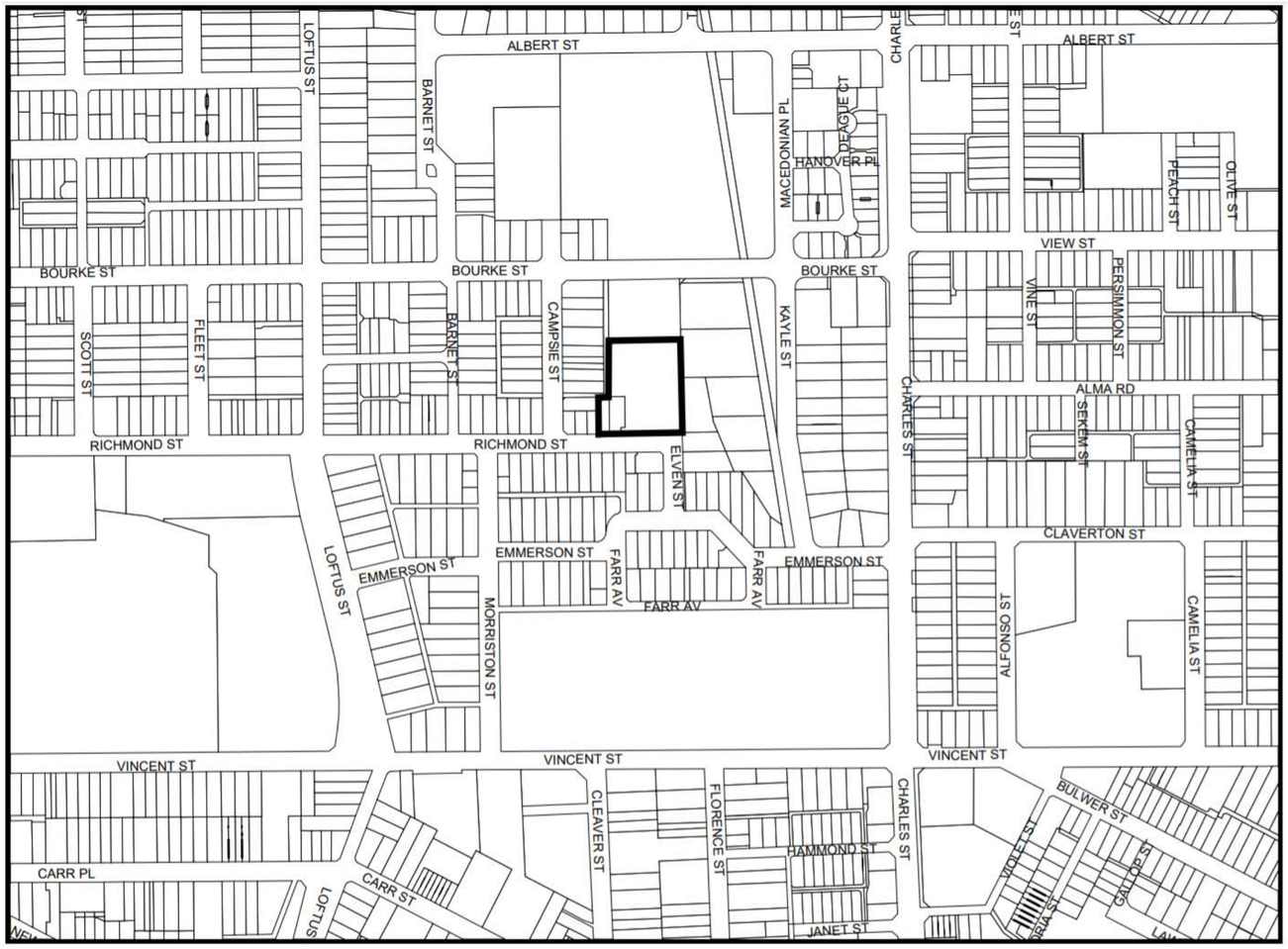
Appendix 3 - Design Guidelines for Richmond on the Park

Adopted 8 February 2000
Amended 24 April 2001

Number of Lots 17

Zone - Residential
Code - R40
Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 - Introduction; 2 - Context; and 4 - Development Objectives Each clause does not have measurable provisions however these describe the place and the outcomes sought.	-	-	Clause 1,2 & 4 of guidelines	-		These provisions provide context for the location and what is to be achieved. The location has been built to the majority of objectives of the policy. The site was previously the City of Vincent Depot. In September 1999 Vincent sought to purchase a portion of the City of Perth depot in Osbourne Park for relocation. Overall recommendation for the guidelines: There are only some relevant provisions and guidance that remain in the policy. It is recommended that the guidelines be rescinded.
Sia) Land use Residential to accommodate single dwelling.	-	-	-	-		Recommend rescind. Land use is governed by the Scheme. The lots have been built with single dwellings.
b) Density R40	-	-	-	-		Recommend rescind. Density is controlled by the Scheme.
c) Access No vehicle access to/from Richmond Street for any lots.	N/A	Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative).	-	-		Recommend rescind.
d) Car parking - 2 bays per dwelling	-	Clause 5.3.3 of the R Codes Volume 1 remains and applies. - Requires 1 car parking bay.	-	One bay would be required instead of two.		Recommend rescind.
e) Setbacks Lot 601 - 6m setback from Richmond & 1.5m from the access road; Lot 602 - 1.5m setback from Richmond Lot 611 to 615 - 4m from access road & nil side setbacks Lot 602 to 610 - 4m from Smiths Lake Reserve & nil side setbacks. Carports open on all sides to access road or right of way on the western side of all lots.	V1, Clause C5.1.1 - Primary street setback, average of 5 a side; V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes.	Clause 5.1.2 C2.2 = 1m setback at R40	-	Lot 601 may be the only lot impacted by a slightly reduced setback resulting from an average of 5 a side; and The side setbacks as per the R Codes are 1m instead of 1.5m. The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots.		Recommend rescind.
f) Height 2 storey maximum.	V1, Clause C5.3.1 - 2 storeys	-	-	-		Recommend rescind.
iia) Streetscape - Address & enhance the streetscape with orientation and landscaping WSUD; - Balconies and other openings (up to a depth of 0.75m) on upper floor walls; - Active frontage to Richmond Street, Access Road and Smiths Lake Reserve; and - Solar orientation of the courtyards and living areas.	5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.	5.2.3 Street Surveillance - Address the st with defined entry points.	5iia)	-		Recommend rescind. There is some design guidance in the clause however the same outcomes would be delivered through the Built Form Policy & R Codes.
iiia) Amenity - Complementary to other dwellings and minimise glare; and - Dwellings designed for individuality.	-	-	5iiia)	-		Recommend rescind.

