

CHANGES TO THE R CODES – what's happened?

The State Government has announced changes to the R Codes that will come into effect on 23 October 2015.

The changes will automatically reduce the number of apartments that are permitted to be built in lower density areas (R30 and R35) and gives Council the option to apply these same restrictions on land coded R40 (as long as they are not within 800m of a train station or shopping area) through a Scheme Amendment process. The changes have also increased the number of car bays required to be provided in these developments to at least 1 per dwelling.

This has come about following the community's strong reaction to several issues, one being the perceived over-development of lots in residential areas.

Some Vincent communities have been lobbying the Council and State Government to take action to help reduce the amount and impact of apartment development in these areas.

How has Council responded?

Council has responded to these ongoing issues by initiating Scheme Amendments 39 and 40. These Amendments to the City's Town Planning Scheme No. 1 will give Council more power when considering apartment development in low density areas, if approved by the Minister.

Scheme Amendment 39 proposes to make apartments an 'SA' use on R30 zoned land. This means that Council has the final say in whether a development should go ahead after it's been advertised, even if it complies with our local planning policies. Scheme Amendment 40 proposes to ban apartments in these areas altogether.

We have asked the State Government to consider both of these proposals independently of one another and on their own merits. This keeps Council's options open for how to deal with this issue – if either Scheme Amendment is approved.

How has the State Government responded?

The Department of Planning has responded by initiating a review of the R Codes to attempt to deal with these issues. The preliminary changes were advertised earlier this year and they received 95 submissions. A breakdown of how many submissions were received on issue is provided below.



Issue	Number of submissions in which raised
1. Multiple dwellings in R30 & R35 areas	80
2. Multiple dwelling car parking requirements	34
3. Definition of <i>multiple dwelling</i>	15
4. Communal street width requirements	20
5. Front setback of porch, verandah, balcony or equivalent	7
6. Definition of <i>garage</i>	7
7. Definition of <i>unenclosed</i>	7
8. Miscellaneous matters related to draft amendments	11
9. Miscellaneous matters unrelated to draft	11

Following the advertising period, the WAPC has now adopted the following changes:

- To reinstate a ‘minimum site area’ calculation for apartments in areas coded R30 and R35 and abandon the ‘plot ratio’ approach – this means that apartments are still allowed but you can’t have more dwellings that would be permitted if you were building townhouses or units;
- To reintroduce open space requirements for multiple dwellings in areas coded R30 and R35 (45%); and
- To increase the parking requirements for each dwelling – each unit is now required at least 1 bay per dwelling where previously it was only 0.75 in some cases.

In summary, other changes made include:

- Modify clause relating to vehicular access for sites to create 20 or more green title, strata or survey strata lots;
- Changes to the setback requirement of a porch, balcony, verandah, chimney or equivalent;
- Minor changes to clauses about retaining;
- Modifications to clauses relating to Outbuildings, plus a new definition;
- New definition of ‘Plot Ratio Area’; and
- New definition of a Pergola.

More information on these changes can be found at the Department of Planning’s website [here](#)

What does this mean for Vincent and Amendment 39 and 40?

Amendment 39 and 40 are both now with the Department of Planning for final assessment. The latest advice is that the Department will start to work through the Amendments now that the changes to the R Codes are released.

The City remains committed to advocating for these Amendments, in addition to changes to the R Codes just announced. More information on the outcome of this process will be provided when known.

For more information on this matter please email joshua.okeefe@vincent.wa.gov.au



VINCENT PLANNING REFORM – now open for comment!

Advertising has begun on our new draft planning policies which will ultimately replace many of Vincent's current policies. We need input from our community and the development industry to get the balance right.

These new planning policies will deliver an easy to understand planning framework which allows for new development while also protecting Vincent's unique residential character and streetscapes.

You should get involved if you want to have your say on things like:

- Building heights in residential areas, main roads and town centres;
- How large developments integrate with residential areas;
- Landscaping requirements; and
- The location and look of carports and garages in residential areas.

We recognise there are a number of different views within the community and also the development industry, some of which compete and conflict. We're open to all feedback from our stakeholders which collectively will help inform the next phase of policy development. It's important that everyone is able to have their say on the future of planning in Vincent.

Formal advertising will start on **31 July 2015** and finish on **11 September 2015**, a period of 6 weeks.

HOW YOU CAN GET INVOLVED?

Over the next few weeks, every home and business in Vincent will receive an information brochure that explains the proposed changes and will help you make your submission. You can also download it from our dedicated web page: www.vincent.wa.gov.au/planningreform

You can provide your comments in writing by one of the following methods:

- The most effective way is by completing our online survey at:
www.vincent.wa.gov.au/planningreform (or you can call and request a hard copy on 9273 6000)
- Providing a written submission referenced as 'Vincent Planning Reform' to:
Chief Executive Officer
City of Vincent
PO Box 82, Leederville 6902
- Emailing a submission to mail@vincent.wa.gov.au with the subject line 'Vincent Planning Reform'

You may also wish to attend one of the community forums listed below - although they are general in nature, each session will present issues specific to that precinct:



