



Department of **Planning,**  
**Lands and Heritage**



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# DESIGN WA R-CODES VOLUME 1 SUBMISSION SUMMARY

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## Introduction - Interim submission summary

June 2021

The purpose of the Interim Medium Density Submissions Summary (Interim Submission Summary) is to provide an interim, high-level summary of the feedback received on the Draft State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes Volume 1).

Full analysis of the feedback and submissions is underway and will involve comprehensive consideration of all comments received, along with further design testing, adjustments to accommodate regional differences and stakeholder engagement to inform and refine the final policy provisions.

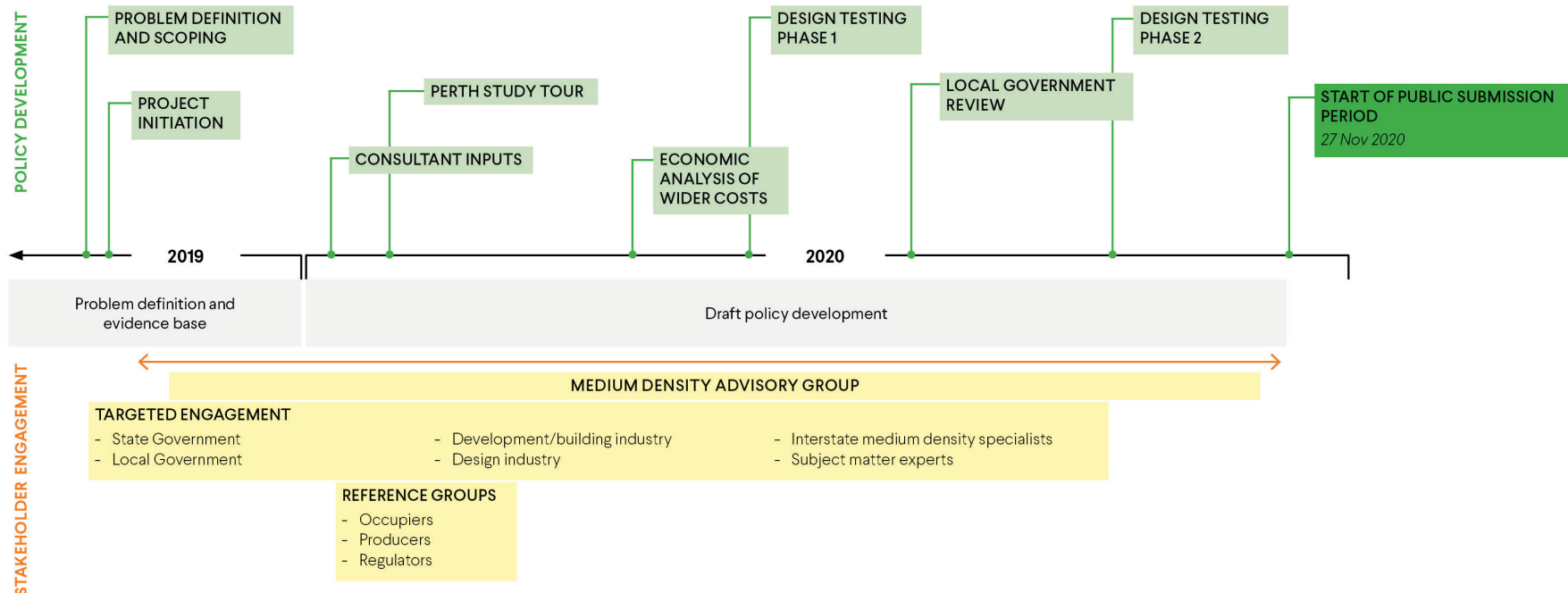
The Interim Submissions Summary does not report on individual comments received during the advertising period, but instead summarises feedback received on each of the elements and the key themes that have emerged.

It also outlines next steps for the Department of Planning, Lands and Heritage (Department) in the refinement of the policy provisions in response the comments received.

## Consultation during the development of the draft R-Codes Volume 1

The development of the draft R-Codes Volume 1 was based on a comprehensive engagement program involving State and local government, community, the development/building industry and the design industry. Feedback was provided through a series of reference groups, advisory groups and targeted consultation, with a total of 232 people participating in the engagement processes shown in Figure 1.

Figure 1: Pre-advertising policy development and engagement process



## Public advertising period

The draft R-Codes Volume 1 was released for public advertising on the 27 November 2020, with the close of the submission period on the 14 April 2021.

During the consultation period there were nine workshops with community, industry and local government stakeholders, as well as information sessions, engagement with industry groups and media communications. These sessions were aimed at informing both community and industry on the key policy changes, to assist in well informed submissions, as well as provided a platform for collaborative discussion and feedback.

### Information Sessions:

- Information Session 1 – 19 January 2021
- Information Session 2 – 21 January 2021

### Workshops:

- Planning Consultants – 16 February 2021
- Architects/Designers – 18 February 2021
- Developers/Builders 1 – 18 February 2021
- Community – 23 February 2021
- Regional Local Government Online 1 – 23 February 2021
- Metropolitan Local Government – 2 March 2021
- Regional Local Government Online 2 – 18 March 2021
- Developers/Builders 2 – 23 March 2021
- South West Region – 26 March 2021

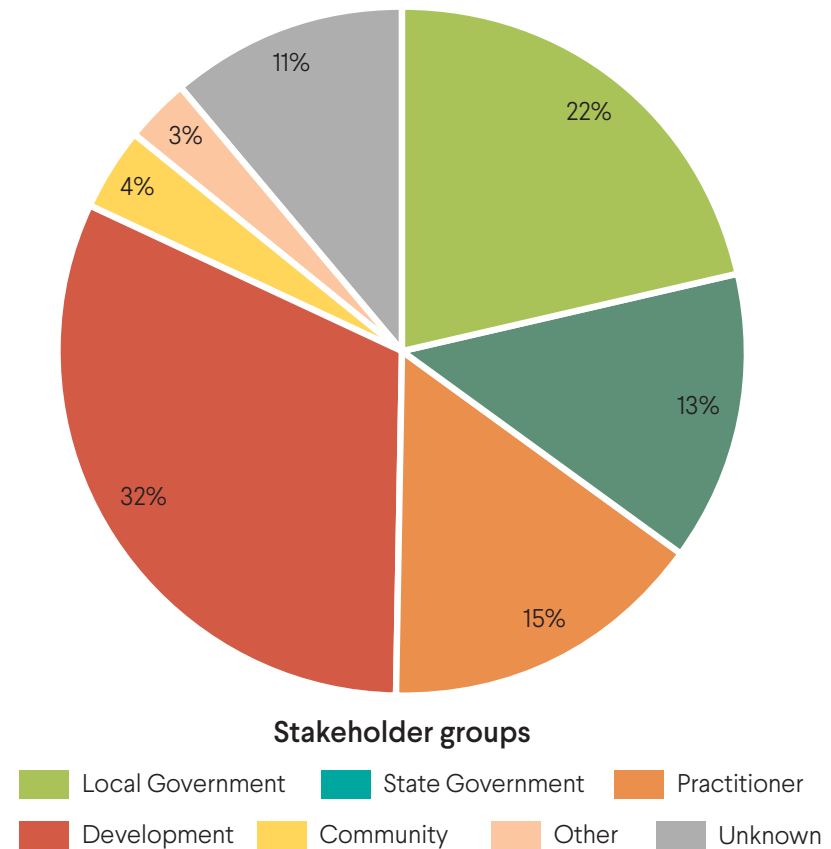
### Other communications:

- Social media posts (Facebook, Instagram and LinkedIn)
- Newspaper ads
- Media articles
- Radio interviews
- Design Matters: Medium Density Symposium

A total of 554 people attended the information sessions, workshops and briefings, across a wide range of stakeholder groups as demonstrated in **Figure 2**.

The workshop outcomes are documented in the **Medium Density Housing Policy Stakeholder Engagement Outcomes Report** (2021), which is available for download via the Department's website.

**Figure 2:** Stakeholder groups engaged during the public advertising period



## Submissions

The advertising period resulted in a total of 225 detailed submissions being received by the Department, with close to 4,000 individual comments. Feedback was submitted through a combination of the survey on the Department's consultation hub as well as written submissions sent digitally through to the Department. Figure 3 shows the percentage of submissions received by stakeholder group.

