

Review of New Northbridge Design Guidelines and Central Perth Development Policies

New Northbridge Design Guidelines – General Provisions

General Provision Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
1.2 Site Planning					
1.2.1 Site Analysis	Site analysis plan showing the context of the site and including; - Features and topography - Orientation and microclimate - Soil conditions - Heritage buildings - Existing services - Proposals compatibility with area - Existing movement networks (pedestrian, vehicle, Public transport)	N/A	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and State Planning Policy 7.0	Revoke
1.2.2 Sustainable Building Design	Developments to incorporate green building design principles and achieve a 4, 5 or 6 star Green Star rating depending on the site tier.	R Codes Volume 2: 3.2 Orientation 4.1 Solar and daylight access 4.2 Natural ventilation 4.15 Energy Efficiency 4.16 Water Management and Conservation	The WSPF proposes to include the existing Environmentally Sustainable Design (ESD) standards of the Built Form Policy which outlines for developments to achieve a 5 star Green Star rating, in addition to the acceptable outcomes of the R Codes Volume 2. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards. The City's LPP 7.5.10 Sustainable Design (LPP 7.5.10) would also provide guidance on ESD.	This would be addressed by the Built Form Policy, WSPF, R Codes Volume 2, and LPP 7.5.10	Revoke
1.2.3 Private Outdoor Space	Provision of Outdoor Living Area (OLA) for each development 10sqm min with min dimension of 2.5m	R Codes Volume 2: 4.4 Private open space and balconies	N/A	This would be addressed by the R Codes Volume 2.	Revoke
1.2.4 Awnings	Weather protection along street front	R Codes Volume 2: 3.6 Public Domain Interface 3.7 Pedestrian Access and Entries 4.10 Roof Design	The WSPF proposes to include the existing Public Domain Interface standards of the Built Form Policy in addition to the acceptable outcomes of the R Codes Volume 2. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.2.5 Landscaping	Landscaping provisions to include Landscape plan	R Codes Volume 2: 3.3 Tree Canopy and DSA 4.12 Landscape Design	The WSPF proposes to include the existing landscaping standards of the Built Form Policy, in addition to the acceptable outcomes of the R Codes Volume 2. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.2.6 Sound Attenuation	Ensure that residential amenity is maintained/impacts are mitigated	R Codes Volume 2: 4.7 Managing the Impact of Noise	The City's LPP 7.5.21 Sound Attenuation (LPP 7.5.21) would apply in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the R Codes Volume 2, LPP 7.5.21 and SPP 5.4.	Revoke
1.2.7 Northbridge Entertainment Precinct	Additional measures control development within the Northbridge Special Entertainment Precinct.	N/A	N/A	The WAPC is currently considering an amendment to the City of Perth's Local Planning Scheme that would allow for increased noise levels to be received at properties within and adjoining the Northbridge Special Entertainment Precinct. Depending on the outcome of this the City's LPP 7.5.21 may need to be reviewed to provide for greater levels of sound attenuation to be provided in future developments,	Revoke

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1.2.8 Integration of Public Art	Provision of a 1 percent public art contribution for new developments.	N/A	The City's LPP Percent for Public Art would apply and requires a 1 percent public art contribution.	This would be addressed by LPP Percent for Public Art	Revoke
1.2.9 Housing Design & Affordability	Provision of a minimum of 20 percent studio or single bedroom dwellings and 10 percent three or more bedrooms	R Codes Volume 2: 2.8 Development Incentives for Community Benefit 4.8 Dwelling mix	The WSPF provides the provision of affordable housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
1.2.10 Place Activation	Ensure that new development integrates into its surrounds via land use, built form and urban design	n/a	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and the R Codes Volume 2.	Revoke
1.2.11 Universal Design	Provision of a minimum of 20 percent adaptable housing	R Codes Volume 2: 4.9 Universal design	The WSPF provides the provision of special purpose housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
1.3 Building Design					
1.3.1 Mixed Use	Mixed used development is encouraged throughout the precinct	R Codes Volume 2: 4.14 Mixed Use	The City's LPS2 zones the site as Mixed Use and provides for specific objectives for this zone.	This would be addressed by LPS2..	Revoke
1.3.2 Roof Form	Gable and pitched roofs are to be a minimum pitch of 30 degrees when in view of the street. Flat and Skillion are permitted. Lofts are encouraged and are to have a minimum height of 2.4m for 2/3 of the floor area	R Codes Volume 2: 4.11 Roof Design	The WSPF proposes to include the existing Roof Design and Urban Design Study standards of the Built Form Policy. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.3.3 Walls	Exposed blank walls are not permitted (unless they adjoin another blank wall). Use of openings and articulation is to occur. Encouragement of certain materials.	R Codes Volume 1: 5.1.3 Lot Boundary Setbacks 5.2.3 Street Surveillance R Codes Volume 2: 2: 2.3 Street Setbacks 2.4 Side and Rear Setbacks 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include Street Setbacks, Side and Rear Setbacks standards, as well as the existing Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.3.4 Windows	Requires vertical proportion of windows when in view of the street as to complement surrounding precinct. Discuss treatment of windows via tinting and roller shutters. Requires privacy to be maintained.	R Codes Volume 2: 3.6 Visual Privacy 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Urban Design Study and Public Domain Interface standards of the Built Form Policy. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.3.5 Balconies	Requires upper floors to have a balcony. Requirements for useability (location, size, access) Protection of privacy	R Codes Volume 1: 5.3.1 OLA 5.4.1 Visual Surveillance R Codes Volume 2: 4.4 Private open space and balconies 3.6 Visual Privacy	N/A	This would be addressed by the R Codes Volume 2.	Revoke

