frequency route** as follows:  
“a public transport route that runs a service at least every 15 minutes during weekday peak periods (7am to 9am and 5pm to 7pm).”
64. Replace “Impervious area/surface” as follows: “Impervious area/surface/material”
65. Insert definition of **Internal Floor area** as follows—  
“in relation to a room or **dwelling**, the internal area measured within the finished surfaces of the **walls**, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting.”
66. Insert definition of **Leasehold scheme** as follows—  
“has the meaning given by section 8(3) of the *Strata Titles Act 1985*.”
67. Modify definition of **Liveable Housing** as follows—  
a. Replace with “**Livable housing**”; and  
b. “**dwellings** designed for accessibility and long-term adaptability. *Liveable Housing Design Guidelines* (Liveable Housing Australia) standards are applicable in relation to this policy.
68. Replace definition of **Local character / Local identity** as follows—  
“the natural, cultural and historic characteristics of an area that are intrinsic to the locality, and which the local community relate to, or as defined in the **local planning framework**. See also **sense of place**.”
69. Replace definition of **Local planning framework** as follows—  
“comprises all strategic, statutory and policy planning documents which collectively outline the planning for an area and **development** requirements for **sites**, of the decision-maker and generally include a **scheme**, **local planning strategy** (including any housing component), **structure plans**, **local development plans** and **local planning policies**.”
70. Insert definition of **Lot in a strata scheme** as follows—  
“has the meaning given by section 3 of the *Strata Titles Act 1985*.”
71. Insert definition of **Lot in a survey-strata scheme** as follows—  
“has the meaning given by section 3 of the *Strata Titles Act 1985*.”
72. Replace definition of **Major rainfall event** as follows—  
“events greater than a **minor rainfall event** and up to and including the 1 per cent annual exceedance probability (AEP) event (refer Department of Water and Environmental Regulation).”
73. Replace definition of **Minor rainfall event** as follows:  
“rainfall events greater than **small rainfall events** and less than **major rainfall events** (refer Department of Water and Environmental Regulation).”

74. Replace definition of **Open plan** as follows—  
 “**dwelling** layouts where spaces are not divided into discrete rooms, but are open and connected to allow flexibility of use (typically living, dining, kitchen and study areas).”
75. Replace definition of **Open space** as follows—  
 “generally that area of a **lot** not occupied by any **building** and includes—
- open areas of accessible and useable flat roofs and outdoor living areas above **natural ground level**
  - areas beneath eaves
  - verandahs, patios or other such roofed structures not more than 0.5m above natural ground level, unenclosed on at least two sides, and covering no more than 10 per cent of the **site area** or 50m<sup>2</sup> whichever is the lesser
  - unroofed open structures such as pergolas
  - uncovered **driveways** (including access aisles in car parking areas) and uncovered car parking spaces.
- but excludes—
- non-accessible roofs, verandahs, **balconies** and outdoor living areas over 1m above natural ground level
  - covered car parking spaces and covered **walkways**, areas for rubbish disposal, stores, outbuildings or plant rooms.
76. Replace definition of **Parent lot** as follows—  
 “relating to **multiple** or **grouped dwellings**, the **lot** inclusive of common areas to which the **strata titles scheme** relates.”
77. Replace definition of **Parent lot** as follows—  
 “relating to **multiple** or **grouped dwellings**, the **lot** inclusive of common areas to which the **strata titles scheme** relates.”
78. Modify definition **Permeable surface/ permeable pavement** as follows—
- a. Replace with “**Permeable surface/ pavement**”; and
  - b. “surfaces that permit the penetration of **rainwater**.”
79. Replace definition of **Plot ratio area** as follows—  
 “the gross total area of all floors of **buildings** on a **development site**, including the area of any internal and external walls but not including—
- the areas of any lift shafts
  - stairs or stair landings common to two or more **dwellings**
  - machinery, air conditioning and equipment rooms
  - space that is wholly below **natural ground level**
  - areas used exclusively for the parking of wheeled vehicles at or below natural ground level
  - storerooms
  - lobbies, bin storage areas, passageways to bin storage areas or amenities areas common to more than one dwelling; and
  - **balconies**, eaves, verandahs, **courtyards** and roof **terraces**.
80. Insert definition of **Precinct structure plan** as follows—  
 “as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.”
81. Replace definition of **Private open space** as follows—  
 “means outdoor space located at ground level or on a structure that is within private ownership and provided for the recreational use of residents of the **dwelling** to which it abuts and excludes car parking spaces and access ways. It includes primary garden areas, outdoor living areas, **balconies**, **courtyards** and **terraces**.”
