

Attachment 1: PROPOSED AMENDMENTS TO THE RISELEY ACTIVITY CENTRE STRUCTURE PLAN			
R-CODES VOL 2 SECTION	CURRENT	Partly incorporated (*) Incorporate (✓)	COMMENTS
PART TWO – PRIMARY CONTROLS			
2.6	Building Depth	✓	Incorporate. This element was not a primary control when the RACSP was being prepared. The structure plan does not include specific provisions for building depth however the R-Codes Element 2.6 can be accommodated within the structure plans built form controls and will assist in achieving high quality development.
PART THREE – SITING THE DEVELOPMENT			
3.1	Site analysis and design response	✓	Incorporate. The provision of a site analysis and design response will improve the standard of development applications within the structure plan area. It will assist the City and the community (where relevant) in understanding the design response of a proposed development within the site, streetscape and surrounding area.
3.2	Orientation	✓	The structure plan contains provisions in regard to overshadowing as follows: <ul style="list-style-type: none"> In precincts 1, 2 and 3 development should minimise overshadowing to other properties located within Precincts 1, 2 3 (Clause 9.21). In precincts 1, 2 and 3 to properties outside precincts 1, 2 and 3 are assessed against the R-Codes (Clause 9.22). In precincts 4 and 5, development is assessed in accordance with the R-Codes. The intent of 9.21 aligns with element objectives of E3.2 with nil requirements for R-ACO therefore introducing the R-Codes provision does not undermine the established provision. Clauses 9.22 and 9.24 currently default to the R-Codes. Introducing the R-Codes Element 3.2 supports the intent of the existing clauses of the structure plan relating to overshadowing. Clauses 9.21 and 9.22 can be removed.
3.3	Tree canopy and Deep Soil areas	✓	Incorporate. Landscaping provisions are addressed under Clause 9.25 of the structure plan: <ul style="list-style-type: none"> 9.25 Landscaping is to accord with an overall landscaping plan for the site, which has been approved by the responsible authority. <i>Note: Landscaped roof and/or wall areas may be considered as landscaping provided that it is of a high quality and easily accessible (roof) and/or visible (walls).</i> This provision does not specify minimum tree deep soil area and tree planting requirements as specified in the R-Codes. Whilst it is acknowledged that the built form controls in Precincts 1, 2, and 3 would not allow for deep soil areas being provided in accordance with the R-Codes Table 3.3a, the acceptable outcome 3.3.7 allows for planting on structures is consistent with the intent of provision 9.25 of the structure plan and could be pursued to satisfy the elements objective. The built form controls for precincts 4 and 5 allow for the R-Code deep soil planting areas generally in accordance with Table 3.3a. Introducing the R-Codes Element 3.3 requirements supports the intent of the existing landscaping Clause 9.25. Clause 9.25 can be removed for mixed use and residential developments but will continue to apply to commercial development.
3.4	Communal open space	✓	Incorporate. The structure plan does not include specific provisions for communal open space however the R-Codes Element 3.4 can be accommodated within the structure plans built form controls and can assist in achieving the structure plan objective for facilitating high quality development.

