

	Approved Modification
1.	<p>Modify Part 7 – Related Documents to add the following to the end of the sentence that reads “<i>The R-Codes do not apply in part or in whole to the CBACP area...</i>”</p> <p><i>...except where specifically referred to either below or in the Requirements of the Plan.</i></p> <p><i>Within Q3, Q4 or Q5, the provisions of Parts 3 & 4 (only) and Elements 2.6 and 2.7 of the State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (R-Codes Vol. 2) shall apply to residential development. Where the CBACP provides a more specific design outcome/requirement than the R-Codes, the provisions of the CBACP shall prevail.</i></p> <p><i>The following elements are not augmented by the Elements of the CBACP and therefore are to apply in full:</i></p> <ul style="list-style-type: none"> • <i>3.1 Site Analysis and Design Response; and</i> • <i>4.2 Natural Ventilation, 4.3 Size and Layout of Dwellings, 4.11 Roof Design, 4.13 Adaptive Reuse, and 4.18 Utilities.</i>
2	<p>Modify requirement 1.15 as follows;</p> <p><i>All development that contains ten (10) or more dwellings shall provide a minimum of 20% and a maximum of 50% of the dwellings as one (1) bedroom or studio dwellings, and shall provide a minimum of 40% of the dwellings as two (2) bedroom dwellings In Q3, Q4 and Q5, development be designed in accordance with Residential Design Codes Vol. 2 Element 4.8 and 4.9 in respect to dwelling mix and universal design.</i></p>
3	<p>Add a new requirement 1.17;</p> <p><i>1.17 Mixed Use</i> <i>In Q3, Q4 and Q5, where mixed use development is proposed, buildings be designed in accordance with Residential Design Codes Vol. 2 Element 4.14</i></p>
4	<p>Add additional requirements to Element 2 as follows;</p> <p><i>2.6 Building depth in Q3, Q4 and Q5 designed in accordance with Residential Design Codes Vol. 2 -Element 2.6.</i></p>
5	<p>Modify requirement 3.5 as follows;</p> <p><i>For buildings in the H8 Zone, notwithstanding the 8 storey height limit, no building shall exceed 26 metres above NGL. For buildings in the H4 Zone, notwithstanding the 4 storey height limit, no building shall exceed 16 metres above NGL. Notwithstanding, the above for buildings in the H4 zone in Q3, Q4 or Q5, may be developed up to a maximum of 6 storeys (building height of 20 metres above NGL) where the site area comprises a minimum of 1,200 square metres.</i></p>
6	<p>Insert the new requirement 4.4. as follows</p> <p><i>Notwithstanding anything in Clause 4.2 and 4.3, all development in the M15 and M10 Zones in Q3, Q4 and Q5 adjacent to Canning Highway shall comprise a minimum 3 metre depth colonnade fronting Canning Highway at nil setback.</i></p>
7	<p>Re-number existing requirements 4.4 through to 4.9 accordingly.</p>

8	<p>Amend requirement 5.1 as follows:</p> <p><i>Any new podium level development in the M15 Zone in all quarters or M10 Zone of Q1 and Q2 shall be built up to side boundaries, any adjoining right-of-way and may be built up to the rear boundary. Any new podium level development in the M10 Zone of Q3, Q4 and Q5 shall achieve an average side setback of 4 metres unless the site has frontage to Canning Highway, in which case side and rear setbacks may be reduced to nil. Setbacks of podiums on sites without frontage to Canning Highway (in Q3, Q4 and Q5) shall give regard to how the podium structure contributes to the interface between development, improves access to sunlight, ventilation and the retention of mature trees in accordance with the Desired Outcome and as per Clause 11.5.</i></p>
9	<p>Modify existing requirement 5.3 as follows;</p> <p><i>In Q1 and Q2, tower elements for development in the M15 or M10 Zone in shall be setback a minimum of 4 metres from side or rear boundaries so as to provide a minimum 8 metre separation between tower elements on adjoining lots as per Figure 10.</i></p> <p><i>In Q3, Q4 and Q5, tower elements for development in the M15 or M10 Zone shall be setback a minimum of 4 metres from side or rear boundaries and building separation distances to adjoining lot boundaries in accordance with Residential Design Codes Vol. 2 Element 2.7 - Building separation.</i></p>
10	<p>Modify existing requirement 5.4 as follows;</p> <p><i>Notwithstanding Clause 5.3, two or more towers within a single development site in the M15 or M10 Zone in Q1 and Q2 shall be setback a minimum of 8 metres from one another. In Q3, Q4 and Q5, two or more towers within a single development site in the M15 or M10 Zone shall be setback from one another in accordance with Residential Design Codes Vol. 2 Element 2.7 - Building separation.</i></p>
11	<p>Amend requirements and 5.5 by adding the words ‘in Q1 and Q2’ after ‘M15 or M10 Zones’</p>