Rescind Review Remain

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
iiib) Overlooking - Dwellings designed to minimise overlooking	-	Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.	5iiib)	-		Recommend rescind.
iiic) Service/Servicing - 1sqm for services	5.10 External Fixtures, Utilities and Facilities	5.4.4 External Fixtures, Utilities and Facilities C4.1 and C4.2 of the R Codes Volume 1 remain and apply.	5iiic)	-		Recommend rescind.
iiid) Landscaping - Car parking and hard surface areas are to be landscaped to reduce visual impact and provide shade.	*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. - Deep soil areas; - Planting areas; - Canopy coverage; and - Tree retention.	-	5iiid)	-		Recommend rescind. The built form policy does not seek hard surface landscaping - the policy seeks deep soil areas and canopy coverage which are more extensive than these requirements. These elements that the BFP seek are subject to WAPC approval.
iiie) Fencing/Walls - Fencing maximum height 1.8m above the footpath level (2m for decorative capping on piers). - Front setback fencing and gates (Richmond Street, Access Road and Smiths Lake Reserve) solid up to 1.2m above footpath level any fencing above is to be 50% visually permeable wrought iron/metal infill panels with brick or masonry piers. - Fibro cement sheets or recycled material is not permitted.	V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	5iiie)	The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor.		In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed.
iiif) Courtyards - 20 sqm; and - Minimum dimension 4m.	-	V1, Clause 5.1.4 C4. - 20sqm	5iiif)	The R Codes does not provide a minimum dimension.		Recommend rescind. The overall open space area requirement remains and applies.

Appendix No. 6 Brookman and Moir Streets Development Guidelines

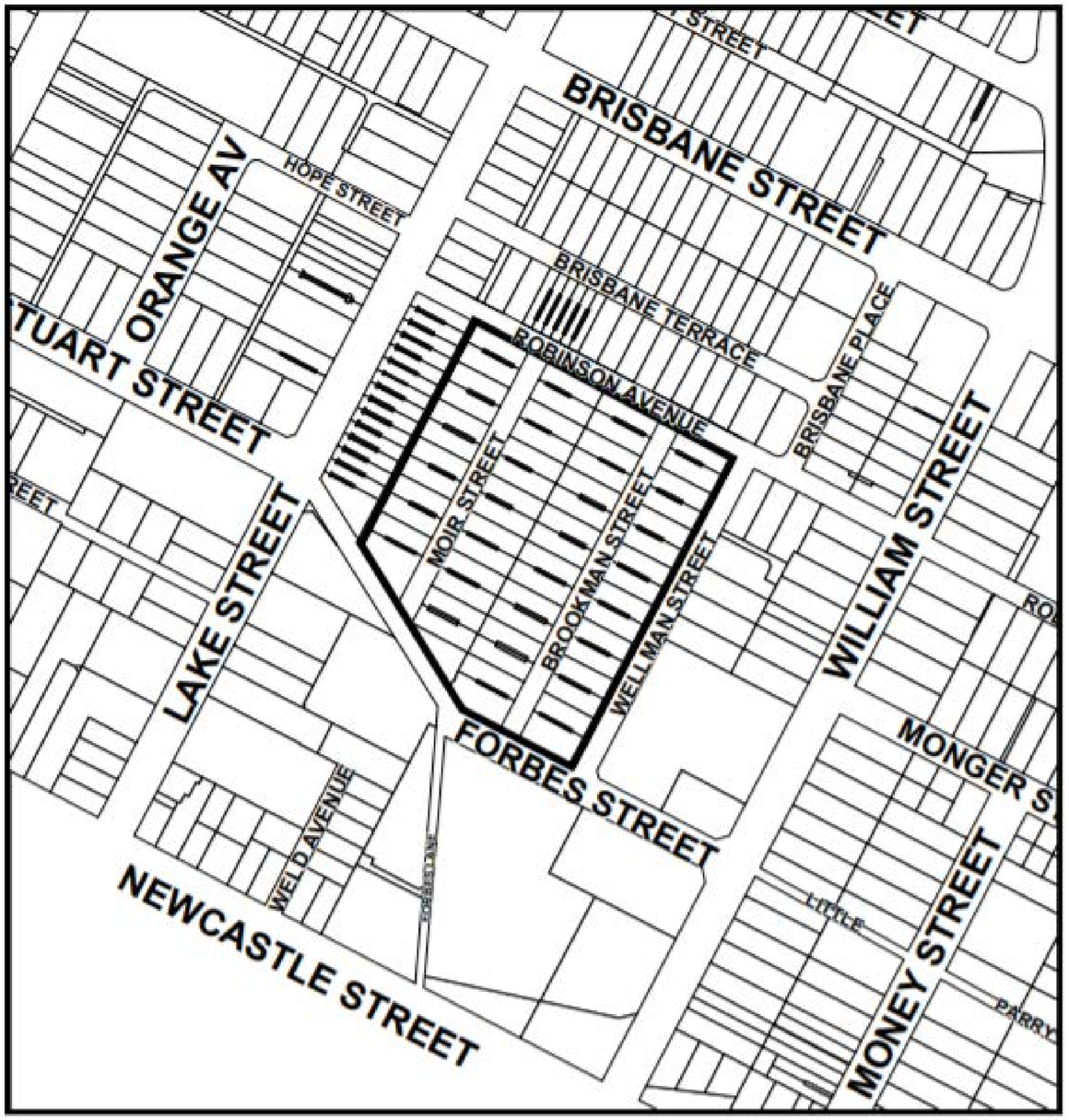
Adopted
27 March 2001

Amended
11 May 2004
28 August 2012

Number of Lots 58

Zone - Residential
Code - R25
Built Form Area - Residential

All properties State and Local heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION; 2 AIM OF THE GUIDELINES 3 ALTERATIONS AND ADDITIONS	-	-	1 - Outline of the area and reasons why the place is significant in terms of its Heritage; 2 - Outlines the intent of the provisions and how they operate (would be more suitable as an 'assessment process' and/or 'relationship to other documents' section; 2.1 - Clear objectives; 3 - Alteration and Additions: This sections details that the original features should be maintained and all features than can be viewed from the street and also provides a definition of 'viewed from the street'. Original features should not be lost - external facade treatments should be minimal and restoration of original detail be carried out to	There would be limited guidance for development if these clauses were rescinded.		All properties in the area are Heritage Listed; Development Approval of the City would be required for any works to the properties (P&D Act Part 10, Division 5, s. 163); Assessment and determination would be in accordance with LPP made under LPS2 which would be to conserve in line with the Burra Charter; Retain items that are original and restore. The guidelines are comprehensive and detail many of the elements of the traditional homes and how these can be recreated or repaired to match the traditional dwellings. A detailed way (deign guidelines) of how to keep the traditional streetscape and ensure the dwellings continue to resemble the description provided in the heritage listing. As an overall recommendation for the guidelines: - Reinstate as a Heritage Area; - The provisions changed into deemed to comply and guidance; - Sent to the State Government for comment; - Unesco for comment; - Regulations statement at the start of the policy and then LPP provisions aligned with the R Codes to follow. Notes: - Clause 63(3) of the P&D Regulations can require plans of existing and adjoining properties and materials. - Considered to be given due regard to the provisions of the Design Guidelines in accordance with Schedule 2, Part 9, Clause 67 (g), (k), (l) and (zb) of the P&D (LPS) Regulations 2015. Consistently referred to as a Heritage Precinct within the Design Guidelines.
4 - Roofs 30 degree pitch; Materials = Rolled-top ridges, timber barge caps (not metal), with Ogee gutters and circular down pipes, are required when replacing roof details; Television aerials, air conditioning and other fittings may be roof-mounted, but must not be visible from the public domain. Carports will not be permitted.	-	-	4, 4.1, 4.2, 4.3 & 4.4 Traditional Z600 Custom Orb profile sheeting, laid in short lengths Deep red and deep green are the two colours that should be used as roof colours. Roof colours should match with the neighbouring attached dwelling, due to the historical nature of giving two semi-detached dwellings the appearance of a more substantial residence. The reconstruction of missing	There are no other requirements for roof pitch in the planning framework the 30 degree angle and suggested materials would not be required.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding roofs. The roof pitch is part of the context and should be recognised as part of the character statement that would be typical of a Federation Queen Anne Style.
5 - External Walls *(Front walls does not include Street Walls or Fences)* - Retain existing - Advice on materials to be used - Render should be removed - particularly where damp is present.	-	-	5, 5.1, 5.2, 5.3 & 5.4	-		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding front external walls.
6 - Front Verandas Advice on material and form to be used and what will be acceptable in replacement.	-	-	6	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding front verandahs.
7 - Windows Description of the form and material of windows and how these are to be retained or if need be replaced.	-	-	7	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding windows. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.