82. Replace definition of **Root protection area** as follows—  
 “an area at the base of a tree to be retained and protected and in which contain critical roots required for the survival of that tree or group of trees.”
83. Insert definition of **Scheme Plan** as follows—  
 “has the meaning given by section 3 of the *Strata Titles Act 1985*, and for a **strata titles scheme** means the **strata plan** or **survey-strata plan** registered, or proposed to be registered, for the strata titles scheme as a scheme document.”
84. Insert definition of **Service utilities** as follows—  
 “supply and reticulation of essential services including, but not limited to power, water, gas, wastewater, fire services, letterboxes and telecommunications.”
85. Replace definition of **Single aspect** as follows—  
 “a **dwelling** or room with openings facing primarily in one direction from a single major external wall.”

86. Replace definition of **Site** as follows—
- “in the case of a single house, the **green title lot** or **survey strata lot** on which it stands.
  - in the case of a **grouped dwelling**, the area occupied by the **dwelling** together with any area allocated (whether by way of **strata title scheme** or otherwise) for the exclusive use or benefit of that dwelling
  - in the case of a **multiple dwelling** or **apartment development**, the **lot** (or **parent lot** where the lot is subdivided under a strata scheme) on which the dwellings stand.”
87. Replace definition of **Soft landscape** as follows—  
“any **landscaped** area with a minimum soil depth of 300mm that contains in-ground planting, and excludes removable planter boxes/pots and **permeable paving** areas. Turf is included.”
88. Insert definition of **Standard structure plan** as follows—  
“as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015*.”
89. Replace definition of **Strata lot** as follows—  
“refer to definition for a **lot** in a **strata scheme**.”
90. Insert definition of **Strata plan** as follows—  
“has the meaning given by section 3 of the *Strata Titles Act 1985*.”
91. Replace definition of **Strata scheme** as follows—  
“has the meaning given by section 3 of the *Strata Titles Act 1985*, and may include **freehold** or **leasehold schemes**.”
92. Insert definition of **Strata Titles Scheme** as follows—  
“has the meaning given by section 3 of the *Strata Titles Act 1985*.”
93. Replace definition of **Streetscape** as follows—  
“the visible components in a **street** between the facing **buildings**, including the form of the buildings, garages, **setbacks**, fencing, **driveways**, **utilities**, street surfaces, street trees and street furniture such as lighting, signs, barriers and bus shelters.”
94. Modify definition of **Studio apartment** as follows—
- a. Replace with “**Studio**”; and
  - b. “a **dwelling** consisting of one **habitable room** that combines kitchen, living and sleeping space.”
95. Insert definition of **Survey-strata lot** as follows—  
“refer to definition for **lot** in a **survey-strata scheme**.”
96. Insert definition of **Survey-strata plan** as follows—  
“has the meaning given by section 3 of the *Strata Titles Act 1985*.”
97. Insert definition of **Survey-strata scheme** as follows—  
“has the meaning given by section 3 of the *Strata Titles Act 1985* and may include **freehold** or **leasehold schemes**.”
98. Modify definition of **Sustainability** as follows—
- a. Replace with “**Sustainability/Sustainable**”; and
  - b. “meeting the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.”
99. Insert definition of **Ten design principles** as follows—  
“means the Design Principles as set out by State Planning Policy 7.0 *Design of the Built Environment*: Schedule 1.”
100. Replace definition of **Terrace** as follows—  
“an outdoor area, usually paved and unroofed, that is connected to a **dwelling** and accessed from at least one room. May be **at-grade** or on a structure such as a **podium** or a roof.”
101. Modify definition of **Universal access** as follows—
- a. Replace with “**Universally accessible / Universal access**”; and
  - b. features to enable use and access by people with disability.
102. Replace definition of **Universal design** as follows—  
“the design of products and environments that are inherently accessible to all, including older people and people with disability.”
103. Replace definition of **Utilities** as follows—  
“external fixtures, equipment, plant or other structures which are necessary for a **dwelling** to achieve efficient, comfortable and environmentally sustainable operating outcomes and includes **service** and **functional utilities** or other fixtures as necessary for the residential use of the **buildings** on-site. It excludes essential plumbing vents above the roof line and external roof-water down pipes.”
104. Replace definition of **Walkable catchment** as follows—  
“the actual area served within a walking distance along the **street**/footpath network from a public transport stop/station entrance or an **activity centre**.”
105. Insert “Climate zones map” above figure of Climate zone map.