

Consequential Modifications to SPP7.3 R-Codes Volume 2 – Apartments

For consultation as a result of the draft Medium Density Code.

Section	Heading	Page	Consequential modifications
About this document	Who is this document for?	//	This Volume (R-Codes Volume 2 - Apartments) provides planning and design standards for residential apartments (multiple dwellings) in areas coded R40 R80 and above, and the dwelling component within mixed use development and activity centres .
			For multiple dwelling developments in areas coded below R40 R80 , refer to Volume 1 of the R-Codes.
1.1 Preliminary	Purpose	2	The purpose of Volume 2 is to provide comprehensive guidance and controls for the development of multiple dwellings (apartments) in areas coded R40 R80 and above, and the dwelling component within mixed use development and activity centres . For multiple dwelling developments in areas coded below R40 R80 , refer to Volume 1 of the R-Codes.
	Application of Volume 2 of the Residential Design Codes	3	Volume 2 of State Planning Policy 7.3 Residential Design Codes – Apartments applies to the development of multiple dwellings in areas coded R40 R80 and above, and (including the dwelling components of mixed use development and activity centres) . For multiple dwelling developments in areas coded below R40 R80 , refer to Volume 1 of the R-Codes.
1.2 Local Planning Framework		4	Subject to clauses 1.2.2 and 1.2.3, a local planning policy, local development plan, or precinct structure plan or activity centre plan that affects residential development shall be consistent with the provisions of the R-Codes Volume 2 and may provide local objectives for housing design and development in so far as it guides the consideration of the decision-maker to judge proposals. For the local planning policy, local development plan, or precinct structure plan to have effect, it should be available with the scheme where the decision-maker makes the scheme available.
	1.2.3 Sections that may be amended or replaced with WAPC approval	5	Notwithstanding clause 1.2.1, local government may with the approval of the WAPC prepare local planning policies, local development plans, and precinct structure plans , and activity centre plans that amend or replace any of the Acceptable Outcomes of the following sections of the R-Codes Volume 2:
	1.2.4	5	Notwithstanding clauses 1.2.2 and 1.2.3, local government may, with the approval of the WAPC , prepare local planning policies, local development plans and activity centre precinct structure plans to augment the R-Codes Volume 2 with Objectives to guide judgement about the merits of proposals relating to any aspect of apartment development that is not provided for under the R-Codes Volume 2 and is required within the local context.

Part 2 Primary Controls	Table 2.1 Primary Controls Table	14	Table 2.1 (opposite page) provides default development standards and does not supersede any development standard provided by a local planning scheme, local planning policy, precinct structure plan, activity centre plan or local development plan (refer 1.2 Local planning framework).
	Table 2.1 Primary Controls Table (within Table)	15	<i>Applicable where designated by local government in local planning scheme, activity centre plan, precinct structure plan, local development plan, local planning policy</i>
	2.2 Building Height	17	PG 2.2.4 Site-specific building envelopes and heights can be developed within a precinct structure plan or a local development plan for large or complex sites such as those on steep slopes and those with variable topography.
	2.8 Development incentives for community benefit	28	Development incentives are a method through which additional development potential or flexibility (such as additional plot ratio and/or building height) is offered in exchange for tangible community benefit, such as public amenities, culture and recreation facilities or affordable and/or universally accessible housing. It is important that the cost and value of the community benefit can be objectively measured and assessed as the local government will need to determine whether the incentive is sufficient to attract investment in the desired community benefit, and also demonstrate that the value of the community benefit is broadly commensurate with the additional development entitlement. - It is also important that development incentives be applied in a responsible and accountable manner to avoid the expectation that they become the 'default' development standard in a locality. Ideally development incentives would be confined to planned local areas included in local planning schemes, activity centre plans and/or structure plans , and/or limited to a focussed area or specific site that is identified for community infrastructure.
		29	PG 2.8.1 The following are examples of community benefit that <u>may</u> be considered in exchange for additional development potential or flexibility incorporated into a local planning scheme, local development plan, precinct structure plan or local planning policy .

Part 3 Siting the development	3.3 Tree canopy and deep soil areas	37	Table 3.3b Tree sizes						
			Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided (minimum 1m depth) ¹	Indicative pot size at planting
			Small	4-6m	4-8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100 L
			Medium	6-9m	8-12m	36m ²	3m	2m(DSA) + 1m(RSZ)	200 L
			Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m(RSZ)	500 L
1 Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.									
Figure 3.3b Tree size definitions when mature for deep soil areas. [amend diagram in line with revised small tree dimensions]									
3.8 Communal open space		41	A 3.4.2 Communal open space located on the ground floor or on floors serviced by lifts must be universally accessible from the primary street entry of the development.						
		43	DG 3.4.1 Communal open space may include outdoor and semi-enclosed and/or partially covered areas located at ground level or on upper level podiums, terraces or useable flat roofs. Communal open space should be sized and designed to be functional, accessible and attractive. On smaller sites, consider consolidating communal open space into a single easily identified and useable area. On larger sites, consider creating a series of communal open spaces that are well-integrated across the site and offer complementary uses. [un-bold term]						
3.9 Car and bicycle parking		54	On the other hand residents expect adequate, safe and accessible car parking and the local community should not be adversely impacted by on-street parking associated with development. [un-bold term]						
		55	O 3.9.3 Car parking is designed to be safe and accessible. [un-bold term]						

		55	<p>Table 3.9 Parking ratio</p> <p>Definitions:</p> <p>Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.</p> <p>includes all land located within:</p> <ul style="list-style-type: none">– 800m of a train station on a high-frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot;– 250m of a high-frequency bus route, or multiple bus routes that if combined have timed stops every 15 minutes during weekday peak periods (7 –9am and 5 –7pm), measured in a straight line from along any part of the bus route to any part of the lot; and/or– within the defined boundaries of an activity centre. <p>Location B: not within Location A.</p>									
Part 4 Designing the building	4.2 Natural ventilation	65	<p>A 4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.4m 2m.</p>									
	4.3 Size and layout of dwellings	69	<p>Table 4.3a Minimum floor areas for dwelling types</p> <table><tr><th>Dwelling type</th><th>Minimum internal floor area</th></tr><tr><td>Studio apartment</td><td>37 36 m²</td></tr><tr><td>1 bed</td><td>47 m²</td></tr><tr><td>2 bed x 1 bath ¹</td><td>67 m²</td></tr><tr><td>3 bed x 1 bath ¹</td><td>90 m²</td></tr></table> <p>¹ An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.</p>	Dwelling type	Minimum internal floor area	Studio apartment	37 36 m ²	1 bed	47 m ²	2 bed x 1 bath ¹	67 m ²	3 bed x 1 bath ¹
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4.4 Private open space	73	<p>Table 4.4 Private open space requirements</p> <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Minimum area¹</th><th>Minimum dimension¹</th></tr> </thead> <tbody> <tr> <td>Studio apartment + 1 bedroom</td><td>8m²</td><td>2m</td></tr> <tr> <td>2 bedroom</td><td>10m²</td><td>2.4m</td></tr> <tr> <td>3 bedroom</td><td>12m²</td><td>2.4m</td></tr> <tr> <td>Ground floor / apartment with a terrace</td><td>15m²</td><td>3m</td></tr> </tbody> </table> <p>¹Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.</p> <p><i>When calculating the extent of private open space, exclude servicing areas such as bin storage, clothes drying, air conditioning units and the like.</i></p>	Dwelling type	Minimum area ¹	Minimum dimension ¹	Studio apartment + 1 bedroom	8m ²	2m	2 bedroom	10m ²	2.4m	3 bedroom	12m ²	2.4m	Ground floor / apartment with a terrace	15m ²	3m
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4.5 Circulation and common space	79	<p>DG 4.5.2 Universal access is a mandatory requirement of contemporary building design for all publicly accessible places. In the context of an apartment development this means circulation areas and common spaces must be universally accessible via a continuous path of travel from the primary entry.</p>															
4.8 Dwelling mix	87	<p>DG 4.8.1 When considering the preferred dwelling mix appropriate to the development location, take into consideration:</p> <ul style="list-style-type: none"> – objectives and demographic trends identified in a local housing strategy or other relevant local planning instrument – current and projected community demographics, the profile of existing housing stock and market data – employment, education and community services in the locality and the housing demand associated with those services – unmet housing need in the locality including a demand for affordable or universally accessible housing. <p>DG 4.8.2 A diverse dwelling mix may include dwellings designed to suit singles, couples, unrelated adult sharers, families, multi-generation households, seniors ageing in place and people with</p>															