Rescind Review Remain

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
8 - Front Doors and Hopper Lights Retain the form and materials of doors; Specifies different doors for 2 & 4 Brookman on the street.	-	-	8	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend review. Character statement to include: - the retention of original front doors and hopper lights; - Where security screens are required stainless steel mesh fly screens or other visually permeable security screens may be considered. Add this information to the character statement. Remove some of the statements including the below. Curious language: 'Where security screens are required stainless steel mesh fly screen are highly advisable, as illustrated by the City of Vincent's own heritage properties.'
9 - Chimneys To be retained (all); Except in areas where additions are allowed.	-	-	9	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. The information relating to the materials of the chimneys is good guidance however the clause should be amended to include only the requirement to retain. Difficult for compliance - the chimney could be illegally removed with no recourse: 'Where original chimneys have been altered and simplified, these changes may be retained.'
10 - External Decorative Details Retained if original; Removed if damaged beyond conservation; or Reinstatement to original detail is encouraged.	-	-	10	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding external decorative details. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.
11 - Front Street Fences and Secondary Street Fences 750mm solid or 1200mm open - allowed; Small or no fences are encouraged.	-	V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m. V1, Cl. 5.2.5 - Sight lines Provides unobstructed views at vehicle access points.	11	Development of higher fences (above 1.2) may be deemed to comply if these provisions were rescinded; however Maintaining the heritage streetscape would mean maintaining views to the dwellings with low fencing - the heritage listing would require the development of a low fence.		Recommend remain. R Codes allows the amendment or replacement of Street Walls and Fences clause. Review clause to provide clear deemed to comply criteria.
12 - Front Gardens: Small scale front gardens; large trees discouraged.	V1, Clause 5.9 - Landscaping *These provisions are subject to the approval of the WAPC.*	N/A Landscaping clause 5.3.2 C2.1 only applies to Grouped & Multiple Dwellings	12	No Impact. The provision is currently guidance and advice.		Recommend review. The provisions may need to outline the traditional front gardens and that the provisions relating to Landscaping of the Built Form Policy should be delivered at the rear of the lot.
13 - Car parking: No garages or carports permitted; nor Any on-site parking in the front setback.	-	5.3.5 - Vehicular Access C5.1	13	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend remain. The guidance provides interpretation of the heritage impact assessment. Guidance would be suitable however deemed to comply criteria would require the approval of the WAPC as the R Codes does not allow amendments or replacements of deemed to comply criteria related to Vehicular Access as per Clause 7.3.1.
14 - Rear Garages: Reasonable to contemplate rear garages (where the rear water closet is not demolished) as these would not detract from the streetscape; Studios may be accepted above - however should not be seen from the street.	-	5.3.5 - Vehicular Access C5.2	14	No impact. As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.		Recommend review. This guidance is also relevant to additions in the area as it echoes the provision that these be concealed from street view.
15 - Rear Water Closets: To be kept; unless Council will only consider the demolition of water closets where retention is no longer prudent or feasible.	-	-	15	-		Recommend rescind. This clause adds to the guidance that may be maintained and would add to the character statement regarding Rear Water Closets. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.
16 - Colours Paint scraping encouraged to reveal the original colours, restoration to these colours encouraged.	-	-	16	-		Recommend rescind. Heritage assessment would include suitable colours.

Rescind Review Remain

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
17 - Internal Planning No essential requirements; reinstatement of fireplaces and rooms is encouraged.	-	-	17	-		Recommend rescind. Heritage assessment does not consider the internal planning of spaces, this is of lesser import than the external appearance and continued use of the place.
18 - Demolition Not permitted; unless In exceptional circumstances.	-	-	18	-		Recommend review. The demolition of a heritage listed property is not allowed unless development approval has been provided. In accordance with the Regulations.
19 - Open Space Meet the performance criteria of the R Codes as there is limited space to meet the deemed to comply criteria.	-	Clause 5.1.4 of the R Codes Volume 1 remains and applies. - R25 - 50% of the site as open space; and - 30sqm outdoor living area	19	-		Recommend review. Due to the lack of space around these dwellings it is noted that a lesser amount of open space is suitable (to satisfy 5.1.4 P4 of the R Codes) as it would ensure the heritage building is maintained in its form rather than demolished for open space. Guidance would be suitable however deemed to comply criteria would require the approval of the WAPC as the R Codes does not allow amendments or replacements of deemed to comply .
20 - Development considerations May balance a number of items to ensure conservation of the original dwellings is achieved.	-	-	20	-		Recommend review. These provisions outline what the City will consider in determining development. It outlines that the conservation of the dwellings is of high priority and to do so would allow consideration of these elements as a performance assessment rather than needing to meet the deemed to comply criteria.
21 - Infrastructure upgrades should not detract from the heritage.	-	-	21	-		This does not seem to be the most suitable place for this to be captured.
22, 23 & 24 - Figures Useful figures demonstrating acceptable addition areas and outlining the original features of the homes.	-	-	22, 23 & 24	Reduces the visual tools for guidance of how to retain the dwellings.		Recommend remain. This should form part of guidance as these are clear demonstrations of the guidelines.
-	-	-	-	-	-	Clarification is required on the building height provisions and acceptability within the precinct. Built Form Policy allows 2 storeys to the area however the guidelines do not provide any building height details. Wording of the provisions could be read to prohibit or constrain 2 storey development. Expected outcomes to only be of a single storey scale, however this is not explicitly referred to anywhere.