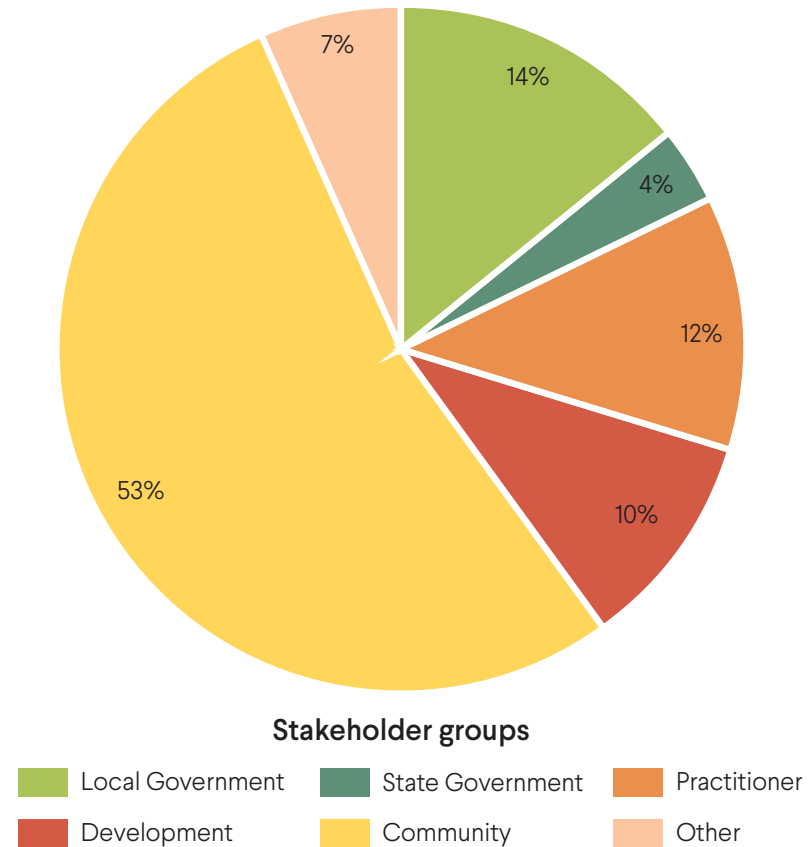
Key themes include:

- Good support for the intent of the draft R-Codes Volume 1, acknowledging policy change is needed to improve design quality and housing diversity
- Good overall support for increased outdoor amenity and restoration of tree canopy
- Acknowledgement of existing design issues that need to be addressed – poor internal amenity, tree canopy loss, poor streetscape and limited outdoor space
- Concern some provisions could duplicate standards covered in updated National Construction Code
- Concern about impact of policy change on some standard volume builder house designs
- Concern about potential impact of some provisions on affordability
- Request for effective training to support implementation and for a transition period before new provisions become operational.

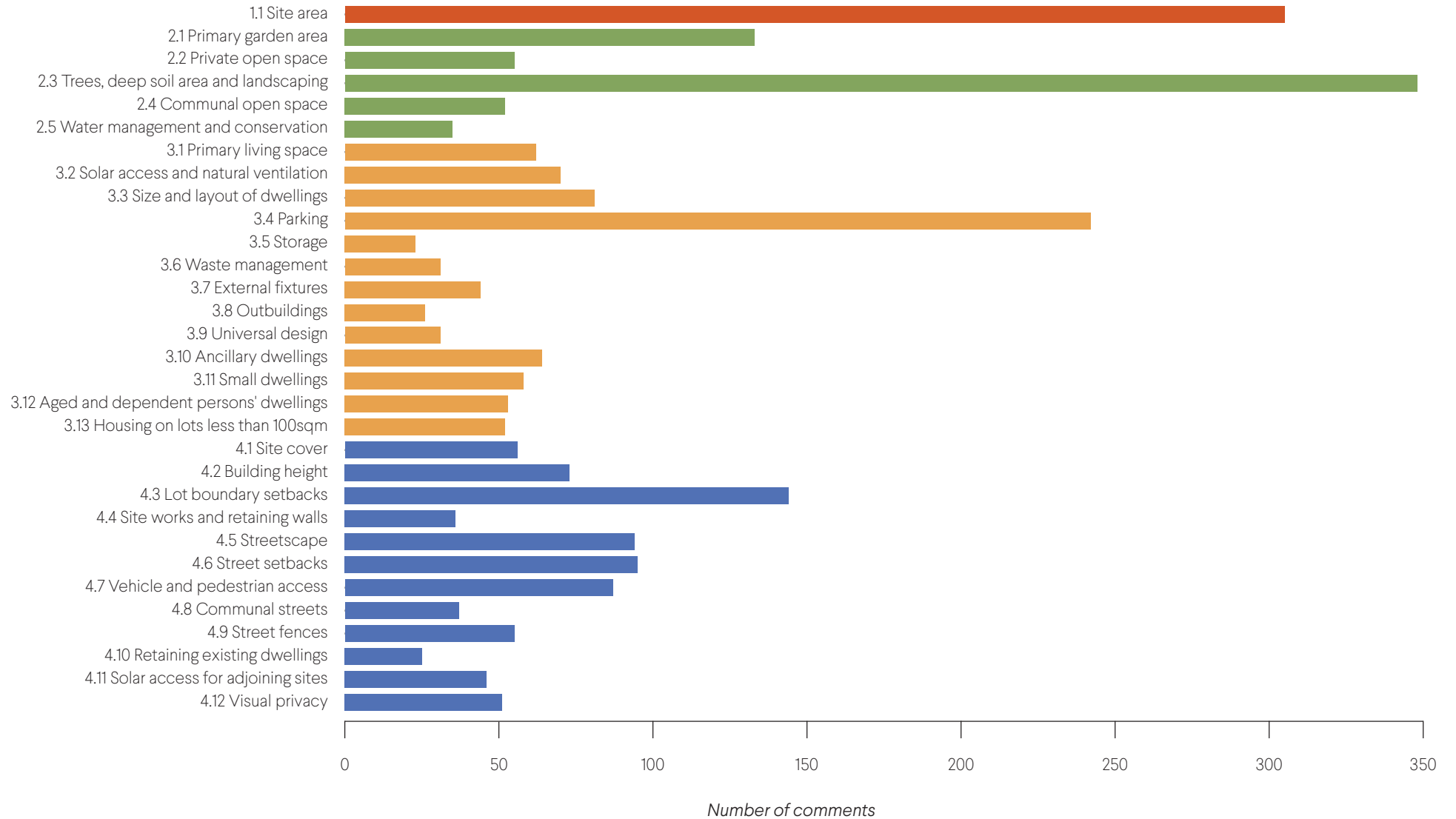
*Figure 4 shows the total number of individual comments received on each of the elements of the draft R-Codes Volume 1, demonstrating that the most highly commented on elements are trees, deep soil area and landscaping, site area, and parking.*

A more detailed summary of key themes and feedback is provided in **Submission Feedback**.

**Figure 3:** Percentage of submissions received by stakeholder group



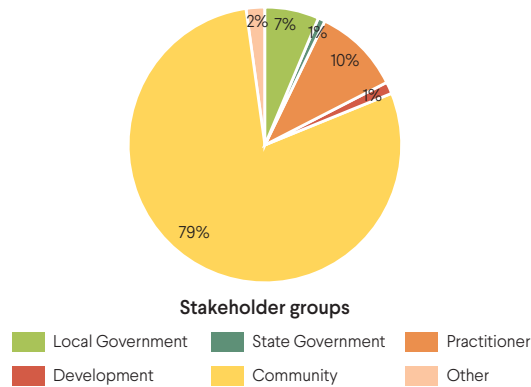
**Figure 4:** Number of comments per element of the draft R-Codes Volume 1



## Public survey results

In addition to written submissions, an online survey was provided using the Department’s consultation hub to obtain general feedback from the public on what is important to them and the outcomes they would like the medium density provisions to deliver. A total 123 people completed the survey, with the majority of survey responses received from the community (Figure 5).

**Figure 5:** Percentage of survey responses received by stakeholder group

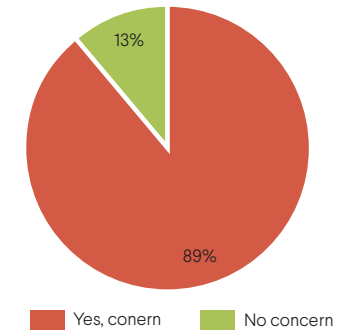


The following provides a summary of the survey results.