			<p>disabilities. Consider flexible configurations of space that can respond to changes in household composition and work/life arrangements. Examples include:</p> <ul style="list-style-type: none"> – increased provision of adaptable/universally accessible dwellings – larger rooms that are generic in form and suited to a variety of uses and functions – dual master bedroom apartments with separate bathrooms – dwellings with a street front room suited for use as a home business – larger apartments with multiple living spaces – open plan, 'loft' style apartments with only a fixed kitchen, laundry and bathroom to accommodate temporary partitioning of space by occupants – larger apartments with access to larger outdoor courtyards or terraces to meet the needs of families.
Appendices	A5 Development application guidance	123	<p>Floor plans: A scale drawing showing:</p> <ul style="list-style-type: none"> – all levels of the building including roof plan – layout of entries, circulation areas, lifts and stairs, communal spaces, and service rooms with key dimensions and Real Level (RL) heights shown – apartment plans with apartment numbers and areas, all fenestration, typical furniture layouts for each apartment type, room dimensions and intended use and private open space dimensions – accessibility clearance templates for universally accessible units and common spaces – visual privacy separation shown and dimensions where necessary – vehicle and service access, circulation and parking – storage areas.
Definitions	Definitions of terms used	132	This list includes common terms and definitions shared with Volume 1 of the R-Codes (for single and grouped dwellings) insofar as they apply to apartment development. For all other definitions, refer to Volume 1 of the R-Codes.
		132	Universally accessible - having features to enable use by people with a disability as defined by the NCC.
		132	Activity centre plan /activity centre structure plan – as defined under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and are prepared in accordance with State Planning Policy 4.2 Activity Centres for Perth and Peel.

		133	<p>Common Property – has the meaning given by section 10 of the <i>Strata Titles Act 1985</i>, as amended, and means:</p> <ul style="list-style-type: none"> – that part of the parcel of land subdivided by the strata titles scheme that does not form part of a lot in the strata titles scheme; and – temporary common property.
		133	<p>Deep soil area - soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium small to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.</p>
		133	<p>Floor area - as defined in the NCC. in relation to a room or dwelling, the internal area measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting.</p>
		133	<p>Freehold scheme - has the meaning given by section 8(2) of the <i>Strata Titles Act 1985</i>, as amended.</p>
		134	<p>Grouped dwelling - a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on in a survey strata strata titles scheme with common property.</p>
		134	<p>Heritage protected place - a place listed on the Commonwealth or State heritage register or is on the heritage list or within a heritage area of the local planning scheme. <i>as defined under the Planning and Development (Local Planning Schemes) Regulations 2015.</i></p>
		134	<p>Leasehold Scheme - has the meaning given by section 8(3) of the <i>Strata Titles Act 1985</i>, as amended.</p>
		134	<p>Local planning framework - comprises all strategic, statutory and policy planning documents which collectively outline the planning for an area and development requirements for sites, of the decision-maker and generally include a scheme, local planning strategy (including any housing component), structure plans, activity centre plans, local development plans and local planning policies. local planning scheme, local planning strategy (including any housing component), local planning policy, structure plan, activity centre plan, and local development plan.</p>
		134	<p>Lot in a strata scheme - has the meaning given by section 3 of the <i>Strata Titles Act 1985</i>, as amended, and means one or more cubic spaces forming part of the parcel subdivided by the strata scheme, the base of one lot on the floor plan forming part of the strata plan or an amendment of the strata plan but does not include any structural cubic space except if that structural cubic space is a single tier building, as defined in regulation 6 of the <i>Strata Titles (General) Regulations 2019</i>.</p>
		134	<p>Lot in a survey-strata scheme - has the meaning given by section 3 of the <i>Strata Titles Act 1985</i>, as amended, and means land that is shown as a lot consisting of one or more parts on the plan for that scheme.</p>
		135	<p>Parent lot - relating to multiple or grouped dwellings, the lot inclusive of common areas to which the strata titles scheme, as defined under the <i>Strata Titles Act 1985</i>, as amended, relates.</p>

		135	Pedestrian Access Leg – provides access from a public street to a dwelling where sole vehicular access is via a rear right-of-way . It can be in the form of a portion of the rear lot or as common property in the case of a strata title or survey-strata subdivision strata titles scheme .
		135	Precinct structure plan - as defined under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
		136	Private open space - for Volume 1 means open space set aside on a lot for the exclusive use of the occupants of the dwelling to which it abuts and excludes car parking spaces and access ways. For Volume 2 means open space outdoor space located at ground level or on a structure that is within private ownership and provided for the recreational use of residents of the associated apartment. It exclusive use of the occupants of the dwelling to which it abuts and excludes car parking spaces and access ways.
		136	Root protection area - an area defined by a suitable qualified person at the base of a tree to be retained and protected and in which contain critical roots required for the survival of that tree or group of trees.
		136	Scheme Plan - has the meaning given by section 3 of the <i>Strata Titles Act 1985</i> , as amended, and for a strata titles scheme means the strata plan or survey-strata plan registered, or proposed to be registered, for the strata titles scheme as a scheme document.
		136	Single aspect – an apartment dwelling or room with openings facing primarily in one direction from a single major external wall .
		136	Site – <ul style="list-style-type: none"> – In the case of a single house, the green title or survey-strata lot on which it stands. – In the case of a grouped dwelling, the area occupied by the dwelling together with any area allocated (whether by way of strata title scheme or otherwise) for the exclusive use or benefit of that dwelling. – In the case of a multiple dwelling or apartment development, the lot (or parent lot where the lot is subdivided under strata titles scheme) on which the dwellings stand.
		137	Strata lot – refer to definition for a lot in a strata scheme .
		137	Strata plan - has the meaning given by section 3 of the <i>Strata Titles Act 1985</i> , as amended, and means a scheme plan for a strata scheme .
		137	Strata Scheme - has the meaning given by section 9 of the <i>Strata Titles Act 1985</i> , as amended, and may include freehold or leasehold schemes .

		137	<p>Strata Titles Scheme - has the meaning given by section 3 of the <i>Strata Titles Act 1985</i>, as amended, and means:</p> <ul style="list-style-type: none"> – a strata scheme; or – a survey-strata scheme.
		137	<p>Structure plan – as defined under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and means a standard structure plan or a precinct structure plan.</p>
		137	<p>Studio apartment - an apartment dwelling consisting of one habitable room that combines kitchen, living and sleeping space.</p>
		137	<p>Survey-strata - a lot and associated common property as shown on a registered survey-strata plan.</p>
		137	<p>Survey-strata lot - refer to definition for lot in a survey-strata scheme.</p>
		137	<p>Survey-strata plan - has the meaning given by section 3 of the <i>Strata Titles Act 1985</i>, as amended, and means a scheme plan for a survey-strata scheme.</p>
		137	<p>Survey-strata scheme - has the meaning given by section 9 of the <i>Strata Titles Act 1985</i>, as amended, and may include freehold or leasehold schemes the manner of division of the land comprised in a survey strata scheme into lots and common property and the manner of the allocation of unit entitlements, rights and obligations among the lots.</p>
		137	<p>Terrace - an outdoor area, usually paved and unroofed, that is connected to an apartment and accessible from at least one room. May be on at-grade or on a structure such as a podium or a roof.</p>
		137	<p>Universal design - universal design is the design of products and environments that are inherently universally accessible to all, including older people and people with disability.</p>