Rescind Review Remain

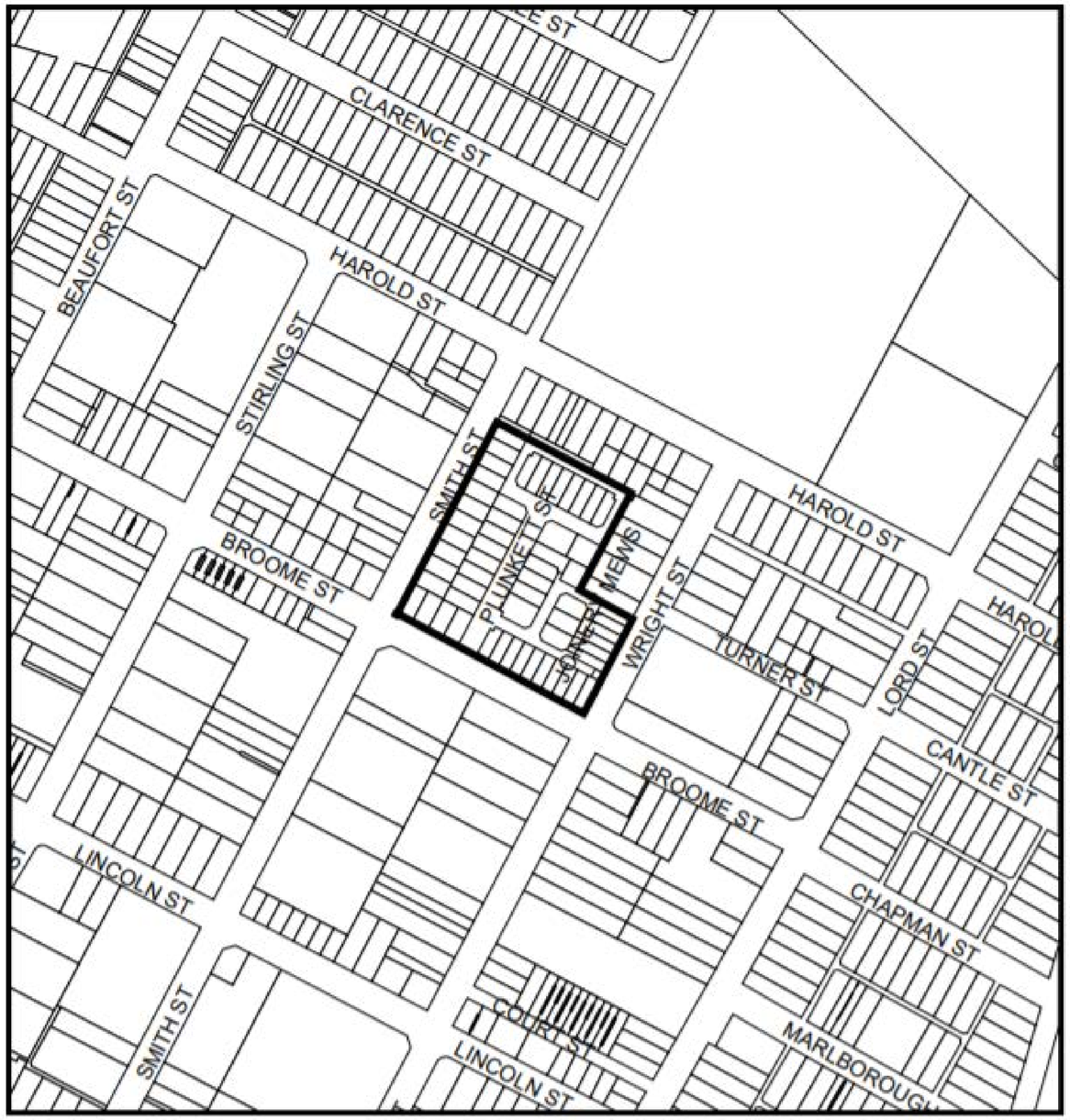
Appendix No. 8 Highgate Design Guidelines

Adopted 9 October 1995

Number of Lots = 58

Zone - Residential
Code - R80
Built Form Area - Residential

No heritage listing.



Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 - CONTEXT 2 - SCOPE OF GUIDELINES These clauses provide a background, context and operation of the guidelines.	-	-	1 & 2	-		Recommend rescind. The description is outdated describing a delicatessen on the corner of Smith & Broome Street, this appears to be a professional office. T*here are Restrictive Covenants on many of the lots in this area. Reviewing these guidelines may impact the restrictive covenants and should be made clear in any consultation.*
3 Building Form - Developed in line with existing context; - Address the primary street; - Orient living spaces with northern openings; and - Major apertures facing or providing access to the garden.	5.12 - Urban Design Study; - Context 1.8 Environmentally Sustainable Design - Orientation	5.2.3 - Street Surveillance - Address the primary street 5.3.1 - Outdoor living areas - Access to garden.	3	-		Recommend rescind.
4 Building Envelope - Figures 2, 3 & 4 providing sections for typical building envelopes.	-	-	4	-		Recommend rescind. The image provides some measurable provisions however it is ambiguous.
5 Privacy - Acoustic and visual with attention to: - - Construction materials and techniques to reduce impact; - - Layout - reduce impact of conflicting uses; - - Design to reduce overlooking.	-	5.4.1 Visual Privacy	5	-		Recommend rescind.
6 Roof - Pitch 30-45 degrees	5.12 - Urban Design Study	-	6	-		Recommend rescind. The provisions do not seek a greater outcome.
7 Narrow lots Appropriate design of a narrow lot including vertical articulation.	5.12 - Urban Design Study	-	7	-		Recommend rescind.
8 Articulation and design - Building elements to provide fine grained interest; - Variety, richness and individuality and reduction of bulk; - Corner buildings to address both streets; and - Reduced impact of garages and carports.	5.12 - Urban Design Study	-	8	-		Recommend rescind.
9 Setbacks - Corner lots to have a 1m setback for the length of 25 per cent of a nominated boundary - the remaining setback to be in accordance with Design Guideline table; - 6m for enclosed garages to the street; or 0m where adjoining the Mews. - 1.5m for open car ports; 0m from the Mews; - Opportunity exists to build to the boundary;	5.1 Street Setback; 5.2 Lot Boundary Setback; and 5.4 Garages & Carports.	5.1.2 Street Setback; 5.1.3 Lot Boundary Setback; and 5.2.1 Garages and carports.	9	Street setback: The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots; Lot boundary setbacks are in line with the R Codes - no impact; and Garages and carports provisions in the built form policy operate in the same way where		Recommend rescind. Figure 1 and Table 1 are not suitable to be implemented where they diminish the R Code set by the Scheme and should be rescinded to avoid confusion.
10 Sector Density & Lot Yield - Diversity in housing through a variety of density.	-	-	10	Rescinding will provide clarity that the Local Planning Scheme shows the density of the site.		Recommend rescind.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
11 Zero lot line - The guidelines nominate a boundary to have nil setback. This provides a suitable solar access to adjoining sites.	-	5.4.2 Solar access for adjoining sites	11	Rescinding will provide clarity as to where boundary walls are appropriate and where a setback is necessary. Further to this the R Codes provides protection for solar access to adjoining properties.		Recommend rescind.
12 Access and parking - Pedestrian access to the street; - May provide a 1 or 2 bays.	-	5.3.3 Parking; & 5.3.6 Pedestrian access	12	-		Recommend rescind. Covered by the R Codes.
13 Open Space - Accessible from living area; - 40sqm with 4m dimension; - Can be on ground or balcony; - Site cover maximum 60%	-	5.1.4 Open space	13	If rescinded: 40sqm to 16sqm minimum outdoor living area; 40% to 30% - minimum open space; and 4m minimum dimension to nil.		Recommend rescind. Contradicts the R Codes.
14 Services - Integrate meter boxes.	5.12 - Urban Design Study	-	14	-		Recommend rescind.
15 Colours and Materials - A variety is allowed to provide interest; - Reflective glass is not permitted.	5.12 - Urban Design Study	-	15	-		Recommend rescind.
16 Fencing and retaining - Solid 1.2m visually permeable above; - Should not exceed 1.8m.	-	V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m.	16	-		Recommend rescind. The built form policy provides suitable guidance in aligned with the design guideline provisions.
17 Landscaping - Permeable paving; - Scale of trees should relate to building mass; - Deciduous trees to shield windows; - Plant species to complement subdivision.	-	5.9 Landscaping	17	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind.
Note Lots 201-204, 224-231, 239-248 and 249-254: - Height to match adjoining or within 600mm; - 30cm minimum & 2 storey minimum; - Roofs to match one another; - Balconies and decks can project 1m into the front setback as long as the are 1.8m deep; - Window opening proportion	5.3 Building height; 5.1 Street setback	5.1.2 Street setback	Note.	-		Recommend rescind. The provisions are unnecessary and confusing.