3.5	Visual privacy	*	<p>Modify.</p> <p>Visual privacy provisions are identified in sections 9.19 and 9.20 of the structure plan:</p> <ul style="list-style-type: none"> 9.19 Visual privacy for other lots within Precincts 1, 2 and 3 in accordance with the R-100 provisions contained in the Residential Design Codes. 9.20 Visual privacy to lots outside Precincts 1, 2 and 3 in accordance with the Residential Design Codes. <p>The visual privacy requirements generally align with the R-Codes as the lots within Precinct 1, 2 and 3 are R-ACO (i.e. >R50) and the lots in precincts 4 and 5 are R50 and abutting lots of various residential codings (R60, R40/60, R20 and R15).</p> <p>Unlike the R-Codes, the structure plan does not include building separation requirements (nor are they proposed to be introduced as above). The R-Code visual privacy provisions contained in Table 3.5 that are based on the developments building height (i.e. 5th storey and above, refer to table 2.7 Building Separation) cannot be utilised in the RACSP because, as described above, building separation is not an applicable primary control in the structure plan.</p> <p>To address this issue it is recommended that the required visual privacy setbacks reflect the adjoining sites R-Coding, as per the existing RACSP provisions, regardless of the buildings height as demonstrated in the amended R-Codes Table 3.5 below.</p> <div style="text-align: center;"> <table border="1" data-bbox="1347 720 2407 945"> <thead> <tr> <th rowspan="2">Cone of vision from unscreened:</th> <th colspan="2">First 4 storeys</th> <th rowspan="2">5th storey and above</th> </tr> <tr> <th>Adjoining sites coded R50 or lower</th> <th>Adjoining sites coded higher than R50</th> </tr> </thead> <tbody> <tr> <td>Major opening to bedroom, study and open access walkways</td> <td>4.5m</td> <td>3m</td> <td rowspan="3">Refer Table 2.7</td> </tr> <tr> <td>Major openings to habitable rooms other than bedrooms and studies</td> <td>6m</td> <td>4.5m</td> </tr> <tr> <td>Unenclosed private outdoor spaces</td> <td>7.5m</td> <td>6m</td> </tr> </tbody> </table> <p>R-Code Vol 2 Cone of vision table</p> <table border="1" data-bbox="1338 1060 2407 1272"> <thead> <tr> <th>Cone of vision from unscreened:</th> <th>Adjoining sites coded R50 or lower</th> <th>Adjoining sites coded higher than R50</th> </tr> </thead> <tbody> <tr> <td>Major openings to bedroom, study and open access walkways</td> <td>4.5m</td> <td>3m</td> </tr> <tr> <td>Major openings to habitable rooms other than bedrooms and studies</td> <td>6m</td> <td>4.5m</td> </tr> <tr> <td>Unenclosed private outdoor spaces</td> <td>7.5m</td> <td>6m</td> </tr> </tbody> </table> <p>Modified cone of vision table for RACSP</p> </div> <p>Clauses 9.19 and 9.20 can be removed and replaced as per the schedule of modifications in attachment 2.</p>	Cone of vision from unscreened:	First 4 storeys		5th storey and above	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Unenclosed private outdoor spaces	7.5m	6m	Cone of vision from unscreened:	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	Major openings to bedroom, study and open access walkways	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Unenclosed private outdoor spaces	7.5m	6m
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3.6	Public domain interface	✓	<p>Incorporate.</p> <p>The interface between the buildings and the public domain is referenced in various places throughout the structure plan. The character statements for precincts 1, 2 and 3 include a clause <i>to encourage active street frontages</i> and all precincts have a clause <i>to improve streetscapes and public spaces</i>. There is no conflict between the content of the R-Codes element and the related provisions of the structure plan. It is therefore recommended that this element be incorporated in its entirety.</p> <p>Clauses 9.6 – 9.14 can be removed for mixed use and residential developments but will continue to apply to commercial development.</p>																												
3.7	Pedestrian access and entries	✓	<p>Incorporate.</p> <p>The existing provisions of the structure plan refers to the R-Codes provisions relating to street surveillance for all precincts.</p> <p>The R-Codes Vol 2 Element 3.7 'Pedestrian access and entries' replaces the previous R-Codes Part 6 Clause 6.2.1 'Street Surveillance' therefore it is recommended that the structure plan reference to street surveillance be modified / deleted to just refer to the R-Codes rather than the specific provision.</p> <p>This minor modification will allow grouped dwelling developments to be assessed in accordance with the R-Codes Part 5 Clause 5.2.3 and multiple dwellings in</p>																												

			accordance with the R-Codes Vol.2 Element 3.7.
3.8	Vehicle Access.	✓	Incorporate. The existing provisions of the structure plan refers to the R-Codes provisions relating to vehicle access for all precincts. The structure plan includes further vehicle access provisions (Clauses 9.33 – 9.37) that relate specifically to the Riseley Centre context. It is recommended that some of these be deleted, retained and / or modified to support Element 3.8 as per the schedule of modifications in attachment 2.
3.9	Car and bicycle parking	✓	Incorporate. The existing provisions of the structure plan refers to the R-Codes provisions relating to car and bicycle parking for all precincts. The structure plan includes further car parking provisions (Clauses 9.31 – 9.32) which align with the R-Codes and can therefore be removed for mixed use and residential developments but will continue to apply to commercial development..
PART FOUR– DESIGNING THE BUILDING			
4.1	Solar and daylight access	✓	Incorporate. The structure plan Resource Conservation clauses 9.26-9.30 includes provisions for resource conservation including encourages solar passive building design. The R-Codes Element 4.1 will support achieving the intent of this clause. Clauses 9.26-9.30 can be removed for mixed use and residential developments but will continue to apply to commercial development.
4.2	Natural ventilation	✓	Incorporate. The inclusion of the R-Codes Element 4.2 will support achieving the intent of the related structure plan clauses. As above, Clauses 9.26-9.30 can be removed for mixed use and residential developments but will continue to apply to commercial development.
4.3	Size and layout of dwellings	✓	Incorporate. The structure plan does not include provisions for dwelling size and layout. The inclusion of the R-Codes Element 4.3 will assist in achieving the structure plan objective for facilitating high quality development.
4.4	Private open space and balconies	✓	Incorporate. The following provisions of the structure plan apply to residential development in all precincts: <i>9.16 - A private terrace, balcony or courtyard that is connected to an internal living space such as a lounge room or dining room is to be provided at a minimum of 15 square metres per dwelling.</i> <i>9.17 The minimum dimension (width or length) for a terrace, balcony or courtyard is 3 metres.</i> The above provisions are considered to be excessive for smaller one or two bedroom apartments and can be replaced with the R-Code requirements. Clauses 9.16 and 9.17 can be removed.
4.5	Circulation and common spaces	✓	Incorporate. The structure plan does not include provisions for circulation and common spaces. The inclusion of the R-Codes Element 4.5 will assist in achieving the structure plan objective for facilitating high quality development.
4.6	Storage	✓	Incorporate. The structure plan does not include specific provisions for storage. The inclusion of the R-Codes Element 4.6 will assist in achieving the structure plan objective for facilitating high quality development.
4.7	Managing the impact of noise	✓	Incorporate. Clause 9.14 of the structure plan specifies:

			<p><i>Development is to be constructed in such a manner as to ameliorate noise and vibration from the urban environment. The City may require an acoustic assessment report detailing the likely noise effects of the development on its surroundings and/or external noise impacts on future residential dwellings.</i></p> <p>The character statement for Precinct 2 notes that the Canning Corridor has a high exposure to passing traffic.</p> <p>The inclusion of the R-Codes Element 4.7 will assist in achieving the intent of Clause 9.14. Clause 9.14 can be removed for mixed use and residential developments but will continue to apply to commercial development.</p>
4.8	Dwelling mix	✓	<p>Incorporate.</p> <p>The existing provisions of the structure plan already refers to the R-Codes provisions relating to dwelling mix for all precincts (Clause 9.18.6 for Precincts 1, 2 and 3 and Clause 9.24 for Precincts 4 and 5). These clauses will become redundant and can be removed.</p>
4.9	Universal design	✓	<p>Incorporate.</p> <p>The structure plan does not include provisions for universal design. The inclusion of the R-Codes Element 4.9 will assist in achieving the structure plan objective for facilitating high quality development.</p>
4.10	Façade design	✓	<p>Incorporate.</p> <p>Facade and frontage requirements are included in the structure plan under clauses 9.6-9.14. The inclusion of the Element 4.10 will assist in achieving the structure plan objective for facilitating high quality development.</p> <p>Clauses 9.6-9.14 can be removed for mixed use and residential developments but will continue to apply to commercial development.</p>
4.11	Roof design	✓	<p>Incorporate.</p> <p>Roof design requirements are not specifically included in the structure plan. The inclusion of the R-Codes Element 4.11 will assist in achieving the structure plan objective for facilitating high quality development.</p>
4.12	Landscape design	✓	<p>Incorporate.</p> <p>Landscaping provisions are at Clause 9.25 of the structure plan:</p> <p><i>9.25 Landscaping is to accord with an overall landscaping plan for the site, which has been approved by the responsible authority.</i></p> <p><i>Note: Landscaped roof and/or wall areas may be considered as landscaping provided that it is of a high quality and easily accessible (roof) and/or visible (walls).</i></p> <p>R-Codes Element 4.12 supports the intent of this provision therefore the existing provision is redundant and can be removed for mixed use and residential developments but will continue to apply to commercial development.</p>
4.13	Adaptive reuse	✓	<p>Incorporate.</p> <p>Adaptive reuse requirements are not specifically included in the structure plan. The inclusion of the R-Codes Element 4.13 will assist in achieving the structure plan objective for facilitating high quality development.</p>
4.14	Mixed use	✓	<p>Incorporate.</p> <p>The structure plan includes development standards specific to mixed use development including encouraging main street design principles and the exclusion of residential land uses at the ground floor within Precincts 1, 2 and 3. These controls were formed as part of a detailed Urban Form study in the preparation of the RACSP and are recommended to be retained. The introduction of the R-Codes Element 4.14 will support achieving these outcomes.</p>
4.15	Energy efficiency	✓	<p>Incorporate.</p> <p>This element covers the intent of clause 9.30 relating to energy efficiency which can be removed for mixed use and residential developments but will continue to apply to commercial development.</p>
4.16	Water management and conservation.	✓	<p>Incorporate.</p> <p>This element covers the intent of clause 9.29 of the RACSP relating to water efficient building design which can be removed for mixed use and residential developments</p>

			but will continue to apply to commercial development.
4.17	Waste management	✓	<p>Incorporate.</p> <p>Waste management is addressed in the structure plan under clause 9.40 which states:</p> <p style="text-align: center;"><i>Large Development Applications shall be accompanied by a suitable Waste Management Plan to address how waste and recycling will be managed on the site.</i></p> <p>The inclusion of the R-Codes Element 4.17 will support achieving the intent of clause 9.40 which can be removed for mixed use and residential developments but will continue to apply to commercial development.</p>
4.18	Utilities	✓	<p>Incorporate.</p> <p>The structure plan does not include specific provisions for utilities. The inclusion of the R-Codes Element 4.18 will assist in achieving the structure plan objective for facilitating high quality development.</p>