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General Provision Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation																		
1.3.6 Corner Sites	Enforce Corner sites as landmark sites, this provides for certain treatment measures	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	All of the corner sites in the Lindsay Street Precinct have been developed.	Revoke																		
1.3.7 Fencing	Provides for requirements for fencing design.	R Codes Volume 2: 3.6 Public Domain Interface 3.8 Vehicle Access	The WSPF proposes to include the existing Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		
1.3.8 Activation of Streets, Rear Laneways and Under-width Roads	Requires openings to laneways, vehicle access to laneways as well as proximity of living spaces.	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		
1.3.9 Safer Design	Requires activity and surveillance of the public realm. Also mentions vandalism prevention measures.	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		
1.4 Car Parking and Access																							
1.4.1 Car parking	Provides for maximum car parking rates for residential and non-residential. <table><tr><th>DEVELOPMENT</th><th>MAXIMUM CAR PARKING SPACES</th></tr><tr><td>Culture & Creative Industry land uses</td><td>1 per 6.5m² of public drinking area, or 1 per 8 seats provided or which an area is capable of providing, or 1 per 70m² gross floor area (as applicable)</td></tr><tr><td>Commercial land uses</td><td>1 per 70m² gross floor area</td></tr><tr><td>Light Industry land uses</td><td>1 per 100m² gross floor area</td></tr><tr><td>Retail land uses</td><td>1 per 30m² gross floor area</td></tr><tr><td>Dining & Entertainment land uses</td><td>1 per 6.5m² of public drinking area, 1 per 8 seats provided or which an area is capable of providing, 1 per 30m² gross floor area (as applicable)</td></tr><tr><td>Community land uses</td><td>1 per 30m² gross floor area</td></tr><tr><td>Transient Residential</td><td>One bay per two bedrooms</td></tr><tr><td>Permanent Residential</td><td>Maximum of 2 bays per dwelling *N.B. a minimum of 1 bay per dwelling is required.</td></tr></table>	DEVELOPMENT	MAXIMUM CAR PARKING SPACES	Culture & Creative Industry land uses	1 per 6.5m² of public drinking area, or 1 per 8 seats provided or which an area is capable of providing, or 1 per 70m² gross floor area (as applicable)	Commercial land uses	1 per 70m² gross floor area	Light Industry land uses	1 per 100m² gross floor area	Retail land uses	1 per 30m² gross floor area	Dining & Entertainment land uses	1 per 6.5m² of public drinking area, 1 per 8 seats provided or which an area is capable of providing, 1 per 30m² gross floor area (as applicable)	Community land uses	1 per 30m² gross floor area	Transient Residential	One bay per two bedrooms	Permanent Residential	Maximum of 2 bays per dwelling *N.B. a minimum of 1 bay per dwelling is required.	R Codes Volume 2: 3.9 Car and Bike parking	LPP Non-Residential Parking provides guidance on non-residential car parking. The WSPF proposes to remove parking minimums. Residential parking would continue to be subject to the acceptable outcomes of the R Codes Volume 2. Areas outside of the WSPF would continue to be subject to LPP Non-Residential Parking	This would be addressed by the WSPF and LPP Non-Residential Parking.	Revoke
DEVELOPMENT	MAXIMUM CAR PARKING SPACES																						
Culture & Creative Industry land uses	1 per 6.5m² of public drinking area, or 1 per 8 seats provided or which an area is capable of providing, or 1 per 70m² gross floor area (as applicable)																						
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Transient Residential	One bay per two bedrooms																						
Permanent Residential	Maximum of 2 bays per dwelling *N.B. a minimum of 1 bay per dwelling is required.																						
1.4.2 Bike parking and EoT facilities	Requires new developments to include bike parking and EoT facilities. This ratio is based on apartment numbers or floor space	R Codes Volume 2: 3.9 Car and Bike parking	LPP Non-Residential Parking provides guidance on non-residential bicycle parking and end of trip facilities. Bicycle parking for residential would continue to be subject to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by LPP Non-Residential Parking and the R Codes Volume 2.	Revoke																		
1.4.3 Vehicle Access Gates, Carports and Garages	Elements are to be used to reduce visual impact of doors to the street. Parking structures are to be integrated into the development	R Codes Volume 2: 3.6 Public Domain Interface 3.8 Vehicle Access	The WSPF proposes to include the existing Vehicle Access and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and the R Codes Volume 2.	Revoke																		
1.4.4 Pedestrian Access	Access requirements are to be at grade when access from the road	R Codes Volume 2: 3.6 Public Domain Interface	The WSPF proposes to include the existing Public Domain Interface and Pedestrian Access and Entries standards of the Built Form Policy.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		