Rescind Review Remain

Appendix 12 Elven on the Park Design Guidelines

Adopted 13 September 2005

Number of Lots = 5

Zone - Residential
Code - R40
Built Form Area - Residential

No heritage listing.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION; 2 CONTEXT; 4; DEVELOPMENT OBJECTIVES	-	-	1, 2 & 4.	Less guidance and context of the area to inform decisions.		Recommend rescind. Clause 2 is a good statement of the history and context. Clause 4 has clear objectives which have been realised. **Overall recommendation** rescind.
5ia) Land use Residential to accommodate single dwelling. 5ib) Density To be R40.	-	-	5ia & 5ib	No impact. The Local Planning Scheme contains The land use and density.		Recommend rescind.
5ic) Access - From street only.	-	Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative).	5ic	-		Recommend rescind.
5id) Car Parking - Minimum ratio of 2; - One covered.	5.4 Garages & Carports.	Clause 5.3.3 of the R Codes Volume 1 remains and applies. - Requires 1 car parking bay.	5id	One bay would be required instead of two.		Recommend rescind. The clause also refers to a rescinded policy.
5ie) Setbacks - Street 3m; - Secondary Street 1.5m; - Rear 2m.	V1, Clause C5.1.1 - Primary street setback, average of 5 a side; V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes.	Clause 5.1.2 C2.2 = 1m setback at R40	5ie	The side setbacks as per the R Codes are 1m instead of 1.5m. The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots.		Recommend rescind. All lots have been built in accordance with these setbacks.
5if) Height - 2 Storeys	V1, Clause C5.3.1 - 2 storeys	-	5if	-		Recommend rescind.
5ig) Roof - Pitch 30-45 degrees	5.12 - Urban Design Study	-	5ig	-		Recommend rescind. The provisions do not seek a greater outcome.
5iia) Streetscape - Identifiable front entrant - Avoiding blank facades; and - Surveillance of the street.	5.12 - Urban Design Study 5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.	5.2.3 Street Surveillance - Address the st with defined entry points.	5iia	-		Recommend rescind.
5iib) Open Space - In accordance with rescinded policy.	-	5.1.4 Open space	-	-		Recommend rescind.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
5iic) Outdoor living area - In accordance with rescinded policy.	-	5.3.1 Outdoor living areas	-	-		Recommend rescind.
5iiia) Amenity Protect and preserve local amenity.	Policy objectives 4	-	5iiia)	-		Recommend rescind.
b) Overlooking - In accordance with R Codes.	-	Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.	5iiib)	-		Recommend rescind.
c) Landscaping	-	5.9 Landscaping	5iiic)	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind.
d) Fencing/Walls - Maximum 1.8m high; - Visually permeable above 0.9m; - Fibro cement sheets or recycled material is not permitted.	V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	5iiid)	The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor.		In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed.
e) Noise Attenuation - External fixtures appropriately located to minimise noise.	5.10 5.4.4 External fixtures, utilities and facilities - Air conditioning to be below fence line to reduce noise impacts.	5.4.4 External fixtures, utilities and facilities	5iiie)	-		Recommend rescind.
f) Location of General Plant - Not within 3m of fence.	-	5.4.3 Outbuildings - Allowed within 1m of the boundary.	5iiif)	1m in R Codes instead of 3m in Design Guidelines.		Recommend rescind.
Subdivision plan	-	-	-	-		Recommend rescind.

Rescind Review Remain

Appendix 14 Design Guidelines for No. 95 Chelmsford Road

Adopted 28 June 2005

Number of Lots = 3

Zone - Residential
Code - R40
Built Form Area - Residential

No heritage listing.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION; 2 CONTEXT; 4; DEVELOPMENT OBJECTIVES	-	-	1, 2 & 4.	Less guidance and context of the area to inform decisions.		Recommend rescind. Clause 2 is a good statement of the history and context. Clause 4 has clear objectives which have been realised. **Overall recommendation** rescind.
5ia) Land use Residential to accommodate single dwelling. 5ib) Density To be R40. 5ic) Site Coverage	-	-	5ia	No impact. The Local Planning Scheme contains The land use and density.		Recommend rescind.
5ic) Access - From Jack Marks lane.	-	Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative).	5ic	-		Recommend rescind.
5id) Car Parking	5.4 Garages & Carports.	Clause 5.3.3 of the R Codes Volume 1 remains and applies. - Requires 1 car parking bay.	5id	One bay would be required instead of two.		Recommend rescind.
5if) Setbacks - Street 6m; - Side dependent on height and length of walls; - Also outlined in figures.	V1, Clause C5.1.1 - Primary street setback, average of 5 a side; V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes.	Clause 5.1.2 C2.2 = 1m setback at R40	5if	The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the lots.		Recommend rescind.
g) Orientation - Passive solar access; and - Passive surveillance.	5.12 - Urban Design Study; - Context 1.8 Environmentally Sustainable Design - Orientation	5.2.3 - Street Surveillance - Address the primary street 5.3.1 - Outdoor living areas - Access to garden.	g	-		Recommend rescind.
h) Height - 2 storey; - Garage 1 storey.	V1, Clause C5.3.1 - 2 storeys	-	h	-		Recommend rescind.
i) Roof form 30-45 degrees.	5.12 - Urban Design Study	-	6	-		Recommend rescind. The provisions do not seek a greater outcome.
Party walls - Not allowed.	-	-	j	-		Recommend rescind.

Rescind Review Remain

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
5iia) Streetscape - Address Chelmsford and Jack Marks; - Projections to provide interest; - Balconies and other openings to provide interest.	5.12 - Urban Design Study 5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.	5.2.3 Street Surveillance - Address the st with defined entry points.	5iia	-		Recommend rescind.
5iib) Open Space	-	5.1.4 Open space	-	-		Recommend rescind.
5iic) Outdoor living area	-	5.3.1 Outdoor living areas	-	-		Recommend rescind.
b) Overlooking	-	Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies. - Setback appropriately or permanently screened to restrict views.	5iiib)	-		Recommend rescind.
d) Fencing/Walls - In accordance with rescinded policies.	V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.	-	5iiid)	-		Recommend rescind.
6i) Site services - Reticulation to and cables to be concealed; - Solar and wind energy collectors are to be concealed. ii) Air conditioning - Concealed from view and noise.	5.10 5.4.4 External fixtures, utilities and facilities - Air conditioning to be below fence line to reduce noise impacts.	5.4.4 External fixtures, utilities and facilities	6i & 6ii	-		Recommend rescind.
6iii) Bin storage areas - Suitable and convenient.	V1 5.10 External Fixtures, Utilities and Facilities	V1, 5.4.4 External Fixtures, Utilities and Facilities	6iii	-		Recommend rescind.
6iv) Meter boxes - Concealed.	5.12 - Urban Design Study	-	6iv	-		Recommend rescind.
Figure 2 & 3. Unclear images of building envelopes and subdivision.	-	-	-	-		Recommend rescind.

