

# Design WA Stage 1 - Minor Modifications for Gazettal

- ❖ Changes noted by the WAPC on 1 May 2019
- ❖ All changes have been incorporated into the current online version of the policy
- ❖ For those with a hard copy of the policy, it is recommended you make note and mark-up these changes

| SPP 7.3 Residential Design Codes Volume 2 - Apartments |             |   |  |  |
|--|-------------|---|--|--|
| Section  | Page number | Original text   | Reason for edit  | Gazetted modifications   |
| 1.3  | 6           | Figure 1.3a<br>A4 Pre-devl. application guidance  | Typographical error.   | Figure Edits: A4 Design development guidance   |
| 2.1  | 12          | The Primary Controls Table (refer Table 2.1) sets out the default <u>Acceptable Requirements</u> for building height, street and boundary setbacks and plot ratio under this policy.  | Typographical error.   | Text Edits: The Primary Controls Table (refer Table 2.1) sets out the default Acceptable <i>Outcomes</i> for building height, street and boundary setbacks and plot ratio under this policy.   |
| 2.1  | 15          | <b>Streetscape contexts and character</b><br>Low-rise <u>residential</u><br>Medium-rise <u>residential</u><br>High density <u>urban</u> residential<br>Neighbourhood <u>C</u> entre<br><u>Medium</u> -rise urban centres<br><u>Higher</u> density urban centres | Typographical error.<br><br>Amend in line with A2 – <i>Streetscape character types</i> .   | Text Edits:<br><b>Streetscape contexts and character</b><br><i>Refer A2</i><br>Low-rise <del>residential</del><br>Medium-rise <del>residential</del><br>Higher density <del>urban</del> residential<br>Neighbourhood <del>c</del> entre<br>Mid-rise urban centres<br>Higher <del>e</del> density urban centres |
| 2.1  | 15          | <u>Minimum average side/ rear setback</u> where building length exceeds 16m.  | The intent of the minimum average side and rear setbacks where building length exceeds 16m is to address long articulated walls along side boundaries and provide for articulation.<br><br>In order for this control to be effective, the minimum needs to be less than the average, however the minimum rear setbacks for R40, R100 and R160 are in excess of the average.<br><br>The inclusion of an average rear setback was error, and its inclusion would lead to confusion as to the application of the average setback provision. | Text Edits: <del>Minimum Average side/ rear</del> setback where building length exceeds 16m.   |

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| 2.7  | 26  | <b>Figure 2.7a</b> <u>Minimum separation should be shared equitably between buildings on adjoining lots.</u> On sloping sites, appropriate separation distances ensure visual privacy for apartments on different levels. | In line with Table 2.7, Figure 2.7a would only apply for buildings within the same site. It is recommended to make the following edits to the caption to avoid confusion.  | <b>Figure Edits:</b> Remove centre line and measurements in brackets.<br><br><b>Text Edits:</b> <i>Figure 2.7a <del>Minimum separation should be shared equitably between buildings on adjoining lots.</del> On sloping sites, appropriate building separation distances ensure visual privacy for apartments on different levels.</i> |
| 2.7  | 26  | <b>Figure 2.7c</b> Building separation distances are measured between building elements within a development site and at the boundary.  | Building separation does not apply to buildings on adjoining property boundaries for up to and including 4 storeys (see Table 2.7). Figure 2.7c was accidentally left in from the advertised version, and due to changes in the building separation table, is now incorrect. | <b>Figure Edits:</b> Delete Figure 2.7c  |
| 2.7  | 27  | <b>Table 2.7</b><br>≤ 4 storeys<br>(up to <u>12m</u> )  | Typographical error.<br>Amend in line with Table 2.2 Indicative building height.   | <b>Text Edits:</b><br>≤ 4 storeys<br>(up to <u>15m</u> )   |
| 4.12 | 95  | <b>O4.12.2</b> Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.                                       | Typographical error.<br>Number incorrect.  | <b>O4.12.4</b> Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.  |
| A2   | 116 | Second figure descriptions:<br>← R60 → ← <u>Neighbourhood Centre</u> → ← R80 →  | Typographical error.<br>All other figures descriptions refer to an R-Coding  | <b>Figure Edits:</b><br>← R60 → ← <del>R-AC4</del> → ← R80 →   |
| A2   | 117 | Fourth figure descriptions:<br>← <u>RAC-3</u> → ← <u>RAC-2</u> → ← <u>RAC-1</u> →   | Typographical error.<br>Hyphen is in the wrong location  | <b>Figure Edits:</b><br>← R-AC3 → ← R-AC2 → ← R-AC1 →  |
| A7   | 128 | <b>Figure A7.1</b> Wall length for lot boundary setbacks (refer 2.4 Side and rear setbacks and 2.7 Building separation).  | This figure was included as a carryover from Part 6 of the R-Codes. Due to changes in the measurement of side setbacks, this figure is no longer applicable.   | <b>Figure Edits:</b> Delete Figure A7.1<br><b>Text Edits:</b> <i>Figure A7.1 has been deleted.</i>   |