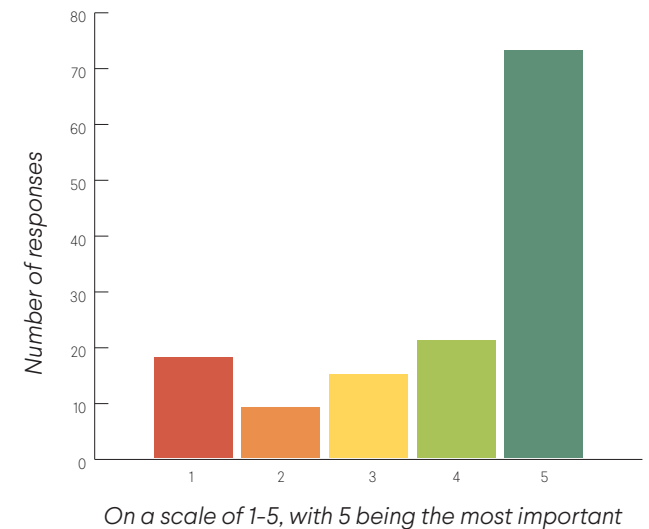
- Community have considerable concern regarding the current design of medium density developments in their neighbourhood and agreed a new approach to delivering medium density housing is required (refer Figure 6 and 7).
- The most important considerations in the design of medium density housing are:
  - Usable garden areas connected to the main living area
  - Rooms with natural light and fresh air
  - Houses designed for climate
  - Adequate car parking
  - Building height that fits with the character of the area
  - Protections for visual privacy
  - Solar access for neighbouring properties

- Considerations that were of mixed lesser concern to community were:
  - Achieving greater diversity and choice of housing types
  - Housing affordability
  - Communal spaces for shared use
  - Flexible living spaces and room sizes
  - Adaptable housing for people of all abilities
  - Houses that fronted onto the street
- Community concern that the draft R-Codes Volume 1 does not go far enough in addressing:
  - Improved liveability
  - Amenity and comfort of the home
  - Environmental concerns
  - Design quality
  - Community and neighbourhood outcomes
  - Quality and consistency of housing in WA
- The community was more satisfied in how the Code addressed:
  - Housing affordability
  - Housing diversity
- Many community responses were driven by local issues around the allocation of medium and high density coding, particularly through recent rezoning, rather than actual design elements and policy provisions of the draft R-Codes Volume 1.
- Responses indicated a range in levels of understanding of the draft R-Codes Volume 1, with some responses raising issues outside the remit of the policy. This indicates there is the need for further communication and explanation of the intent and scope of the policy.
- There were inconsistencies between feedback received through the online survey and via the workshops, where a greater level of information was able to be disseminated on the draft R-Codes Volume 1. For example, the survey indicated mixed responses on support for the intent of the draft R-Codes Volume 1 (42% supported and 58% did not support), whereas unanimous support was received during the community workshop.

**Figure 6:** Do you have any concerns about the way we have built medium density housing in Western Australia over the past 10 years?



**Figure 7:** How much do you think a new approach to medium density housing is needed?





# Key changes following public submission period

February 2023

Following submission analysis, modifications were made to the R-Codes Vol. 1. To assist further refinement of the R-Codes Vol. 1, a series of tasks were undertaken. This included targeted engagement with the community, development industry, local and State Government, and design industry which were held via online forums.

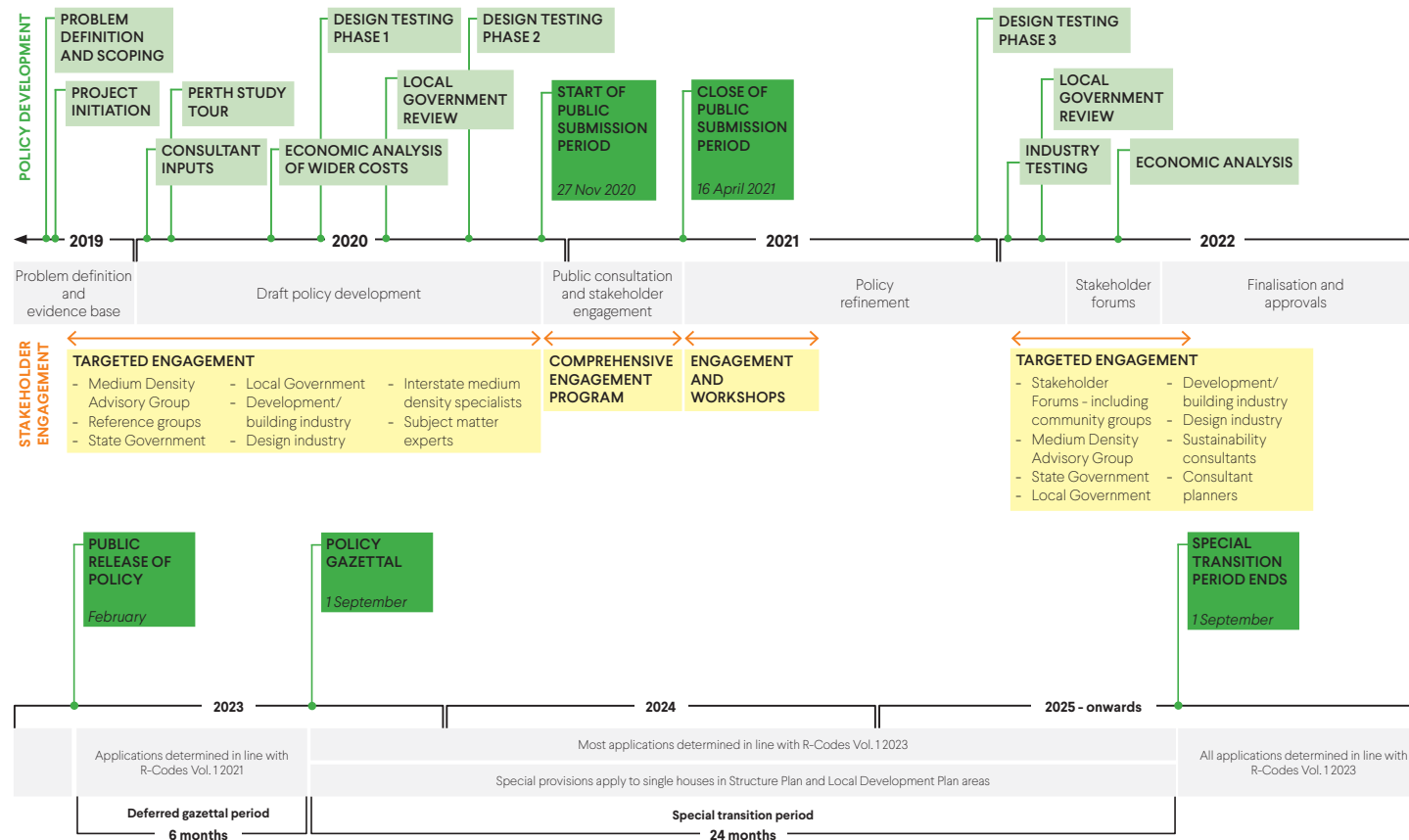
The online forum discussed the following:

- An overview of the key issues raised through the submission and engagement process
- An update on the work undertaken to resolve issues and refine the policy provisions
- A summary of the key changes proposed for the final R-Codes Vol. 1

In addition to these online forums, further detailed analysis of the code occurred with the assistance of local governments. Industry testing was undertaken by designers during the final drafting stages of the of the R-Codes Vol. 1 in order to understand the effects of the draft settings on design outcomes and construction costs.

Following industry testing, an economic analysis of the industry testing designs was undertaken to understand the indicative value of these designs in comparison to existing housing designs. These policy refinement tasks informed the key changes to the R-Codes Vol. 1. An analysis of these key changes can be found within Appendix 1.

Figure 8: Project timeline.





# Submission Feedback

## Acronyms

MD – Medium density

DSA – Deep soil area

PGA – Primary garden area

LD – Low density

DTC – Deemed-to-comply

NCC – National Construction Code

DC2.2 – Development Control Policy 2.2 Residential Subdivision

KEY THEMES		
Themes	Feedback Summary	Key Changes
<b>Policy support</b>	<ul style="list-style-type: none"> <li>• General acknowledgement of some of the issues with poor medium density design products currently being delivered.</li> <li>• Overall support for the intent of the draft R-Codes Vol. 1 in promoting better design and great diversity of dwelling types.</li> </ul>	<ul style="list-style-type: none"> <li>» Clear communication about the improvement in design quality the policy is aiming to achieve.</li> <li>» The advocacy role of the Department and Government Architect for better design.</li> </ul>
<b>Impact on greenfield development</b>	<ul style="list-style-type: none"> <li>• Impact on the design and feasibility of greenfield development, particularly in R30 areas.</li> <li>• Impact on lot design and orientation.</li> <li>• Impact on achieving density targets for greenfield developments.</li> </ul>	<ul style="list-style-type: none"> <li>» Further industry design and feasibility testing of policy provisions for typical greenfield products (Attachment 6)</li> <li>» Revised policy clarifies other planning instruments available to achieve desired outcomes in structure planned areas.</li> <li>» Adequate transitional timeframe has been provided for consideration, acknowledging that the draft R-Codes Volume 1 will impact on lot design and volume builder products.</li> </ul>
<b>Development Feasibility</b>	<ul style="list-style-type: none"> <li>• Cumulative impact of greater requirements on housing affordability in both greenfield and infill locations.</li> <li>• Higher design requirements will impact on lower land value areas far more than higher land value areas.</li> <li>• Key elements that will impact on affordability:               <ul style="list-style-type: none"> <li>- Primary garden area</li> <li>- Deep soil area</li> <li>- Site cover</li> <li>- Streetscape – garage widths</li> </ul> </li> <li>• Need to better understand the implications of the current market - new home construction ramping up, trade skill shortages, low rental vacancy rates and high social housing waitlist.</li> </ul>	<ul style="list-style-type: none"> <li>» Extensive design testing, costing and feasibility has been undertaken and indicate that there will be minor impacts to cost and feasibility. Engagement with development finance and banking stakeholders has been undertaken to better understand the implications.</li> <li>» The advocacy role of the Department and Government Architect for better design, including dwelling fit for occupancy.</li> </ul>