Rescind Review Remain

Appendix 15 Joel Terrace Design Guidelines

Adopted 27 September 2005
Amended 28 August 2012

Number of Lots = 4

Zone - Residential
Code - R60
Built Form Area - Residential

No heritage listing.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 INTRODUCTION 2 CONTEXT 3 SCOPE OF GUIDELINES -	-	-	1, 2 & 3	-		Recommend rescind. Overall recommendation **rescind.**
4.1 General - Northern orientation (including outdoor living area) [already in R Codes][and LHO of BFP for ESD].	V1, 1.9 Urban Design Study; and V1, 1.8 ESD.	V1, 5.3.1 Outdoor Living Areas	4	The local housing objectives of the Built Form Policy seek better outcomes.		Recommend rescind.
4.1 General Bin stores & waste & external fixtures. [already in R Codes 5.4.4	V1 5.10 External Fixtures, Utilities and Facilities	V1, 5.4.4 External Fixtures, Utilities and Facilities	4.1	-		Recommend rescind.
4.2 Setbacks Covered by R Codes; and BFP; and Swan River Trust Development Control Area (policy 42 & 48) Online mapping determines lots which are impacted -mostly lots adjoining the river.	V1, 5.1 & 5.2 Street 5 a side; Lot boundary dependent on coding.	V1, 5.1.2 & 5.1.3 Lot boundary 1m-1.5m dependent on wall length and height.	4.2	-		Recommend rescind.
4.2 Setbacks Setback of 3m from the Significant Tree from lot 4. Removal of Trees of Significance in LPS2 and LPP 7.6.3 however not specific setback requirement.	-	-	Setbacks; and Appendix A - Tree Management Plan	The deemed to comply setback is not outlined however a review of the tree from the City's Parks team would determine a suitable setback to reduce the impact on the tree.		Recommend rescind. The setback of one lot 3m from the significant tree is not captured anywhere as a deemed to comply criteria however a recommendation of the parks team would outline a suitable setback for development to minimise impact on the significant tree.
4.3 Height & Scale 2 Storey height limit (plus a loft); 6m top of wall; 9m top of ridge; and 7m to for concealed roof.	Part 1 Preliminary, Relationship to other documents	Nil	4.3	-		Recommend review. Conflicts with adjoining properties 3 storey height limit. Needs to be considered in Scheme or height review for the area. This is not captured. Three lots have height limits on their certificate of titles.
4.4 Fencing, Walls and Retaining In accordance with R Codes; and Swan River Trust.	No retaining wall requirements in the BFP	V1, 5.3.7 Site works	4.4	-		Recommend rescind.
4.5 Surveillance Seeks surveillance of the common driveway and foreshore reserve.	5.6 seeks surveillance of street and ROWs	5.2.3 Surveillance of the street	4.5	-		Recommend rescind. The provisions to provide surveillance of the reserve area are not needed in this policy as they are covered by Section 5.14 of the Design Out Crime Planning Guidelines of the WAPC.
4.6 Camphor Laurel Tree Management Plan prepared in accordance with the conditions imposed by the WAPC survey strata subdivision and the City's Planning approval.	Nil	Nil	Setbacks; and Appendix A - Tree Management Plan	-		Recommend rescind. Covered in tree management plan imposed as condition of approval.
4.7 Car Parking and Access Access in accordance with the R Codes.	Nil	5.3.5	4.7	Require 1 in accordance with the R Codes instead of 2 in the design guidelines.		Recommend rescind.
4.8 Overlooking In accordance with the R Codes.	Nil	5.4.1	4.8	-		Recommend rescind.

Rescind Review Remain

Appendix 16 Design Guidelines Perth

Adopted 13 March 2007

Amended
2 December 2008
16 June 2020

Number of Lots = 19

Zone - Commercial; and Mixed Use
Code - R160
Built Form Area - Activity Corridor

No heritage listing.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 Introduction, 2 Context, 3 Key Characteristics & 4 Opportunities This clause is not measurable but is a good (slightly dated) statement of character.	N/A	N/A	-	Less guidance and context of the area to inform decisions.		Recommend rescind. Clause 2 is a good statement of the former character. Clause 3 outlines some characteristics which may have changed. Clause 4 explores Opportunities some which have been realised. It should be noted that there is a billboard on the south-west corner of the design guideline area. Overall recommendation rescind.
6 Development Objectives Could inform a statement of Character for the area.	N/A	N/A	-	Provides objectives for development to meet. Other objectives would be used in assessment.		Recommend rescind.
7i Subdivision The clause encourages amalgamation. WAPC determines applications of subdivision (with referral to the LG)	N/A	N/A	-	-		Recommend rescind. This clause would be of little consequence in the determination of a subdivision application.
7ii Density and Mix Mixed use within the area zoned Residential/Commercial, with a minimum 66 per cent residential (commensurate with R160 density) and compatible commercial and non-residential uses, such as offices and consulting rooms;	N/A	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1	-	-		Recommend rescind. Density and land use are controlled by Local Planning Scheme No. 2. The mix described in the area may be suitable to feed into a character statement for the area.
7iii Height and Massing Contains building heights and descriptions of the locations of heights: - Frontage to primary street: Minimum 2 storeys, Maximum 4; - Frontage to Fitzgerald St & Pendal Lane 6 Storeys. Setback of 10m for the fourth storey from Fitzgerald St; and Setback of 30m from Fitzgerald St above four storeys.	Guidelines replace BFP - Part 1, Relationship to other documents. The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights.	BFP replaces R Codes V2, Table 2.1 Primary Controls	7iii Locations of height and massing; Locations where additional height would be considered - Particularly corner sites - suggestions of chamfering, curving, additional height, varying roof forms, verandahs, balconies or other design elements which accentuate corners;	-		Recommend rescind. These provisions could be rescinded however the specific design that these provisions seek would be removed. The lots are predominately developed and these provisions may be challenged in a development application. The age (initially adopted over 10 years ago) of these design guidelines may present an issue in holding a contemporary development application.
7iv Plot Ratio	The technical operation of this clause would refer to the design guidelines in accordance with Clause Relationship to other documents. The lots south west of the area are R80 and would be subject to the plot ratio of R80.	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies.	7iv	Provides clarity.		Recommend rescind.
7v Connectivity and Legibility Encourages activity and passive surveillance of Pendal Lane.	N/A	R Codes V2, Element Objective O3.6.2	7v	-		Recommend rescind.
7vi Façade and Interface Setbacks: - Nil to all boundaries; - Openings onto all streets; - Weather protection (awnings) over the footpaths; - Repeats nil setbacks to all boundaries.	V2, Clause 1.3 Refers to the R Codes for setbacks adjoining non-residential built form areas being nil and upper storey setbacks.	R Codes V2, Table 2.1 Primary Controls; and Clause 2.4 applies.	7vi	No impact. Nil setbacks in the design guideline and in the built form policy.		Recommend rescind. There would be minimal difference in the requirements of the guidelines and the BFP & R Codes provisions.
7vii Vehicle and Pedestrian Access From ROW & ceding 1m for laneway widening; Where only available from Primary St (no on-street parking) and access unobtrusive. Pedestrian access from Pendal lane and Primary St.	V2, Clause 1.6 Vehicle Access; and V2, Clause 1.5 Pedestrian access and entries.	V2, Clause 3.7 & 3.8	7vii	-		Recommend rescind. The outcomes would not be impacted. Planning bulletin 33 of describes the ability in the P&D Act to dedicate ROWs to ensure these are 6m wide. Pendal lane is approximately 5m wide.

Rescind Review Remain

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
7viii Car Parking In accordance with LPS2, LPP and R Codes; Will consider variation given the accessibility to public transport and whether a lesser amount would impact the area.	LPP 7.7.1 Non-residential Development Parking Requirements	V2, Clause 3.9 Residential Car & Bicycle Parking requirements	7viii	-		Recommend rescind.
ix High Quality Design and Function - No measurable requirements; - Also mentions use of CPTED.	V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.	V2, Clause 4.10 Façade design	7ix	-		Recommend rescind. Design Review would be required for development of this density. In addition an urban design study of the context is required.
x Total Open and Personal Outdoor Space and External Amenities - In accordance with the R Codes; - Mentions variations due to the proximity to Robertson Park.	N/A	V2, Clause 3.4 Communal Open Space; and V2, Clause 4.4 Private open space and balconies.	x	-		Recommend rescind - private open space is necessary in residential development and should be in accordance with the R Codes (which in meeting the Element Objective would allow variation due to the close proximity public open space.)
xi Landscaping and Public Art - No measurable criteria.	Increased landscaping requirements in the BFP not approved by the WAPC and do not apply.	V2, Clause 3.3 Tree canopy and deep soil areas.	xi	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind - landscaping should be in accordance with the R Codes measurable requirements. Percent for Art LPP applies.
xii Sound Attenuation and Proximity to Commercial and Entertainment Uses - Seeks mixed use compatibility between commercial and residential through sound attenuation policy.	N/A - BFP; however Policy 7.5.21 - Sound Attenuation	V2, Clause 4.7 Managing the impact of noise; and Clause 4.14 Mixed Use.	xii	-		Recommend rescind - refers to Sound Attenuation Policy (which would apply regardless).
xiii Location of General Plant - Concealed from public view	N/A	V2, Clause 4.18 Utilities	xiii	-		Recommend rescind - covered by R Codes.
xiv Affordability Affordable housing encouraged; Suggests density bonus as an incentive.	Part 1, Policy Objective 20	Clause 1.1 - Policy Objectives	xiv	-		Recommend rescind - cannot be enforced as it contradicts LPS2.
xv Environment Sustainability - Seeks and ESD report but does not require an measurement to be achieved; - Allows variation to this requirement depending on the size of development.	1.10 Energy Efficiency	4.15 Energy Efficiency	xv	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind - cannot be implemented as it contradicts the R Codes (and NCC). If BFP provisions are accepted by the WAPC these provisions would be met.
xvi Access - Universal access however no measurable requirement.	N/A	V2, Clause 4.9 Universal Design	xvi	-		Recommend rescind - covered by R Codes.
xvii Bin Stores - Seeks concealed bin stores in convenient locations.	N/A	V2, Clause 4.17 Waste management	xvii	-		Recommend rescind.

Rescind Review Remain

Appendix 17 Design Guidelines Lacey Street

Adopted 5 December 2006
Amended 12 February 2013

Number of Lots = 29

Zone - Mixed Use
Code - R80
Built Form Area - Mixed Use

No heritage listing.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
DESCRIPTION Character & context statement.	-	-	DESCRIPTION	Less guidance for the style of dwellings in the area.		Recommend retain. The clause provides an area for the description to apply. Overall recommendation review.
Defining the Area Outlines the properties which contribute to the streetscape and which ones are gateway properties into the area. These are also mapped.	-	-	Defining the Area	Less guidance for the style of dwellings in the area.		Recommend retain. The clause provides the context of the area.
KEY EXISTING CHARACTERISTICS; ISSUES/THREATS; and POLICY STATEMENT Are all good examples of what could be a character statement.	-	-	KEY EXISTING CHARACTERISTICS; ISSUES/THREATS; and POLICY STATEMENT	Less guidance for the style of dwellings in the area.		Recommend retain. The clause provides the context of the area.
Existing Building Stock - Retention of original intact (alterations & additions to be sympathetic & distinguishable) Federation dwellings; - Avoiding demolition of front rooms of intact dwellings; - Gateway development should be sympathetic in terms of scale.	V2, S1, C1.8, A1.8.3 - Urban Design Study	V2, C4.10, O4.10.1 - Facades which reference the character of the local area. V1 - N/A	Element objectives relating to 'Existing Building Stock' - Page 4.	-		The policy provision provides guidance for the character of the street to remain. The properties are not heritage listed so these guidelines whilst they provide limited protection - it is the only 'statement of character' that could guide development in this location. If the properties are to be retained: - An investigation into the heritage significance of the properties should be undertaken; or - A character street should be investigated.
Landscape - Prepare a landscape plan for all DA's; - Minimise paved areas; - Retain existing and provide for new landscaping; - Avoid losing private front gardens.	Increased landscaping requirements in the BFP not approved by the WAPC and do not apply.	V2, Clause 3.3 Tree canopy and deep soil areas. V1 - N/A	Element objectives relating to 'Landscape' - Page 4.	-		Recommend review- landscaping should be in accordance with the R Codes measurable requirements. The R Codes provides for a better outcome. Minor changes made to paving measures.
Lot Size Maintain lot sizes and configuration of the street.	N/A	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1	Element objectives relating to 'Lot size' - Page 4.	-		Density and land use are controlled by Local Planning Scheme No. 2 Advice given on lot arrangement and design.
Setbacks - All buildings need to be setback from at least one side boundary; - Front setback to be the average of the two adjoining properties; - Garages and carports should not be incorporated into the façade - behind the building line; - Gateway properties in accordance with these setbacks and upper storeys setback enough to not interrupt the streetscape.	V2, Clause 1.2 & 1.3 - Nil street setbacks; - Side & rear refers to R Codes.	R Codes V2, Table 2.1 Primary Controls, Clause 2.4 applies: - Side 2m-3m; and - Rear 2m-6m. V1, Cause 5.1.2 & 5.1.3 - R80 1m Primary or Secondary; - Setback in accordance with Table 2a & 2b or boundary walls.	Element objectives relating to 'Setbacks' - Page 4.	The street setback may be impacted as this place is noted as Mixed Use Area in the BFP. Instead of the average of two adjoining dwellings, a nil setback would be allowed.		Recommend review. The Built Form Area for these properties should change or this should be a character street.
Height and Building Form - Reflect the context of the street; - Single storey at the street; - Second storey not visible from the street.	Guidelines replace BFP - Part 1, Relationship to other documents. The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights.	BFP replaces R Codes V2, Table 2.1 Primary Controls	Element objectives relating to 'Height and Building Form' - Page 5.	Development of two storeys to the street would be deemed to comply.		Recommend review. The single storey to the street height limit - with additional development to the rear should be in a character street.
Materials and design detail - Compliment existing - New gateway buildings sympathetic to scale of existing street.	V1, Clause 1.9 - Urban Design Study, Local Housing Objectives.	V2, Façade Design O4.10.1 No relevant clause in the R Codes Volume 1.	Element objectives relating to 'Materials and design detail' - Page 5.	The City would seek an Urban Design Study to be submitted with the DA to ensure the context was addressed.		Recommend review
Front boundary treatment - Solid wall 0.75m high, 1.2m high overall height; - Fences above 0.75m 50% visually permeable.	-	V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m. V1, Cl. 5.2.5 - Sight lines Provides unobstructed views at vehicle access points.	Element objectives relating to 'Front boundary treatment' - Page 5.	Instead of a height limit of 1.2m new fences would be able to be built to 50% visual permeability above 1.2m to 1.8m		Recommend retain. R Codes allows visually permeable fencing above 1.2m high - the guidelines has a maximum wall height of 1.2m. Development of higher fences may be deemed to comply if these provisions were rescinded. Fence height would be determined in the Urban Design Study as immediate context however would be a local housing objective and not a deemed to comply provision.

Rescind Review Remain

Appendix 18 Design Guidelines for William Street

Adopted 2 December 2008
Amended 16 June 2020

Number of Lots = 54

Zone - District Centre; & Mixed Use
Code - R80
Built Form Area - Town Centre & Mixed Use Area

No heritage listing.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
1 - Introduction, 2 - Context, 3 - Key Characteristics, 4 - Opportunities - These sections are suitable and somewhat generic character statements of the area. Some of the information is dated but relevant. The section refers to Vincent Vision 2024.	-	-	Objectives relating to context.	Less guidance regarding context in assessment.		Recommend rescind. These clauses are a good statement of the (former) character. Clause 3 outlines some characteristics which may have changed. Clause 4 explores Opportunities some which have been realised. **Overall recommendation** rescind.
5 - Relationship with other documents; and 6 - Development Objectives - These clauses clearly outline the operation of the Policy and what it is aiming to achieve.	-	-	-	Less guidance regarding context in assessment.		Recommend rescind..
7i Density and Mix	N/A	R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1	7i	Less guidance regarding context in assessment.		Recommend rescind. Density and land use are controlled by Local Planning Scheme No. 2. The mix described in the area may be suitable to feed into a character statement for the area.
7ii Open Space and Outdoor Living	N/A	V2, Clause 3.4 Communal Open Space; and V2, Clause 4.4 Private open space and balconies.	7ii	-		Recommend rescind.
7iii Height and Massing	Guidelines replace BFP - Part 1, Relationship to other documents. The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights.	BFP replaces R Codes V2, Table 2.1 Primary Controls	7iii Locations of height and massing; Locations where additional height would be considered - Particularly corner sites - suggestions of chamfering, curving, additional height, varying roof forms, verandas, balconies or other design elements which	Height limits are in the built form policy. Rescinding this clause would diminish the site specific guidance regarding the development height and massing.		Recommend rescind. The lots are predominately developed and the design guideline provisions may be challenged in a development application. The age (initially adopted over 10 years ago) of these design guidelines may present an issue in assessing a contemporary development application.
7iv Architectural Style a) Colours and Materials	V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.	V2, Clause 4.10 Façade design	7ix	Less guidance regarding context, colours & materials in assessment.		Recommend rescind. Design Review would be required for development of this density. In addition an urban design study of the context is required.
7iv Architectural Style b) Roof Forms - Height of fascia's to vary every 7m-12m - Outlines facades that are to be retained. Not heritage listed but mentioned in the clause: 342-344 William 434-438 William 464-466 William	V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.	V2, Clause 4.10 Façade design	7iv	Less guidance regarding context, colours & materials in assessment.		Recommend rescind. These properties are noted as being considered however all of the context should be considered in a new development through the design and review process.
7v Façade and Interface a) Setbacks - Nil to front, side and rear boundaries b) Street Front Openings - Openings to be recessed 0.5m from the front of the building. c) Awnings - Above footpath 2.75m d) Pedestrian Access - Mandatory access from street e) Non-Residential/Residential Development Interface - Refers to a policy which has been rescinded.	V2, 2.3 & 2.4 Nil to boundaries.	R Codes V2, Table 2.1 Primary Controls; and Clause 2.4 applies.	7v	The setback provisions of the built form policy offer similar guidance including nil setbacks adjoining non-residential built form area. The awning provisions of the Built Form Policy seek better outcomes than the design guidelines.		Recommend rescind. There would be minimal difference in the setback requirements of the guidelines and the BFP & R Codes provisions. The BFP provides better guidance for awning's.

Relevant Measurable Provisions	Built Form Policy (Equivalent)	R Codes (Equivalent)	Relevant Guiding Provisions	Impact if rescinded	Amend/ Rescind/ Review	Comment (Rescind, Review or Retain)
7vi) Vehicle Access and Car Parking - From secondary streets; - If only available from William, crossover to be unobtrusive; and - Car parking not permitted in front setback.	1.6 - Vehicle Access; & 1.7 - Car and bicycle parking.	3.8 - Vehicle Access; & 3.9 - Car and bicycle parking.	7vi	-		Recommend Rescind The BFP provisions and non-residential parking requirements provide clear guidance for where and how many car parking bays are suitable.
7vii) Heritage - Refers to Local Heritage Policies; and - Requirements of the P&D Regulations for referral of State Heritage listed properties.	-	-	7vii	No impact. These properties are heritage listed and would be guided by the City's heritage policies.		Recommend rescind.
7viii) Services a) Signage - To comply with City's policy.	-	-	-	-		Recommend rescind.
7viii) Services b) Bin Storage - Not visible from the street or adjacent properties.	-	V2, Clause 4.17 Waste management	-	-		Recommend rescind.
7viii) Services c) External Fixtures - Not visible from the street	-	V2, Clause 4.18 Utilities	-	-		Recommend rescind.
7ix) Environmental Sustainability - Green star report before building permit of 4 stars.	1.10 Energy Efficiency	4.15 Energy Efficiency	7ix	The provisions of the built form policy seek a greater ESD outcome.		Recommend rescind.
7x) Affordability Affordable housing encouraged; Suggests density bonus as an incentive.	Part 1, Policy Objective 20	Clause 1.1 - Policy Objectives	7x	-		Recommend rescind The ability to vary the density of the Local Planning Scheme does not exist.
7xi Landscaping and Public Art - No measurable criteria.	Increased landscaping requirements in the BFP not approved by the WAPC and do not apply.	V2, Clause 3.3 Tree canopy and deep soil areas.	xi	The provisions of the built form policy seek a greater landscaping outcome.		Recommend rescind. Landscaping should be in accordance with the R Codes measurable requirements. Percent for Art LPP applies.
7xii) Safer Design - Use of CPTED and 'Designing out crime'.	-	V2, Clause 3.7 - Pedestrian Access & Entries V2, Clause 4.14 - Mixed Use	xii	-		Recommend rescind.
7xiii) Amalgamation - Encourages amalgamation of lots.	-	-	xiii	-		Recommend rescind.
7xiv) Sound Attenuation - Seeks mixed use compatibility between commercial and residential through sound attenuation policy.	N/A - BFP; however Policy 7.5.21 - Sound Attenuation	V2, Clause 4.7 Managing the impact of noise; and Clause 4.14 Mixed Use.	xii	-		Recommend rescind - refers to Sound Attenuation Policy (which would apply regardless).

Rescind Review Remain