

Attachment 2 - Schedule of Modifications

	RISELEY ACTIVITY CENTRE STRUCTURE PLAN	Modifications Required (strike out = text to be replaced/deleted, Bold = additional text)
1.	Section 3: Interpretations and relationships with the Scheme Page 2: Dot point 3.5	The following design elements of the Residential Design Codes do not apply within the structure plan area unless otherwise specified: 3.5.1 Housing Density Requirements ; Building Height ; 3.5.2 Site Coverage ; Street setbacks ; 3.5.3 Plot Ratio ; Side and Rear Setbacks ; 3.5.4 Open Space and Landscaping Requirements ; Plot Ratio ; 3.5.6 Building Height Requirements . Building Separation ; and 3.5.7 Development Incentives for Community Benefit.
2.	Section 9: Minimum Development Standards for Structure Plan Area	The following sections will have a new heading Commercial Development in All Precincts : <ul style="list-style-type: none"> • Facades and Frontages - Page 5: dot points 9.6 - 9.14 • Signage - dot point 9.15 • Landscaping - Page 6: dot point 9.25 • Resource conservation - Page 6: dot points 9.26 – 9.30 • Car Parking - Page 6: dot points 9.31- 9.32 • Waste Management - Page 6: dot point 9.40. <p><i>*Note, these provisions no longer apply to mixed use and residential developments as they have been replaced with the R-Codes Vol. 2. Refer to attachment 1 for details.</i></p>

<p>3.</p>	<p>Section 9: Minimum Development Standards for Structure Plan Area</p> <p>Residential Development in all Precincts.</p> <p>Page 5: Dot points 9.16 - 9.17</p>	<p>Residential Development in All Precincts</p> <p>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.</p> <p>9.17 The minimum dimension (width or length) for a terrace, balcony or courtyard is 3 metres.</p>												
<p>4.</p>	<p>Section 9: Minimum Development Standards for Structure Plan Area</p> <p>Residential Development in Precincts 1, 2 and 3</p> <p>Page 6: Dot points 9.18 - 9.23</p>	<p>Residential Development in Precincts 1, 2 and 3</p> <p>9.18 The following elements apply in Precincts 1, 2 and 3 and are assessed in accordance with the Residential Design Codes:-</p> <ul style="list-style-type: none"> 9.18.1 Street surveillance- 9.18.2 Parking- 9.18.3 Design of car parking spaces- 9.18.4 Vehicular access- 9.18.5 Stormwater management 9.18.6 Dwelling size (housing diversity)- <p>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 setbacks to side and rear boundaries are provided in accordance with Table 2.</p> <p>Table 2: Visual Privacy - Required privacy setback to adjoining sites</p> <table border="1" data-bbox="949 1233 2047 1453"> <thead> <tr> <th data-bbox="949 1233 1626 1310">Cone of vision from unscreened:</th> <th data-bbox="1626 1233 1850 1310">Adjoining sites coded R50 or lower</th> <th data-bbox="1850 1233 2047 1310">Adjoining sites coded higher than R50</th> </tr> </thead> <tbody> <tr> <td data-bbox="949 1310 1626 1353">Major openings to bedroom, study and open access walkways</td> <td data-bbox="1626 1310 1850 1353">4.5m</td> <td data-bbox="1850 1310 2047 1353">3m</td> </tr> <tr> <td data-bbox="949 1353 1626 1414">Major openings to habitable rooms other than bedrooms and studies</td> <td data-bbox="1626 1353 1850 1414">6m</td> <td data-bbox="1850 1353 2047 1414">4.5m</td> </tr> <tr> <td data-bbox="949 1414 1626 1453">Unenclosed private outdoor spaces</td> <td data-bbox="1626 1414 1850 1453">7.5m</td> <td data-bbox="1850 1414 2047 1453">6m</td> </tr> </tbody> </table> <p>9.20 Visual privacy to lots outside Precincts 1, 2 and 3 in accordance with-</p>	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
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												

		<p>the Residential Design Codes.</p> <p>9.21 The design of buildings within Precincts 1, 2 and 3 should minimise overshadowing in the middle of the day on public spaces and residential dwellings also located within Precincts 1, 2 and 3.</p> <p>9.22 The design of buildings within Precincts 1, 2 and 3 that overshadow lots outside Precincts 1, 2 and 3 are to be assessed in accordance with the Residential Design Codes.</p> <p>9.23 All other elements of the Residential Design Codes that are not stated above do not apply in Precincts 1, 2 and 3.</p>
5.	<p>Section 9: Minimum Development Standards for Structure Plan Area</p> <p>Residential Development in Precincts 4 and 5</p> <p>Page 6: Dot point 9.24</p>	<p>Residential Development in Precincts 4 and 5</p> <p>9.24 Residential development in Precincts 4 and 5 is assessed in accordance with the Residential Design Codes, the Scheme and local planning policies, with the exception of:-</p> <p>9.24.1 Site Coverage (there is no maximum site coverage)</p> <p>9.24.2 Plot Ratio (there is no maximum plot ratio. Built form is controlled through building heights and setbacks)</p> <p>9.24.3 Open Space and Landscaping Requirements (controlled by clause 9.25 below)</p>
6.	<p>Section 9: Minimum Development Standards for Structure Plan Area</p> <p>Vehicular Access</p> <p>Page 6: Dot points 9.33- 9.35</p>	<p>9.33 Large-Development Applications shall be accompanied by a suitable Transport and Parking Management Plan that addresses: vehicle access to/from and around the site, promotion of public transport, walking and cycling access and freight deliveries/servicing.</p> <p>9.34 Vehicular access to new developments abutting Canning Highway is encouraged required to be from the rear. Access via Canning Highway will not generally be approved unless appropriate justification can be provided to the satisfaction of the City.</p> <p>9.35 Vehicle parking areas should be provided to allow for coordinated access to/from other adjoining lots and encourage safe pedestrian movement around the centre.</p>

7.	Section 9: Minimum Development Standards for Structure Plan Area Road and Right of Way (Laneway) Widening Page 6: Dot point 9.38	9.38 Land reserved under the Metropolitan Region Scheme for the purpose of road widening (principally along Canning Highway) shall be ceded to the Crown at the point of subdivision or development. A Planning Control Area currently exists along Canning Highway. The setback of a development is to be applied from the planning control area boundary.
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Re-number all the above dot points accordingly.