12	<p>Insert new requirement 5.7 as follows;</p> <p><i>5.7 Building separation distances in the H8 and H4 zones in Q3, Q4 & Q5 shall be in accordance with Residential Design Codes Vol. 2 Element 2.7 - Building separation. For buildings up to 4 storeys (16m) in height buildings shall be separated from adjoining boundaries in accordance with Clause 5.6 of this plan and Residential Design Codes Vol. 2 Element 3.5 - Visual privacy.</i></p>
13	<p>Modify existing requirement 5.7 as follows and renumber to 5.8</p> <p><i>5.8 Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 3.2 and 4.1 in respect to solar access, and 3.5 in respect to visual privacy.</i></p>
14	<p>Renumber existing requirements accordingly.</p>
15	<p>Modify requirement 9.1 as follows;</p> <p><i>9.1 In Q1 and Q2, developments shall be sympathetic to the surrounding environment in composition, proportion, materials, colours and finishes. This includes responding to (not replicating) vertical and horizontal fenestration of adjoining developments and providing responses to elements within the street verge such as bus stops, parking and service infrastructure or service entrances. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 4.10.</i></p>

16	<p>Modify requirement 9.4 as follows;</p> <p><i>9.4 Windows and balconies shall be incorporated into the design of developments above ground level. <u>In Q1 and Q2, balconies shall have a minimum 2.4 metre depth and a minimum area of 10m², to encourage use. In Q3, Q4 and Q5, private open space and balconies designed in accordance with Residential Design Codes Vol. 2 Element 4.4.</u></i></p>
17	<p>Modify requirement 9.7 as follows;</p> <p><i>9.7 <u>In Q1 and Q2, the internal floor level of any development shall, where possible, have a finished floor level no greater than 500 mm below or above the adjoining footpath or verge level to ensure interaction between pedestrians and the adjoining buildings. Development which fronts a street with differing levels should consider innovative design to meet this requirement. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 3.6.</u></i></p>
18	<p>Modify requirement 10.4 as follows;</p> <p><i>10.4 <u>Development in the H8 Zone shall be provided with a minimum provision of 30% open space which shall be provided in shared common space at ground levels and/or shared common space on areas such as the roof. For development in the H8 zone in Q3, Q4 and Q5, the open space provision include deep soil and tree provision as per Residential Design Codes Vol. 2 Design Element 3.3 and the required open space area in addition to the deep soil zone be landscaped in accordance with Residential Design Codes Vol. 2 Element 4.12.</u></i></p>
19	<p>Modify requirement 10.5 as follows;</p> <p><i>10.5 <u>Development in the H4 Zone shall be provided with a minimum provision of 40% open space which shall be provided in shared common space at ground levels and/or shared common space on areas such as the roof. For development in the H4 zone in Q3, Q4 and Q5, the open space provision include deep soil zones as per State Residential Design Codes Vol. 2 Element 3.3 and the required open space area in addition to the deep soil zone be landscaped in accordance with Residential Design Codes Vol. 2 Element 4.12.</u></i></p>
20	<p>Modify requirement 10.6 as follows;</p> <p><i>10.6 <u>Where development is not proposed to all boundaries of a site, landscaping design shall be incorporated providing that such landscaping maintains openness and visibility into the development site. Landscaping in the form of hard and soft landscaping can be utilised. Water sensitive design shall be implemented for all landscaped areas. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 4.12.</u></i></p>
21	<p>Modify requirement 10.7 as follows;</p> <p><i>10.7 <u>In Q1 and Q2, landscaping and/or low fencing below 1.2 metres on property boundaries, where buildings are setback from the boundary, shall reinforce the separation between public and private realm. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 3.6.</u></i></p>
22	<p>Insert new requirement 10.8 as follows;</p> <p><i><u>10.8 In Q3, Q4 and Q5, where communal open space is provided, the design be in accordance with Residential Design Codes Vol. 2 Element 3.4.</u></i></p>

23	<p>Modify requirement 11.5 to add the following after the sentence ending “...a 4 Star Green Star design rating under Green Building Council of Australia.”</p> <p><i>In Q3, Q4 and Q5, new development excludes development which would otherwise be exempted from assessment under the City of South Perth environmentally sustainable buildings policy.</i></p>																		
24	<p>Insert new requirement 11.7 as follows;</p> <p><i>11.7 Additionally, in Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 4.15 and 4.16 in respect to energy efficiency and water management.</i></p>																		