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		3.7 Pedestrian Access and Entries	For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.		
Heritage					
1..5 Heritage Listed Properties	This clause discusses the approval process for developing a heritage place and has provisions relating to: - Roof form - Walls - Windows - Fencing - Vehicle access - Signage		The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and LPP: Heritage Area Guidelines	Revoke
1.6 Other Considerations					
1.6.1 Northbridge Tunnel Development Standards	Provides development standards, referral process and approval process for development over or adjacent to the Graham Farmer Tunnel	N/A	Addressed by the existing Development Design Guidelines for Structures Above or Adjacent to the Graham Farmer Freeway Tunnel Northbridge .	The guidelines will be updated into an information sheet, as they remain relevant but are not a specific local planning policy.	To be addressed through an information sheet.
1.6.2 Encroachments into Crownland	Requirements for the approval of built elements encroaching into crown land.	N/A	N/A	This addressed by the <i>Local Government Act 1995</i> .	Revoke
1.6.3 Site Services and Service Enclosures	Requirements for location of utilities and screening measures	R Codes Volume 2: 4.17 Waste management 4.18 Utilities.	The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2, as well as the and the <i>Environmental Protection (Noise) Regulation 1997</i> .	Revoke
1.6.5 Sewer Easements	Development requirements for lots affected by easements	N/A	N/A	As the easement owner the Water Corporation would be required to approve any works affecting an easement, separate to any development application.	Revoke
1.6.6 Signage	Signage Standards that link to Metropolitan Redevelopment Authority Signage policy	N/A	The City's LPP Signs and Advertising would apply.	These provisions are covered by the LPP Signs and Advertising.	Revoke
1.6.7 TV Antennas, Satellite Dishes and Radio Masts	Guidance on location of TV Antennas, Satellite Dishes and Radio Masts	R Codes Volume 2: 4.18 Utilities.	The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.6.8 Storage Areas	Provision of storage space for personal belongings and bins	R Codes Volume 1: 5.4.4 External fixtures, utilities, and facilities R Codes Volume 2: 4.6 Storage 4.17 Waste management	The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.6.9 Changes to the Public Domain	Provisions for alterations to items within the public realm (paving, lighting, planting and other street furniture).	N/A	N/A	These provisions are addressed separately to planning requirements through the City's function in asset renewal.	Revoke

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Review of the [LINDSAY STEET DESIGN GUIDELINES](#)