Precinct	Date	Time	Venue
Perth Precinct Forum	Monday 3 August 2015	6.00pm – 8.15pm	Italian Club, Heritage Room (ground floor) 217 – 225 Fitzgerald Street, Perth
Leederville Precinct Forum	Thursday 6 August 2015	6.00pm – 8.15pm	City of Vincent Administration and Civic Centre, Function Room. Cnr Vincent Street and Loftus Street
North Perth Precinct Forum	Monday 10 August 2015	6.00pm – 8.15pm	Royal Park Hall, 180 Charles Street, Cnr Vincent Street, North Perth
Mount Lawley / Highgate Precinct Forum	Wednesday 12 August 2015	6.00pm – 8.15pm	Forrest Park Croquet Club, 66 Harold Street, Mount Lawley
Mount Hawthorn Precinct Forum	Monday 17 August 2015	6.00pm – 8.15pm	Menzies Park Pavilion, 95 Egina Street, Mount Hawthorn
City Wide Open Day	Saturday 22 August 2015	10.00am – 12.00noon	City of Vincent Administration and Civic Centre, Function Room. Cnr Vincent Street and Loftus Street

WHAT NEXT?

Once we have received all the comments on the draft policy, we'll then make changes where it can be improved. These changes will then be presented back to Council for further discussion. Should the changes be significant, we'll ask Council to allow us to re-advertise the policy.

If you make a submission or complete the online survey, you will be placed on a database for this project and receive a notification when each milestone is reached. This will also help you keep track of the draft policy and how we have responded to your submission. You may also contact the Policy & Place team at any time for an update on 9273 6000.

For more information on this matter please email joshua.okeefe@vincent.wa.gov.au

UPCOMING COUNCIL FORUM

Administration will be presenting a number of items to Elected Members at the next Council Forum on **Tuesday 4 August 2015**. The meeting is open to the public and the matters to be discussed will include:

- Character Retention Areas (to discuss the outcomes of the recent advertising);
- Changes to the City's Parking Policy (to discuss the outcomes of the recent advertising); and
- An update on the new Town Planning Regulations.

The meeting is held in the Council Chamber at the Administration Centre starting at 6.00pm.



MAJOR DEVELOPMENT APPLICATIONS LODGED

- To be determined by the Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date
JUNE 2015				
17 June 2015	103 Bourke Street, 12 Bruce Street, Leederville	Three Storey Devt - 8 One-bedroom apts - 4 Two-bedroom apts	TBC	TBC
22 June 2015	196 Alma Road, North Perth	Two Storey Devt - 6 two bedroom apts - 4 grouped dwellings	TBC	TBC
JULY 2015				
3 July 2015	234 and 240 Stirling Street, Perth	Five Storey Devt - 1 Eating House, - 13 Two bedroom apts - 13 One bedroom apts	TBC	TBC
6 July 2015	125 and 127 Richmond Street, Leederville	Three Storey Devt - 12 two bedroom apts - 4 one bedroom apts	TBC	TBC
16 July 2015	338 Bulwer Street, West Perth	Six Storey Devt - 2 Shops - 1 Eating House - 1 Office - 30 two bedroom apts - 7 one bedroom apts	TBC	TBC
30 July 2015	258 Charles Street, West Perth	TBC	TBC	TBC
31 July 2015	77 & 83 Scarborough Beach Road, Mount Hawthorn	TBC	TBC	TBC



MAJOR DEVELOPMENT APPLICATIONS DETERMINED

- By Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date	DAP Decision & Agenda / Minutes
JUNE 2015					
26 Feb 2015	386 William St, Perth	Six Storey Mixed Use Devt. - 3 offices - 11 apartments	20 Mar 2015 - 14 April 2015	8 June 2015	Approved by DAP on 8 June 2015. More details here
04 Mar 2015	30 Bulwer Street, Perth	4 Storey Devt - 14 Grouped dwellings.	30 April 2015 - 20 May 2015	19 June 2015	Approved by DAP on 19 June 2015. More details here
11 Mar 2015	257 Walcott Street and 36 Little Walcott Street, North Perth	5 Storey Devt - 5 Offices - 17 Apartments	15 April 2015 - 5 May 2015.	19 June 2015	Approved by DAP on 19 June 2015. More details here
12 Mar 2015	16-18 Kayle Street, North Perth	Two Storey Devt - 14 Apartments	27 Mar 2015 - 21 April 2015	8 June 2015	Approved by DAP on 8 June 2015. More details here
JULY 2015					
2 Dec 2014	Nos. 318-324 Charles Street, North Perth	Seven Storey Devt - 10 one bed apts - 73 two bed apts - 6 three bed apts - 3 commercial tenancies		Refused by DAP on 16 April 2015. Reconsideration to be determined by DAP on 2 July 2015	Refused by DAP on 16 April 2015. Approved by DAP on 6 July 2015. More details here



MAJOR DEVELOPMENT APPLICATIONS STILL OUTSTANDING

- To be determined by the Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date
7 May 2015	181 Walcott Street, North Perth	Five Storey Devt - 3 One-bedroom apts - 16 Two-bedroom apts	25 May 2015 to 15 June 2015	3 August 2015
8 May 2015	538 Fitzgerald Street, North Perth	Three Storey Devt - 15 Apartments	26 June 2015 to 10 July 2015	3 August 2015
25 May 2015	189 Charles Street, West Perth	Six Storey Devt - 5 Two-bedroom apts - 11 Three-bedroom apts	23 June 2015 to 13 July 2015	TBC
17 June 2015	103 Bourke Street, 12 Bruce Street, Leederville	Three Storey Devt - 8 One-bedroom apts - 4 Two-bedroom apts	TBC	TBC