25	<p>Insert new requirement 12.3 as follows;</p> <p><u><i>12.3 In addition to 12.1 and 12.2, in Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 4.7.</i></u></p>																		
26	<p>Modify requirement 14.1 as follows;</p> <p><i>14.1 Development adjacent to street edges shall ensure that adequate access is provided for pedestrian traffic. Alfresco dining areas shall provide unimpeded through access under awnings/colonnades to protect pedestrians from the elements. In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 3.7.</i></p>																		
27	<p>Modify requirement 18.1 as follows;</p> <p><i>18.1 Basement car parking or parking served by other uses is encouraged within the CBACP area. All parking areas shall be well lit and clearly signed. In the M10 and M15 Zones in Q3, Q4 and Q5, all parking areas other than for visitors or commercial deliveries shall preferably be provided in a basement, or if not, then shall be concealed within the building behind residential or non-residential floor space. In Q3, Q4 and Q5, vehicle access designed in accordance with Residential Design Codes Vol. 2 Element 3.8.</i></p>																		
28	<p>Replace requirement 18.3 as follows;</p> <p><i>Car parking and motorcycle/scooter parking for residential development shall be provided as follows;</i></p> <table border="1" data-bbox="193 1518 1447 1966"> <thead> <tr> <th><i>Dwelling type</i></th> <th><i>Q1 & Q2</i></th> <th><i>Q3, Q4 & Q5</i></th> </tr> </thead> <tbody> <tr> <td><i>Studio or single bedroom dwellings</i></td> <td><i>Min: 0.75 Max: 1.0</i></td> <td><i>Min: 0.75</i></td> </tr> <tr> <td><i>Two or three bedroom dwellings</i></td> <td><i>Min: 1.0 Max: 1.5</i></td> <td><i>Min: 1.0</i></td> </tr> <tr> <td><i>Four or greater bedroom dwellings</i></td> <td><i>Min: 1.25 Max: 2.0</i></td> <td><i>Min: 1.25</i></td> </tr> <tr> <td><i>Residential visitor</i></td> <td><i>N/A</i></td> <td><i>1 bay per eight dwellings for developments greater than 12 dwellings.</i></td> </tr> <tr> <td><i>Motorcycle/Scooter parking</i></td> <td><i>N/A</i></td> <td><i>1 motorcycle/scooter space for every 10 car bays for developments greater than 20 dwellings</i></td> </tr> </tbody> </table>	<i>Dwelling type</i>	<i>Q1 & Q2</i>	<i>Q3, Q4 & Q5</i>	<i>Studio or single bedroom dwellings</i>	<i>Min: 0.75 Max: 1.0</i>	<i>Min: 0.75</i>	<i>Two or three bedroom dwellings</i>	<i>Min: 1.0 Max: 1.5</i>	<i>Min: 1.0</i>	<i>Four or greater bedroom dwellings</i>	<i>Min: 1.25 Max: 2.0</i>	<i>Min: 1.25</i>	<i>Residential visitor</i>	<i>N/A</i>	<i>1 bay per eight dwellings for developments greater than 12 dwellings.</i>	<i>Motorcycle/Scooter parking</i>	<i>N/A</i>	<i>1 motorcycle/scooter space for every 10 car bays for developments greater than 20 dwellings</i>
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	<i>Where residential visitor parking is provided, car parking areas not be located within the street setback and not be visually prominent from the street. <u>In Q3, Q4 and Q5, vehicle parking areas designed in accordance with Residential Design Codes Vol. 2 Element 3.9.</u></i>
29	<p>Modify requirement 18.8 as follows;</p> <p><i>18.8 Bicycle storage/parking shall be provided for all residential development at a ratio of one bay for every dwelling within a development site, and can be comprised within storage areas required as per Clause 19.5 or in shared parking areas or both. <u>Within Q3, Q4 and Q5, visitor bicycle parking provided at a ratio of 1 bay per 10 dwellings.</u></i></p>
30	<p>Modify requirement 19.3 as follows:</p> <p><i>19.3 Developments within the M15, M10 and H8 Zones shall provide for all management of waste wholly within the development site, including the ability for service vehicles to circulate within the development. No on-street waste collection areas are permitted within the M15, M10 and H8 Zones. <u>In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 4.17.</u></i></p>
31	<p>Modify requirement 19.5 as follows:</p> <p><i>19.5 <u>In Q1 and Q2, all residential developments shall comprise an enclosed, lockable storage area, with a minimum dimension of 1.5m with an internal area of at least 4m², for each grouped or multiple dwelling(s).</u> <u>In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol. 2 Element 4.6.</u></i></p>
32	<p>Insert new requirement 20.6 as follows:</p> <p><i><u>20.6 In Q3, Q4 and Q5, development shall be designed in accordance with Residential Design Codes Vol.2 Element 4.5.</u></i></p>
33	Replace all occurrences of “State Planning Policy 3.1” with “State Planning Policy 7.3
34	Replace all occurrences of “Heritage of Western Australia Act 1990” with “Heritage Act 2018”.