Lindsay Street Precinct Guidelines Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
5.1 Introduction					
5.1.1 Desired Character	How development should meet character via design and land use	N/A	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy, and provides for objectives and Statements of Intent for each sub-precinct to guide future development. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy and WSPF.	Revoke
5.1.1 Objectives	Outlines the objectives of the precinct, which are to support mixed uses, encourage integration of housing and shops, preserve character, manage impacts, protect amenity, highlight heritage, enable affordable housing, and enhance safety through active streets and laneways.	N/A	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy, and provides for objectives and Statements of Intent for each sub-precinct to guide future development. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy and WSPF.	Revoke
5.4 Site Planning					
5.4.1 Place Activation	Requirements for Lots 557 and 551	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Urban Design Study and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	These lots have been developed	Revoke
5.5 Building Design					
5.5.1 Building Appearance and Streetscape	General characteristics of good design (awnings, scale, materiality, surveillance etc)	R Codes Volume 2: 2.2 Building Height 2.3 Street Setbacks 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include Street Setbacks and Building Height standards, as well as the existing Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
5.5.2 Dwelling Limits	Limit dwellings on heritage sites	N/A	Density limits cannot be implemented through a local planning policy. The City's LPS2 does not include any restriction on the number of dwellings in this precinct.	This is not required to be addressed through the Built Form Policy or WSPF. If desired density limits could be explored through the upcoming review of LPS2.	Revoke
5.5.3 Plot Ratio, Setbacks and heights	Built Form Controls	R Codes Volume 2: 2.2 Building Height 2.3 Street Setbacks 2.4 Side and Rear Setbacks 2.5 Plot Ratio	The WSPF proposes to include Street Setbacks, Side and Rear Setbacks and Building Height standards.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
5.5.4 Passive Surveillance	Development requirements to ensure windows facing Weld Square.	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
5.5.5 Finished Floor Levels	Provides for minimum FFL for Lots 503, 504 and 612	N/A	N/A	These lots have been developed	Revoke
5.6 Car Parking					

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Lindsay Street Precinct Guidelines Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
5.6.1 Vehicle Access Gates, Carports and Garages	Access points and location of parking facilities	R Codes Volume 2: 3.6 Public Domain Interface 3.8 Vehicle Access	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
5.6.2 Pedestrian Access	Developments are to provide street access to pedestrians	R Codes Volume 2: 3.6 Public Domain Interface 3.7 Pedestrian Access and Entries 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.of the R Codes and the BFP	Revoke
5.7 Heritage Listed Properties	Performance-based provisions dealing with setbacks and height for developments on, abutting or adjacent to heritage places.	N/A	The WSPF proposes to include Building Height and Side and Rear Setback standards. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and LPP: Heritage Area Guidelines	Revoke
5.8 Lot Specific Guidelines					
Lot 503	Land Use Setbacks Height Access Appearance Finished Floor Level Wester Power Substation Sewer easement	R Codes Volume 2: 2.2 Building Height 2.3 Street Setbacks 2.4 Side and Rear Setbacks 3.6 Public Domain Interface 3.7 Pedestrian Access and Entries 3.8 Vehicle Access 4.10 Façade Design	The WSPF proposes to include the Building Height, Street Setback and Side and Rear Setback standards. It also proposes to include the existing Façade Design, Public Domain Interface, and Vehicle Access standards of the Built Form Policy. The City's LPS2 would provide guidance on land use permissibility. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	These lots have been developed	Revoke
Lot 504	Land Use Setbacks Height Access Appearance Finished Floor Level Sewer easement				Revoke
Lot 557	Land Use Setbacks Site Coverage Height Access Appearance Corner Sites				Revoke
Lot 608 and 610 (Now 780)	Land Use Setbacks Height Access Appearance Finished Floor Level Wester Power Substation Sewer easement Corner Site Northbridge Tunnel Development Standards				Revoke
Lot 609	Land Use Setbacks Site Coverage Height Access				Revoke

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Lindsay Street Precinct Guidelines Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
	Appearance Power Supply				

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Review of [Central Perth Development Policies](#)