Element	Feedback Summary	Next Steps
<b>Infill targets</b>	<ul style="list-style-type: none"> <li>Design standards for medium density development may disincentivise infill development and push the market and industry to greenfield areas, impacting the ability to meet infill targets</li> </ul>	<ul style="list-style-type: none"> <li>» Further design and feasibility testing of policy provisions on both infill and greenfield development.</li> </ul>
<b>Innovative and exemplar development</b>	<ul style="list-style-type: none"> <li>Draft R-Codes Volume 1 does not align with current best practice examples of medium density around Australia (e.g. Lightsview, SA).</li> </ul>	<ul style="list-style-type: none"> <li>» Further assessment testing against a number of key medium density exemplar projects has been undertaken, and DTC provisions adjusted accordingly.</li> <li>» More guidance has been provided in the Explanatory Guidelines as to the use of other planning instruments, such as LDPs and Precinct Plans, to facilitate innovative design for larger scale developments.</li> <li>» Engagement with the Reform team on the preparation of manner and form documents for structure plans, LDPs and LPPs.</li> </ul>
<b>Scope of the draft R-Codes Volume 1 (Part C)</b>	<ul style="list-style-type: none"> <li>Concern from the development industry about the MD provisions (Part C) including R30 single houses, as this is now considered the 'base code' of most new structure planned areas. Suggestion that the Part C should start at R40.</li> <li>Some commentary from local government that multiple dwellings should remain in Volume 2.</li> <li>General support for the consequential amendments to Volume 2.</li> <li>Application to greenfield vs. infill development.</li> <li>Comments regarding the broad scope of the draft MD provisions (Part C), suggestions to either narrow the scope or break it up into smaller development types.</li> <li>Consider the inclusion of mixed use medium density development</li> </ul> <p>Engagement</p> <ul style="list-style-type: none"> <li>Still outstanding concern from some members of the Medium Density Advisory Group and development industry around the inclusion of R30 in the R-Codes Volume 1.</li> <li>No objections from local government or design industry</li> </ul>	<ul style="list-style-type: none"> <li>» Modifications have been made to the policy to ensure application to greenfield residential development, in particular, at the R30 coding.</li> <li>» Additional review of Volume 2 and transferred more provisions into the MD provisions that are only applicable to multiple dwellings to ensure greater alignment and ensure consistent quality outcomes for apartments.</li> <li>» Alignment of definitions between R-Codes Volume 1 and Volume 2.</li> <li>» Provisions included to address mixed use development coded R30 to R60.</li> </ul>

Element	Feedback Summary	Next Steps
Transition period	<ul style="list-style-type: none"> <li>• Impact on areas currently applying the R-MD Codes.</li> <li>• Impact on structure planned areas.</li> </ul>	<ul style="list-style-type: none"> <li>» Provide a transition period for phased implementation of the final MDC.</li> <li>» Consult with stakeholders on the length required.</li> </ul>
Deemed-to-comply	<ul style="list-style-type: none"> <li>• Majority support for retaining a deemed-to-comply pathway for medium density development.</li> <li>• Some concern from the design community that this may stifle innovation.</li> </ul>	<ul style="list-style-type: none"> <li>» Engagement on transitional arrangements with key stakeholders, in particular the phasing out of the R-MD Codes, has been undertaken and informs the recommendations provided to the WAPC.</li> </ul>
Assessment	<ul style="list-style-type: none"> <li>• Impact on single houses that are exempt from planning approval due to the complexity of deemed-to-comply requirements.</li> <li>• Increased time and cost as a result of increased complexity for both proponents and assessing officers.</li> </ul>	<ul style="list-style-type: none"> <li>» Create implementation strategy which ensures training and ongoing support for local government and proponents to assist with the transition</li> </ul>

Element	Feedback Summary	Next Steps
<b>Community concern</b>	<ul style="list-style-type: none"> <li>• Areas of key concern for the community include:               <ul style="list-style-type: none"> <li>- Parking and traffic management</li> <li>- Loss of green space and tree canopy</li> <li>- Lack of garden and outdoor space</li> <li>- Impact of adjoining developments such as height, bulk and scale, overshadowing and visual privacy</li> <li>- Streetscape and neighbourhood character</li> <li>- Site cover and lots getting smaller and smaller without a change in the dwelling size</li> <li>- Internal amenity – light and ventilation</li> <li>- Housing for different household compositions – families, aging in place etc.</li> <li>- Location of density in existing suburbs</li> <li>- Blanket coding and upcoding of areas not well suited to density</li> <li>- Disconnect between policy intent and implementation</li> <li>- Lack of community engagement and/or engagement processes with no tangible outcomes for the community</li> <li>- Poor design and profit driven development</li> <li>- Prioritisation of economic concerns and feasibility over improved liveability and amenity for residents</li> <li>- Lack of housing diversity</li> <li>- Elected members are becoming less empowered in the decision making process.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>» Ensure ongoing communication and engagement with the community during the refinement of the draft R-Codes Volume 1 and through the implementation process.</li> <li>» Clear communication about the improvement in design quality the policy is aiming to achieve.</li> <li>» Further engagement with local government on elements of the draft R-Codes Volume 1 that can be modified with or without WAPC approval.</li> <li>» Further design testing to ensure that these community concerns are being adequately addressed through the MD provisions.</li> </ul>
<b>Demand and market acceptance</b>	<ul style="list-style-type: none"> <li>• Concern that policy is incentivising housing products that the market might not be ready for. Impact on bank lending and financing of projects.</li> <li>• Current consumer preference for a double garage and a minimum three bedrooms.</li> <li>• Support for policy and measures to improve housing diversity, recognising demographic changes such as population growth and ageing, smaller household sizes and declining affordability.</li> </ul>	<ul style="list-style-type: none"> <li>» Continue to engage with key stakeholders.</li> <li>» Advocacy role of the Department and Government Architect for the benefits of better design and housing choice.</li> </ul>
<b>Implementation</b>	<ul style="list-style-type: none"> <li>• Requirement for ongoing support from DPLH.</li> <li>• Education and communication are critical to support change.</li> <li>• Importance of a coordinated and timely approach to policy review.</li> </ul>	<ul style="list-style-type: none"> <li>» Develop a comprehensive implementation strategy.</li> </ul>

Element	Feedback Summary	Next Steps
<b>Inconsistencies with other Volumes of the R-Codes</b>	<ul style="list-style-type: none"> <li>Inconsistencies between Volumes of the R-Codes.</li> <li>Policy review is critical for large changes to the R-Codes such as Vol.2 and the draft MDC.</li> </ul>	<ul style="list-style-type: none"> <li>» Resolve inconsistencies between Volumes of the R-Codes where appropriate to do so.</li> </ul>
<b>Inconsistencies with other Volumes of the R-Codes</b>	<ul style="list-style-type: none"> <li>Inconsistencies between Volumes of the R-Codes.</li> <li>Policy review is critical for large changes to the R-Codes such as Vol.2 and the draft R-Codes Volume 1.</li> </ul>	<ul style="list-style-type: none"> <li>» Resolve inconsistencies between Volumes of the R-Codes where appropriate to do so.</li> </ul>
<b>NCC</b>	<ul style="list-style-type: none"> <li>Overlap with National Construction Code (NCC) provisions, particularly relating to internal amenity of the building.</li> </ul>	<ul style="list-style-type: none"> <li>» NCC consultant have reviewed the policy for alignment. Overlapping provisions have been removed.</li> </ul>
<b>Precinct planning</b>	<ul style="list-style-type: none"> <li>Clarification of the relationship with Precinct and Neighbourhood Design required.</li> <li>Many of the medium density issues could be better resolved through precinct planning (e.g. streetscape and open space).</li> </ul>	<ul style="list-style-type: none"> <li>» Ensure alignment with Precinct Design and the draft Neighbourhood Design.</li> </ul>
<b>Subdivision</b>	<ul style="list-style-type: none"> <li>Need to consider the implication for Development Control Policy 2.2 Residential Subdivision (DC2.2)</li> <li>Consideration of the principles of the draft R-Codes Volume 1 are required at the subdivision stage.</li> <li>Currently there's a disconnect between the subdivision and development process for medium density housing.</li> </ul>	<ul style="list-style-type: none"> <li>» Further engagement with DPLH Land Use Planning, local government and industry.</li> <li>» Minor review of DCP 2.2 to ensure alignment.</li> </ul>
<b>Sustainability</b>	<ul style="list-style-type: none"> <li>Comments that the medium density provisions do not go far enough in terms of sustainability and climate change mitigation.</li> <li>Policy should set higher minimum standards for retention of existing trees and dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>» Further design testing to consider sustainability measures.</li> <li>» Communicate the role of precinct planning in retaining existing trees dwellings and neighbourhood character.</li> </ul>

<b>ELEMENT FEEDBACK</b>		
<b>Element</b>	<b>Feedback Summary</b>	<b>Next Steps</b>
<b>Part A – 1.0 Preliminary</b>	<ul style="list-style-type: none"> <li>• Minor wording suggestions for the General Objectives of the R-Codes and the relationship with the Explanatory Guidelines.</li> <li>• Clarification on the application of the R-Codes on non R-Coded land and mixed-use development.</li> </ul>	<ul style="list-style-type: none"> <li>» Clarification of wording in 1.4 Application of the R-Codes.</li> <li>» Application of the residential component of mixed use development in areas coded R30 – R60.</li> <li>» Introduction of a table to help clarify which Volume/ Part of the R-Codes to use for each development type.</li> </ul>
<b>Part A – 2.0 Development application and decision making</b>	<ul style="list-style-type: none"> <li>• Mixed views on the design development process, in particular the requirement for context and site analysis.</li> <li>• Minor wording suggestions for the development application, assessment, consultation and determination processes.</li> <li>• General support for providing increased clarity on these processes and integrating the requirements of the Regulations.</li> </ul>	<ul style="list-style-type: none"> <li>» Minor edits to wording as a response to submissions.</li> <li>» Included an approval process flowchart, similar to current R-Codes.</li> </ul>
<b>Part A – 3.0 Local planning framework</b>	<ul style="list-style-type: none"> <li>• Support for increased clarity of this section from the existing Part 7 of the R-Codes.</li> <li>• Support for the inclusion of a WAPC approval process.</li> <li>• Support from the development industry in reducing the number of elements that can be modified through a local planning framework.</li> <li>• Concern from local government at the reduction in elements that can be modified through a local planning framework as well as which elements can and can't be modified without WAPC approval.</li> <li>• General support for the local planning framework transitional arrangement, however some concern from local government at the resource implications and relationship with other Volumes of the R-Codes.</li> <li>• Clarification of some transitional arrangements for industry required.</li> <li>• Further consideration of allowances for regional variation.</li> </ul>	<ul style="list-style-type: none"> <li>» Modification of the 'scope of modifications' tables, greater alignment of relevant LD provisions with MD provisions.</li> <li>» The assessment and approval process of modifications to deemed-to-comply provisions by LPPs or LDPs has been moved to the Explanatory Guidelines.</li> </ul>

Element	Feedback Summary	Next Steps
<b>1.0 LAND</b> Amended to: PART D: 1.0 SITE AREA	<ul style="list-style-type: none"> <li>• General support for the objectives of this section.</li> </ul>	
<b>1.1 Site area</b> Amended to: Part D: 1.0 Site area	<ul style="list-style-type: none"> <li>• General support for clarifying some of the existing provisions relating to subdivision.</li> <li>• General support for the 35% site area variation for small dwellings and aged or dependent persons' dwellings.</li> <li>• Detailed commentary on the wording of provisions.</li> <li>• Mixed views on the introduction site area categories:               <ul style="list-style-type: none"> <li>- Development and design industries were generally supportive, along with some local governments.</li> <li>- Most local government and community had concerns relating to increased density and the impact on infrastructure, lack of strategic and detailed planning undermines local planning strategies and schemes, inability to recognise local character and context, community uncertainty and difficulty in application</li> </ul> </li> <li>• Detailed commentary on the criteria for each of the site area categories, in particular, Location A which might not always be appropriate.</li> <li>• General support for the use of average site area instead of plot ratio to determine multiple dwelling yields.</li> <li>• Inconsistencies with DC2.2</li> </ul>	<ul style="list-style-type: none"> <li>» Further engagement on the site area categories has been undertaken with local government and DPLH Land Use Planning teams.</li> <li>» Site area categories have been removed from the R-Codes. It is considered that other planning mechanisms (e.g. Precinct Structure Plans and Schemes) would be more appropriate to deliver intended outcomes.</li> <li>» Restructuring of the R-Codes Vol.1. Site area controls have been moved to Part D as they apply to both Low and Medium Density sections of the Code.</li> <li>» Addition of a site area incentive for the retention of significant existing trees in multiple dwelling developments</li> <li>» Housing on lots less than 100m<sup>2</sup> limited to where identified through a Scheme or structure plan process, and coded R100-MICRO. Locational criteria for where these lots may be appropriate will be included in the review of Liveable Neighbourhood.</li> <li>» Requirement for housing on lots less than 100m<sup>2</sup> to have an approved LDP has been replaced by specific development controls in element 2.10.</li> <li>» Minor changes to the wording of provisions.</li> <li>» Consequential modifications to Development Control Policy 2.2 – Residential Subdivision (DC2.2).</li> <li>» Aged and Dependant Persons' Dwelling removed and replaced with Universal Design (Gold Level) dwellings for Site area concessions.</li> </ul>



Element	Feedback Summary	Next Steps
<p><b>2.0 THE GARDEN</b></p> <p>Amended to:</p> <p>1.0 THE GARDEN</p>	<ul style="list-style-type: none"> <li>General support for the elements of the garden, and the prioritisation of this section first in the design of buildings.</li> </ul>	
<p><b>2.1 Primary garden area</b></p> <p>Included within:</p> <p>1.1 Private open space</p>	<ul style="list-style-type: none"> <li>General support for the intent of the primary garden area, particularly from community, local government and the design industry.</li> <li>Industry concern with the minimum area requirements being too large, particularly for sites greater than 150m<sup>2</sup>.</li> <li>Industry concern with the requirement for the primary garden area to be located in the northern half of the site. This will be difficult to achieve for certain lot orientations and have an impact on affordability</li> </ul>	<ul style="list-style-type: none"> <li>» This element has been included within 1.1 Private Open Space.</li> <li>» Significant design testing was undertaken to refine the provisions and address submissions.</li> <li>» More tiered approach to the minimum primary garden area requirements, which is more calibrated to the site area.</li> <li>» Reduced the minimum dimension of the primary garden area to 3m, to allow for flexibility on narrow lots, while still allowing for sufficient solar access and natural ventilation into the dwelling.</li> <li>» Allowed for grouped dwellings to split the primary garden area, so long as no area is less than 10m<sup>2</sup> and minimum dimension of 3m is still achieved. This provides more flexibility to provide functional outdoor space and increase solar access and natural ventilation into the dwelling.</li> <li>» Removed the requirements for the primary garden area in the northern half of the site, solar access is to be controlled more effectively through revised solar access requirements.</li> <li>» Draft proposed to control covered outdoor areas through encroachments into the deep soil area. This has been replaced with a more simplified maximum covered area requirement.</li> <li>» Modifications to the Design Principles to allow for common performance solution scenarios and clarify the intent of the deemed-to-comply provisions.</li> </ul> <p><i>Definition Changes</i></p> <ul style="list-style-type: none"> <li>» Edits to 'primary garden area' to be more specific about the inclusion of landscaped areas.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>2.2 Private open space</b></p> <p>Amended to:</p> <p>1.1 Private open space</p>	<ul style="list-style-type: none"> <li>• Generally, well supported.</li> <li>• Greater clarity required around the screening requirements.</li> </ul>	<ul style="list-style-type: none"> <li>» No changes to the deemed-to-comply requirements.</li> <li>» Modifications to the Design Principles to allow for common performance solution scenarios and clarify the intent of the deemed-to-comply provisions.</li> </ul> <p><i>Definition Changes</i></p> <ul style="list-style-type: none"> <li>» Edits to 'private open space' to include primary garden areas and outdoor living areas as a form of private open space</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>2.3 Trees, deep soil area and landscaping</b></p> <p>Amended to:</p> <p>1.2 Trees and landscaping</p>	<ul style="list-style-type: none"> <li>• General support for the inclusion of deep soil area and tree requirements, particularly from community, local government and the design industry.</li> <li>• Strong support from the community.</li> <li>• Concern from the development industry that the required deep soil area will push two storey development and impact on affordability</li> <li>• Need to better link the requirements for deep soil area, trees and primary garden areas</li> <li>• Mixed views on allowing an encroachment of the deep soil area – difficult to apply and may erode the intent.</li> <li>• Mixed views on whether a tree(s) per dwelling/site approach or an overall canopy coverage approach is more suitable.</li> <li>• Questions regarding compliance and monitoring.</li> <li>• Concern that the current tree incentivisation measure aren't sufficient.</li> </ul>	<ul style="list-style-type: none"> <li>» Renamed this element Trees and Landscaping.</li> <li>» Clarified the interrelationship between the Garden provisions.</li> <li>» Deep soil area requirement replaced with 15% soft landscaping with a minimum dimension of 1m. This promotes quality over quantity and allows for more flexibility in how landscaping is provided across a range of different sites and typologies.</li> <li>» Included the 'soft landscaping' definition from Vol.2.</li> <li>» Deep soil area is now directly linked with the provision of trees and ensuring there is sufficient area and dimension to sustain healthy tree growth.</li> <li>» Clarified requirement for trees in the primary street setback.</li> <li>» Additional tree required for group dwellings splitting the primary garden area.</li> <li>» Provided more protection for significant existing trees both on the development site and adjoining properties through the application of a tree protection zone as defined in the Australian Standards.</li> <li>» Reconfiguration of tables to provides greater clarity on tree and corresponding deep soil area requirements.</li> <li>» Additional diagrams for greater clarity.</li> <li>» Modifications to the Design Principles to allow for common performance solution scenarios and clarify the intent of the deemed-to-comply provisions.</li> </ul> <p>Definition changes</p> <ul style="list-style-type: none"> <li>» Edits to 'significant existing tree' to include 'as specified within local planning framework' to allow greater flexibility for local government.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>2.4 Communal open space</b></p> <p>Amended to:</p> <p>1.3 Communal open space</p>	<ul style="list-style-type: none"> <li>• Greater clarity required of the relationship with public open space.</li> <li>• Mixed views on the threshold for communal open space.</li> <li>• Mixed views on the application of communal open space for grouped dwellings.</li> <li>• Need for more qualitative criteria to ensure quality spaces.</li> <li>• Clarification of assessment requirements for solar access provisions.</li> <li>• Suggestion to consider the ability to trade off communal open space and private open space/private open space.</li> </ul>	<ul style="list-style-type: none"> <li>» Removed the requirement for developments of less than 10 grouped dwellings to provide communal open space as they are already required to provide adequate private open space.</li> <li>» Replaced the solar access deemed-to-comply requirement with a maximum covered roof area provision for greater clarity and ease of assessment.</li> <li>» Included a minimum accessible/hard landscape area requirement, to align with Vol.2.</li> <li>» Rewording of deemed-to-comply requirement for greater clarity.</li> <li>» Amended table for clarity and aligned more closely to the Vol.2 requirements.</li> <li>» Minor wording modifications to the Design Principle for clarity.</li> </ul>
<p><b>2.5 Water management and conservation</b></p> <p>Amended to:</p> <p>1.4 Water management and conservation</p>	<ul style="list-style-type: none"> <li>• General support.</li> <li>• Wording changes provided as feedback.</li> </ul>	<ul style="list-style-type: none"> <li>» Revised wording in accordance with Government Agency feedback.</li> </ul>

Element	Feedback Summary	Next Steps
<b>3.0 THE BUILDING</b> Amended to: 2.0 THE BUILDING	<ul style="list-style-type: none"> <li>• General support for improved internal amenity standards and increased housing diversity in medium density housing.</li> <li>• Comments raised about the overlap with the NCC for certain elements.</li> </ul>	
<b>3.1 Primary living space</b> Included within: 2.1 Size and layout of dwellings	<ul style="list-style-type: none"> <li>• Support for the intent of the primary living space.</li> <li>• Mixed views on the metrics for the minimum dimension of the primary living space.</li> <li>• Clarification required on the definition and application of the primary living space.</li> <li>• Mixed views on the ceiling height to room depth ratio.</li> </ul>	<ul style="list-style-type: none"> <li>» This element has been included within 2.1 Size and Layout of Dwellings.</li> <li>» Further design testing has been undertaken to review the minimum dimension and maximum depth provisions.</li> <li>» Rewording of DTC provision and figures for greater clarity.</li> <li>» Modifications to the Design Principles to allow for common performance solution scenarios and clarify the intent of what the DTC provisions are trying to achieve.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>3.2 Solar access and natural ventilation</b></p> <p>Amended to:</p> <p>2.2 Solar access and natural ventilation</p>	<ul style="list-style-type: none"> <li>• Comments raised about the overlap with the NCC.</li> <li>• Solar access requirements will be difficult to achieve on certain lot orientations.</li> <li>• Eave provisions will result in unintended consequences and implications for fire separation requirements of the NCC.</li> <li>• Concern that habitable rooms can still provide highlight windows as their primary source of daylight.</li> <li>• Clarity required around the use of courtyards and lightwells.</li> </ul>	<ul style="list-style-type: none"> <li>» NCC sustainability consultant undertook a review of the proposed DTC provisions and provided advice on consistency with the NCC.</li> <li>» Further design testing to ensure solar access requirements can be achieved on a range of typologies and lot orientations.</li> <li>» Habitable rooms are now required to provide at least one openable window, have removed other conflicts with the NCC.</li> <li>» Increased the orientation range to include north west facing major openings to the primary living space</li> <li>» Clarified courtyard provisions.</li> <li>» Removed the shading requirement as the NCC already covers this.</li> <li>» Removed the requirements for 2m separation of openings, as natural ventilation can be achieved through other configurations.</li> <li>» New requirements to limit the depth of covered outdoor areas shading major openings to the primary living space.</li> <li>» Modifications to the Design Principles to allow for common performance solution scenarios and clarify the intent of what the DTC provisions are trying to achieve.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>3.3 Size and layout of dwellings</b></p> <p>Amended to:</p> <p>2.1 Size and layout of dwellings</p>	<ul style="list-style-type: none"> <li>• General support for ensuring functional indoor space with good level of amenity.</li> <li>• Limited support for minimum dwelling sizes.</li> <li>• Mixed views on room sizes:</li> <li>• development industry concern restrictive and not provide enough flexibility</li> <li>• support from local government and community as this supports amenity and functionally dwellings</li> <li>• Concern that the maximum circulation space requirement will be too restrictive for certain typologies and dwelling configurations.</li> </ul>	<ul style="list-style-type: none"> <li>» Incorporated the Primary Living Space and Storage elements.</li> <li>» Further design testing has been undertaken to review the minimum area and dimensions for bedrooms.</li> <li>» Removed the minimum internal dwelling floor areas for single houses and grouped dwellings (retained for multiple dwellings).</li> <li>» Where single houses and grouped dwellings provide the primary living space on an upper floor, the connected balcony is required to be of equal area and dimension to that of an apartment.</li> <li>» Removed the maximum circulation space requirement.</li> <li>» Introduced minimum ceiling height requirements for multiple dwellings, as a response to submissions and to better align with Vol.2.</li> </ul>
<p><b>3.4 Parking</b></p> <p>Amended to:</p> <p>2.3 Parking</p>	<ul style="list-style-type: none"> <li>• General support for a reduction in parking across industries, except from community who opposed it.</li> <li>• Mixed views on the proposed maximum garage parking requirements.</li> <li>• Consideration of maximum parking applying to carports too.</li> <li>• Mixed views on the removal of minimum parking requirements in Location A areas.</li> <li>• Mixed views on the inclusion of bicycle parking requirements for single houses and grouped dwellings.</li> <li>• Review of Location A is required.</li> <li>• Mixed views on the right amount of visitor parking that is required.</li> </ul>	<ul style="list-style-type: none"> <li>» Amended minimum and parking standards to balance views of different stakeholders.</li> <li>» Amended the visitor parking ratio to balance views of different stakeholders.</li> <li>» Application of maximum parking to carports as well as garages (not uncovered or basement).</li> <li>» Reconfiguration of parking tables to clarify requirements.</li> <li>» Removed the requirement for single houses and grouped dwelling to provide occupant bicycle parking.</li> <li>» Edits to Location A definition and measurement. Replaced straight line measurement with walkable catchment and clarified multiple bus routes. Intent is to be consistent across both Vol.1 and Vol.2 of the R-Codes.</li> <li>» Removal of provision permitting visitor parking within the primary street setback area</li> </ul>



Element	Feedback Summary	Next Steps
<p><b>3.5 Storage</b></p> <p>Included within: 2.1 Size and layout of dwellings</p>	<ul style="list-style-type: none"> <li>• General support for storage requirements.</li> <li>• Clarification required of the relationship between, storage, waste and bicycle parking.</li> </ul>	<ul style="list-style-type: none"> <li>» This element has been included within 2.1 Size and Layout of Dwellings.</li> <li>» Storage requirements have been included in design testing to ensure the required space can be accommodated within the design.</li> <li>» Requirement for storage to be located behind the primary street setback.</li> <li>» Removed the requirement for storage to be accessible from outside the dwelling.</li> <li>» Amended and clarified the minimum dimension for storage within a garage or carport.</li> </ul>
<p><b>3.6 Waste management</b></p> <p>Amended to: 2.4 Waste management</p>	<ul style="list-style-type: none"> <li>• Local government generally supportive of waste management provisions.</li> <li>• Consideration of the WALGA Waste Management Guidelines.</li> <li>• Recommendations that bin storage areas are mandated and shown on the plan, proportionate to the number of bins required and dwelling numbers.</li> </ul>	<ul style="list-style-type: none"> <li>» Requirement for a waste management plan for 5 or more dwellings in accordance with local government submissions.</li> <li>» Requirement to control the adverse impacts of communal waste storage areas.</li> <li>» Reviewed the wording of the Design Principles.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>3.7 External fixtures</b></p> <p>Amended to: 2.5 Utilities</p>	<ul style="list-style-type: none"> <li>• Support for revised approach to external fixtures.</li> <li>• Clarification of some provisions relating to different types of external fixtures required and wording of provisions.</li> <li>• Clarification of which fixtures require screening.</li> <li>• Relationship with NCC requirements.</li> </ul>	<ul style="list-style-type: none"> <li>» Renamed element Utilities to align with Vol.2.</li> <li>» Removed 'fire service infrastructure' definition and deemed-to-comply provision as this is covered by the NCC.</li> <li>» 'Sustainability infrastructure' has been incorporated in 'functional utilities'.</li> <li>» Modifications to the definition of external fixture (now utilities) to better align across Vol.2 and Vol.1 Part B - Low Density.</li> <li>» Modifications to the Design Principles to clarify the intent of the deemed-to-comply provisions.</li> </ul> <p>Definition changes</p> <ul style="list-style-type: none"> <li>» Replaced 'external fixtures' with 'utilities' and made edits</li> <li>» Edits to 'service utilities'</li> <li>» Edits to 'functional utilities'</li> <li>» Removed 'fire service infrastructure'</li> <li>» Removed 'sustainability infrastructure'</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>3.8 Outbuildings</b></p> <p>Amended to:</p> <p>2.6 Outbuildings</p>	<ul style="list-style-type: none"> <li>• Detailed comments relating to clarification of deemed-to-comply provisions including maximum wall and ridge height, extent of boundary wall and relationship to lot boundary setback provisions, and site cover.</li> <li>• Relationship and overlap between the definitions for 'outbuilding' and 'garage'.</li> <li>• Consideration of materials and visual appearance of outbuildings.</li> </ul>	<ul style="list-style-type: none"> <li>» Removed limitation of 1 outbuilding per site and increased maximum area to 60m<sup>2</sup> (site cover, primary garden area and landscaping requirements will control the size).</li> <li>» Increased the wall and ridge height.</li> <li>» Outbuildings to be included in the boundary wall calculations.</li> <li>» Ability to increase the wall height where outbuilding is compatible with the colour and materials of the dwelling.</li> </ul> <p>Definition changes</p> <ul style="list-style-type: none"> <li>» Edits to the definition of 'garage' to allow for detached garages. Whilst a detached garage could be classified as an outbuilding as well as a garage, the provisions that apply would not have an impact on the design.</li> <li>» Edits to the definition of 'outbuilding' to clarify that where a garage is not attached to a dwelling it is assessed as an outbuilding.</li> </ul>
<p><b>3.9 Universal design</b></p> <p>Amended to:</p> <p>2.7 Universal design</p>	<ul style="list-style-type: none"> <li>• General support for universal design requirements.</li> <li>• Question whether this is best dealt with through NCC.</li> <li>• Mixed views on thresholds in Table 3.9a.</li> </ul>	<ul style="list-style-type: none"> <li>» Merged Universal Design and Aged and Dependent Persons' Dwellings into one element</li> <li>» NCC consultant provided advice on consistency between the two codes.</li> <li>» Retained the requirement for a portion of grouped or multiple dwellings to provide silver level universal design, aligning with Vol.2. Acknowledgement that Australian Building Codes Board Livable Housing Design Standard 2022 provides for an equivalent silver level standard.</li> <li>» Requirements of the Livable Housing Design Guidelines that can be assessed at planning application stage have been replicated as an appendix of the R-Codes.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>3.10 Ancillary dwellings</b></p> <p>Amended to:</p> <p>2.8 Ancillary dwellings</p>	<ul style="list-style-type: none"> <li>• Support for the removal of minimum lot size for ancillary dwellings.</li> <li>• Support for dual key multiple dwellings.</li> <li>• Consider application to grouped dwellings.</li> <li>• Review of the maximum internal floor area requirement.</li> </ul>	<ul style="list-style-type: none"> <li>» Support for the removal of minimum lot size for ancillary dwellings.</li> <li>» Support for dual key multiple dwellings.</li> <li>» Consider application to grouped dwellings.</li> <li>» Review of the maximum internal floor area requirement. Amend table to allow ancillary dwellings on grouped dwelling sites.</li> <li>» Allow for more than one ancillary dwelling for multiple dwelling developments with 20 or more dwellings.</li> <li>» Reviewed and retained the 70m<sup>2</sup> maximum floor area maximum.</li> <li>» Clarified the provisions that don't apply to the ancillary dwelling portion of the development.</li> <li>» Allow for more than 1 dual key dwelling for multiple dwelling developments of 20 or more dwellings.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>3.11 Small dwellings</b></p> <p>Amended to:</p> <p>2.9 Small dwellings</p>	<ul style="list-style-type: none"> <li>• Strong support for the small dwelling incentive.</li> <li>• Consideration of a Section 70A notification on title.</li> <li>• Review of the maximum internal floor area requirement.</li> <li>• Concern for large subdivisions of small dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>» Design Testing has been undertaken on the maximum internal floor area requirement for small dwellings to ensure two storey development and silver level universal design can be achieved. It is considered 70m2 is appropriate.</li> <li>» Apply small dwelling concession to multiple dwellings, to provide flexibility in yield and a diversity of dwelling configurations.</li> <li>» Within R30 to R40 coded areas, for development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50% of the total number of dwellings or sites.</li> <li>» Within R50 and above coded areas, the site area reduction is limited for small dwellings to a maximum 50% of the total number of dwellings or sites.</li> <li>» Modifications to the Design Principles to clarify the intent of the deemed-to-comply provisions</li> </ul> <p>Definition changes</p> <ul style="list-style-type: none"> <li>» 'Small dwellings' to include multiple dwellings.</li> </ul>
<p><b>3.12 Aged or dependent persons' dwellings</b></p> <p>Amended to:</p> <p>2.7 Universal design</p>	<ul style="list-style-type: none"> <li>• Question the need for the minimum number of 5 dwellings.</li> <li>• Restriction on occupancy a large barrier for the development of these dwellings.</li> <li>• Clarification on the relationship with universal design requirements.</li> </ul>	<ul style="list-style-type: none"> <li>» Merged Universal Design and Aged and Dependent Persons' Dwellings into one element.</li> <li>» Replaced Aged and Dependent Persons' Dwellings design requirements with gold level universal design.</li> <li>» Within R30 to R40 coded areas, for development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50% of the total number of dwellings or sites.</li> <li>» Within R50 and above coded areas, the site area reduction can be applied to all gold level accessible dwellings.</li> <li>» Removed the restriction on occupancy for accessible housing/dwellings.</li> <li>» Increased the maximum floor area to accommodate additional space required for gold level design.</li> </ul>

Element	Feedback Summary	Next Steps
<p><b>3.13 Housing on lots less than 100m<sup>2</sup></b></p> <p>Amended to:</p> <p>2.10 Housing on lots less than 100m<sup>2</sup></p>	<ul style="list-style-type: none"> <li>• General support for the inclusion of housing on lots less than 100m<sup>2</sup>.</li> <li>• Comments relating to the application of this type of housing and its suitability for infill and greenfield areas.</li> <li>• Questions as to whether an LDP is needed, likely to discourage the use of this element due to the timeframes involved in seeking approval for a LDP.</li> </ul>	<ul style="list-style-type: none"> <li>» Introduced new R-Coding for this type of housing – R100-SL. This is to be identified through either a Structure Plan or a Scheme.</li> <li>» Detailed development controls to align with exemplar development, removing the need for an LDP.</li> <li>» Future review of Liveable Neighbourhoods to provide guidance on the locational requirements for lots less than 100m<sup>2</sup>.</li> </ul>
<p><b>4.0 NEIGHBOURLINESS</b></p> <p>Amended to:</p> <p>3.0 NEIGHBOURLINESS</p>	<ul style="list-style-type: none"> <li>• General support for the intent of this section.</li> <li>• Mixed views around the language and use of the word Neighbourliness.</li> </ul>	
<p><b>4.1 Site cover</b></p> <p>Amended to:</p> <p>3.1 Site cover</p>	<ul style="list-style-type: none"> <li>• General support for using site cover instead of open space.</li> <li>• Comments relating to the relevance of site area if deep soil area is in place to control the building footprint.</li> <li>• Concern regarding the inability to use common property in site area calculations.</li> </ul>	<ul style="list-style-type: none"> <li>» Design testing to ensure alignment with other policy provisions.</li> <li>» Minor increase to site cover maximums.</li> <li>» Greater alignment with landscaping provisions.</li> </ul>
<p><b>4.2 Building height</b></p> <p>Amended to:</p> <p>3.2 Building height</p>	<ul style="list-style-type: none"> <li>• General support for using storeys to measure building height, with a corresponding height limit in metres.</li> <li>• Community and some local government concern with 3 storeys in R40 areas.</li> </ul>	<ul style="list-style-type: none"> <li>» Reduction of building height in R40 to two storeys.</li> <li>» Further guidance included within the Explanatory Guidelines for three storey R40 building height (i.e. through the planning framework).</li> <li>» Further engagement with key stakeholders and advisory group.</li> </ul>
<p><b>4.3 Lot boundary setbacks</b></p> <p>Amended to:</p> <p>3.4 Lot boundary setbacks</p>	<ul style="list-style-type: none"> <li>• Support for the simplification of lot boundary settings.</li> <li>• Mixed views on the setback distance required based on height.</li> <li>• Concern regarding the creation of long blank walls will little articulation.</li> <li>• General support for the introduction of lot boundary development to allow for terrace typologies.</li> <li>• Clarification and simplification required for boundary wall provisions.</li> </ul>	<ul style="list-style-type: none"> <li>» Further simplification of lot boundary setbacks and boundary walls – Tables and Figures.</li> <li>» Further analysis and testing on wall lengths for lot boundary walls to achieve terrace type designs (while considering articulation).</li> <li>» Reduction in boundary wall heights in R40 from two to single storey.</li> </ul>

Element	Feedback Summary	Next Steps
<b>4.4 Site works and retaining walls</b> Amended to: 3.5 Site works and retaining walls	<ul style="list-style-type: none"> <li>Support for the implication of retaining wall setbacks.</li> <li>Concern regarding setback requirements for excavation.</li> </ul>	<ul style="list-style-type: none"> <li>» Increased height of 0.5m high retaining on the boundary increased to 1m high retaining on the boundary.</li> <li>» Removed limit on excavation behind the street setback line.</li> </ul>
<b>4.5 Streetscape</b> Amended to: 3.6 Streetscape	<ul style="list-style-type: none"> <li>Community and local government support for limiting garage widths.</li> <li>Concern from local government regarding existing definition of carports permitting visually permeable doors and walls on up to three sides.</li> <li>Development industry concern with proposed garage width requirements and the impact on single storey narrow lot housing.</li> </ul>	<ul style="list-style-type: none"> <li>» Design testing to refine policy provisions.</li> <li>» Introduced limit on carport widths.</li> <li>» Simplified garage widths relative to lot frontages rather than building width.</li> <li>» Further engagement with key stakeholders.</li> </ul> <p>Definition changes</p> <ul style="list-style-type: none"> <li>» 'Carport' amended, number of walls permitted reduced to two and doors no longer permitted.</li> </ul>
<b>4.6 Street setback</b> Amended to: 3.3 Street setback	<ul style="list-style-type: none"> <li>Clarification required regarding carports and street and lot setbacks.</li> <li>Mixed views on allowing carports forward of the street setback line.</li> <li>Mixed views on the removal for street setback averaging.</li> </ul>	<ul style="list-style-type: none"> <li>» Design testing to refine policy provisions.</li> <li>» Introduced reductions to street setbacks for a portion of the dwelling to better support building articulation to the street.</li> <li>» Introduced requirement that carports forward of the street setback line are to be free of permanent walls, with the exception of pillars and posts.</li> </ul> <p>Definition changes</p> <ul style="list-style-type: none"> <li>» 'Street setback area' considers area created after a dwelling has projected forward of the street setback line.</li> </ul>
<b>4.7 Vehicle and pedestrian access</b> Amended to: 3.7 Access	<ul style="list-style-type: none"> <li>General support for the intent of these provisions.</li> <li>Mixed comments on the detail of these provisions.</li> </ul>	<ul style="list-style-type: none"> <li>» Now titled Access.</li> <li>» Further consultation with traffic consultant.</li> <li>» Reviewed and updated driveway widths to align with Australian Standards.</li> <li>» Clarification to vehicle passing points and access point widths to align with Australian Standards.</li> </ul>



Element	Feedback Summary	Next Steps
<b>4.8 Communal streets</b> Included within: 3.7 Access.	<ul style="list-style-type: none"> <li>• Support for the intent of communal streets.</li> <li>• Clarification required regarding the relationship with vehicle and pedestrian access.</li> </ul>	<ul style="list-style-type: none"> <li>» Now included in 3.7 Access.</li> </ul>
<b>4.9 Street fences</b> Included within: 3.6 Streetscape.	<ul style="list-style-type: none"> <li>• Mixed views on the reduction of street fences to 1.5m</li> </ul>	<ul style="list-style-type: none"> <li>» This element has been included within 3.6 Streetscape.</li> <li>» Amendments to fence height to 1.8m to align with Vol 1. Part B - Low density.</li> </ul>
<b>4.10 Retaining existing dwellings</b> Amended to: 3.8 Retaining existing dwellings	<ul style="list-style-type: none"> <li>• Comments regarding what provisions of MD an existing dwelling would need to comply with.</li> <li>• Feedback to incentivise retaining existing dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>» Clarification on requirements when retaining existing dwellings.</li> </ul>
<b>4.11 Solar access for adjoining sites</b> Amended to: 3.9 Solar access for adjoining sites	<ul style="list-style-type: none"> <li>• Question why overshadowing limits are different from Volume 1 and Volume 2 requirements.</li> <li>• Welcome the reintroduction (from Vol.2) of overshadowing at R80 and above.</li> <li>• Clarification of information required for assessment of provisions.</li> <li>• Mixed views on protecting solar access to existing solar collectors on adjoining properties. The intent is generally supported, but difficult to create adequate criteria, demonstrate compliance and concern that it may be used as a trigger to prevent development.</li> <li>• General support for inclusion of overshadowing provisions for diagonal lots.</li> <li>• Concern around the way that overshadowing is applied to the parent lot for existing grouped dwellings, resulting in one or two dwellings being fully overshadowed and yet fully compliant.</li> </ul>	<ul style="list-style-type: none"> <li>» Further design testing to refine overshadowing provisions and ensure alignment with building height and lot boundary setbacks.</li> <li>» Alignment of overshadowing with Vol 1. Part B - Low density and Vol 2. Apartments.</li> <li>» Overshadowing requirement for R80 retained.</li> <li>» Removed protection of overshadowing of solar collectors through deemed-to-comply.</li> <li>» Introduced alternative provisions to support greater overshadowing for narrow lot development.</li> <li>» Clarified that overshadowing percentages apply to the site, not the parent lot.</li> </ul>
<b>4.12 Visual privacy</b> Amended to: 3.10 Visual privacy	<ul style="list-style-type: none"> <li>• General support for revised approach to visual privacy.</li> <li>• Concern that the requirement to document the built form on an adjoining property may add time and cost to development applications.</li> <li>• Recommendation to measure cone of vision from 1.6m for consistency across elements.</li> <li>• Question the application of different setback distances depending on whether an adjoining property is vacant or not.</li> <li>• Clarification of DTC design solutions.</li> </ul>	<ul style="list-style-type: none"> <li>» General changes for clarity and to align with Vol 1. Part B - Low density.</li> <li>» Cone of vision radius to align with both Vol 1. Part B - Low density and Vol 2. Apartments.</li> <li>» Cone of vision to be measured from 1.6m above FFL.</li> <li>» Offsetting of windows to be applied from bedrooms or studies only.</li> </ul>