Central Perth Development Policies	Policy Summary	Applicable R Codes Clause	Applicable City Strategy/Policy	Comment	Recommendation																
DP 1: Green Building	This policy provides a tier rating for a project site, ranking them Tier 1-3 <table><tr><td></td><td>Tier 1</td><td>Tier 2</td><td>Tier 3</td></tr><tr><td>Green Star Rating</td><td>6 Star</td><td>5 Star</td><td>4 Star</td></tr><tr><td>Working Drawings</td><td>GBCA Registration and 'Design Review' certification from a Green Building Professional.</td><td>GBCA Registration and 'Design Review' certification from a Green Building Professional.</td><td>'Design Review' certification to be provided from a Suitably Qualified Professional</td></tr><tr><td>Practical Completion</td><td>'As Built' certification from the GBCA.</td><td>'As Built' certification from the GBCA.</td><td>'As Built' certification from the GBCA or a detailed report from a Suitably Qualified Professional.</td></tr></table> s		Tier 1	Tier 2	Tier 3	Green Star Rating	6 Star	5 Star	4 Star	Working Drawings	GBCA Registration and 'Design Review' certification from a Green Building Professional.	GBCA Registration and 'Design Review' certification from a Green Building Professional.	'Design Review' certification to be provided from a Suitably Qualified Professional	Practical Completion	'As Built' certification from the GBCA.	'As Built' certification from the GBCA.	'As Built' certification from the GBCA or a detailed report from a Suitably Qualified Professional.	R Codes Volume 2: 3.2 Orientation 4.1 Solar and daylight access 4.2 Natural ventilation 4.15 Energy Efficiency 4.16 Water Management and Conservation	The WSPF proposes to include the existing Environmentally Sustainable Design (ESD) standards of the Built Form Policy which outlines for developments to achieve a 5 star Green Star rating, in addition to the acceptable outcomes of the R Codes Volume 2. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards. The City's LPP 7.5.10 Sustainable Design (LPP 7.5.10) would also provide guidance on ESD.	This would be addressed by the Built Form Policy, WSPF, R Codes Volume 2, and LPP 7.5.10	Revoke
	Tier 1	Tier 2	Tier 3																		
Green Star Rating	6 Star	5 Star	4 Star																		
Working Drawings	GBCA Registration and 'Design Review' certification from a Green Building Professional.	GBCA Registration and 'Design Review' certification from a Green Building Professional.	'Design Review' certification to be provided from a Suitably Qualified Professional																		
Practical Completion	'As Built' certification from the GBCA.	'As Built' certification from the GBCA.	'As Built' certification from the GBCA or a detailed report from a Suitably Qualified Professional.																		
DP 2: Heritage Places	This policy clarifies when development approval is required for heritage places and provides performance standards to guide the assessment of development applications for heritage places and within heritage precincts.	N/A	The City's LPP's Development Guidelines for Heritage Places and Heritage Area Guidelines would apply.	This would be addressed by the City's Heritage LPP's.	Revoke																
DP 3: Sound and Vibration Attenuation	This policy applies to all noise emitting and noise sensitive development proposals within the Central Perth Redevelopment Area. The policy also applies to all new vibration sensitive development proposals, particularly those in close proximity to railway corridors.	R Codes Volume 2: 4.7 Managing the Impact of Noise	The City's LPP 7.5.21 Sound Attenuation (LPP 7.5.21) would apply in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the R Codes Volume 2, LPP 7.5.21 and SPP 5.4.	Revoke																
DP 4: Providing Public Art	This policy details the requirements for public art contributions as part of a development proposal and provides performance standards to guide the assessment of development applications that include public art.	N/A	The City's LPP Percent for Public Art would apply and requires a 1 percent public art contribution.	This would be addressed by LPP Percent for Public Art	Revoke																
DP 5: Additional Structures	This policy clarifies when proposals for additional structures require development approval and provides performance standards to guide the assessment of development applications when development approval is required.	R Codes Volume 2: 4.18 Utilities.	The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards. The City's LPP: Planning Exemptions also provides for exemptions to requiring development approval.	This would be addressed by the Built Form Policy, WSPF, R Codes Volume 2 and LPP: Planning Exemptions.	Revoke																
DP 6: Signage	This policy clarifies when proposals for signage require development approval and provides performance standards to guide the assessment of development applications when approval is required.	N/A	The City's LPP Signs and Advertising would apply.	These would be addressed by LPP: Signs and Advertising.	Revoke																
DP 7: Home Based Business	This policy clarifies when development approval for home based business is required and provides performance standards to guide the assessment of development applications when approval is required	N/A	The City's LPS2 provides land use permissibility for home businesses	This would be addressed by the City's LPS2.	Revoke																
DP 8: Hosting Public Events	This policy clarifies when a public event requires development approval and provides performance standards to guide the assessment of development applications when approval is required.	N/A	The City's LPP: Planning Exemptions provides exemptions for public events.	This would be addressed by the City's LPP: Planning Exemptions.	Revoke																

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Central Perth Development Policies	Policy Summary	Applicable R Codes Clause	Applicable City Strategy/Policy	Comment	Recommendation
DP 9: Affordable and Diverse Housing	This policy details the requirements for the delivery of affordable and diverse housing in residential and mixed-use developments and provides performance standards for assessment of development applications that include a residential component. These mandate that new developments are to incorporate a range of dwelling typologies and have a component being reserved for affordable or social housing	R Codes Volume 2: 2.8 Development Incentives for Community Benefit 4.8 Dwelling mix	The WSPF provides the provision of affordable housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
DP 10: Adaptable Housing	This policy details the requirements for the delivery of adaptable housing in residential and mixed-use developments and provides performance standards for assessment of development applications that include a residential component. It requires that 20% of dwellings incorporating Core Liveable Housing Design Elements	R Codes Volume 2: 4.9 Universal design	The WSPF provides the provision of special purpose housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke