

Residential Design Local Planning Policy

Draft April 2026

Version Control

Version #	Date	Action
1	Date of Adoption (00/00/00)	Adopted
2	Date of Amendment	Amended
3	Date of Amendment	Amended

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1. Citation

This local planning policy is prepared under Schedule 2 Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as the *Residential Design Local Planning Policy*.

2. Purpose and Application

2.1 Purpose

The purpose of this policy is to:

- (a) Identify the variations to the R-Codes Volume 1 and 2.
- (b) Guide the planning and design of residential development within the City of Perth.
- (c) Guide appropriate design outcomes for residential development within the City of Perth.

2.2 Application

This policy applies to all applications for development approval for residential development and the residential component of mixed-use development on land zoned on the Scheme Map.

Clause 4.1 applies to all single houses and grouped dwellings, and all multiple dwellings and the residential component of mixed-use development with a residential density code of R60 and below.

Clause 4.2 applies to all multiple dwellings and the residential component of mixed-use development with a residential density code of R80 and above.

Clause 4.3 applies to all residential development subject to the R-Codes Volume 1 and 2.

2.3 Relationship to other Planning Documents

This policy is to be read in conjunction with the City of Perth *Local Planning Scheme No. 3* (LPS3), and other relevant local planning policies including:

- Building Heights and Setbacks Local Planning Policy
- Heritage Local Planning Policy
- Heritage Area Local Planning Policies
- Character Area Local Planning Policies

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

Where this policy is inconsistent with other relevant local planning policies, the provisions of this policy prevail to the extent of any inconsistency, with the exception of the following policies which prevail:

- Heritage Local Planning Policy
- Heritage Areas Local Planning Policies
- Character Areas Local Planning Policies

It is noted that the *Building Heights and Setbacks LPP*, *Heritage Area LPP's* and *Character Area LPP's* replace the building heights and setbacks specified within the R-Codes Volume 1 and 2 as detailed in those policies.

2.3.1. Relationship to the Residential Design Codes

This policy is to be read in conjunction with the *Residential Design Codes Volume 1 and 2* (R-Codes Volume 1 and R-Codes Volume 2).

This policy amends, replaces, deletes or augments the Deemed-to-Comply and Acceptable Outcomes of the R-Codes Volume 1 and 2 as detailed in Tables 1 to 4.

The building heights and setbacks specified within the R-Codes Volume 1 and 2 are replaced by those specified in the *Building Heights and Setbacks Local Planning Policy, Heritage Area Local Planning Policies and Character Area Local Planning Policies*.

Table 1. Relationship to the R-Codes – Volume 1

Design Element	Deemed-to-Comply	Modification
2.2 Solar Access and Natural Ventilation	C2.2.4	Delete
2.3 Parking	Table 2.3a	Replace
3.5 Site Works and Retaining Walls	C3.5.1	Amend
	C3.5.2	Delete
3.9 Solar Access for adjoining sites	C3.9.2	Delete
	C3.9.3	Delete
3.10 Visual Privacy	Table 3.10a	Replace
	C3.10.5	Delete
	C3.10.6	Delete

Table 2. Relationship to the R-Codes – Volume 2

Design Element	Acceptable Outcome	Modification
3.3 Tree Canopy and Deep Soil	A3.3.7	Amend
3.4 Communal Open Space	Table 3.4	Amend
	A3.4.3	Amend
3.5 Visual Privacy	Table 3.5	Replace
3.6 Public Domain Interface	A3.6.2	Replace
	A3.6.5	Amend
	A3.6.6	Replace
3.8 Vehicle Access	A3.8.1	Replace
	A3.8.2	Amend
	A3.8.5	Replace
3.9 Car and Bicycle Parking	A3.9.5	Replace
	A3.9.6	Replace
	A3.9.10	Amend

Design Element	Acceptable Outcome	Modification
	Table 3.9	Replace
4.1 Solar and Daylight Access	A4.1.1 A4.1.3 A4.4.4	Replace Amend Amend
4.4 Private Open Space and Balconies	A4.4.4	Amend
4.6 Storage	Table 4.6	Amend
4.10 Façade Design	A4.10.2 A4.10.4	Delete Replace
4.11 Roof Design	A4.11.2	Amend
4.17 Waste Management	A4.17.4	Replace
4.18 Utilities	A4.18.1 A4.18.3	Replace Replace

3. Objectives

To ensure that residential development:

- (a) enhances the existing or desired character of the built environment through high quality and innovative building design that responds to the inner city urban context;
- (b) delivers a high level of internal amenity for building residents;
- (c) makes a positive contribution to the streetscape;
- (d) enhances the city skyline and outlook from the public realm;
- (e) conserves, respects and enhances heritage-protected places; and
- (f) incorporates well designed landscaping, to enhance urban greening and the appearance of the public and private realm.

4. Provisions

Policy provisions may apply generally, or be specific to the Urban Setting, Landscaped Setting or Landscaped Frontage Setting as shown on the Built Form Setting Plan located within the *Building Heights and Setbacks Local Planning Policy*.

Policy provisions may also apply generally or be specific to a neighbourhood as shown on the Neighbourhood Areas Map (Figure 1).

Where a provision is amended, replaced, or augmented it shall only apply to the Neighbourhood or Built Form Setting referenced in Tables 3 and 4.



Figure 1. City of Perth Neighbourhood Areas Map

4.1 R-Codes Volume 1

In accordance with Clause 3.2.3 of the R-Codes Volume 1, Table 3 details provisions that amend, replace or augment the Deemed-to-Comply provisions set out in Part C of the R-Codes Volume 1. The Design Principles the R-Codes Volume 1 Part C remain and apply.

Table 3: Modifications to R-Codes – Volume 1 – Part C

DESIGN ELEMENT	DEEMED-TO-COMPLY	MODIFICATION	NEIGHBOURHOOD/ BUILT FORM SETTING	PROVISION																
2.2 SOLAR ACCESS AND NATURAL VENTILATION	C2.2.4	Delete	All	<i>Note – Deemed-to-Comply provision C2.2.4 is not applicable.</i>																
2.3 PARKING	Table 2.3a	Replace	All	Table 2.3a is replaced as follows.																
				Table 2.3a Car parking requirements																
				<table><tr><td rowspan="5">Occupant car parking</td><td>Dwelling</td><td>Minimum parking space(s) (per dwelling)</td><td>Maximum parking space(s) (per dwelling)</td></tr><tr><td>Ancillary dwelling</td><td>0</td><td>1</td></tr><tr><td>Studio and 1 bedroom dwelling</td><td>0</td><td>1</td></tr><tr><td>2 bedroom dwelling</td><td>0</td><td>2</td></tr><tr><td>3+ bedroom dwelling</td><td>0</td><td>2</td></tr></table>	Occupant car parking	Dwelling	Minimum parking space(s) (per dwelling)	Maximum parking space(s) (per dwelling)	Ancillary dwelling	0	1	Studio and 1 bedroom dwelling	0	1	2 bedroom dwelling	0	2	3+ bedroom dwelling	0	2
				Occupant car parking		Dwelling	Minimum parking space(s) (per dwelling)	Maximum parking space(s) (per dwelling)												
						Ancillary dwelling	0	1												
						Studio and 1 bedroom dwelling	0	1												
						2 bedroom dwelling	0	2												
					3+ bedroom dwelling	0	2													
				<table><tr><td rowspan="5">Visitor carparking</td><td>Number of dwellings</td><td colspan="2">Maximum Parking</td></tr><tr><td>0-4 dwellings</td><td colspan="2">0</td></tr><tr><td>5-8 dwellings</td><td colspan="2">1</td></tr><tr><td>9-12 dwellings</td><td colspan="2">2</td></tr><tr><td>13 or more dwellings</td><td colspan="2">3, plus 1 additional space per four dwellings or part thereof</td></tr></table>	Visitor carparking	Number of dwellings	Maximum Parking		0-4 dwellings	0		5-8 dwellings	1		9-12 dwellings	2		13 or more dwellings	3, plus 1 additional space per four dwellings or part thereof	
				Visitor carparking		Number of dwellings	Maximum Parking													
0-4 dwellings	0																			
5-8 dwellings	1																			
9-12 dwellings	2																			
13 or more dwellings	3, plus 1 additional space per four dwellings or part thereof																			
<i>Minimum and maximum parking applies to all types of parking on site including (but not limited to) garages, carports, uncovered spaces, undercroft and basement parking.</i>																				
3.5 SITE WORKS AND RETAINING WALLS	C3.5.1	Amend	Landscaped Setting Landscaped Frontage	Retaining walls, fill and excavation forward of the street setback line, not more than 1.0m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling.																
	C3.5.2	Delete	All	<i>Note – Deemed-to-Comply provision C3.5.2 is not applicable.</i>																

DESIGN ELEMENT	DEEMED-TO-COMPLY	MODIFICATION	NEIGHBOURHOOD/ BUILT FORM SETTING	PROVISION								
3.9 SOLAR ACCESS FOR ADJOINING SITES	C3.9.2	Delete	All	<i>Note – Deemed-to-Comply provision C3.9.2 is not applicable.</i>								
	C3.9.3	Delete	All	<i>Note – Deemed-to-Comply provision C3.9.3 is not applicable.</i>								
3.10 VISUAL PRIVACY	Table 3.10a	Replace	All	Table 3.10a is replaced as follows. Table 3.10a Cone of vision radius								
				<table><tr><th>Type of habitable room/space (with a floor level of more than 0.5m above natural ground level)</th><th>Cone of vision radius</th></tr><tr><td>Major opening for bedroom and study</td><td>3m</td></tr><tr><td>Major opening for habitable room other than bedroom and study</td><td>4m</td></tr><tr><td>Outdoor active habitable space</td><td></td></tr></table>	Type of habitable room/space (with a floor level of more than 0.5m above natural ground level)	Cone of vision radius	Major opening for bedroom and study	3m	Major opening for habitable room other than bedroom and study	4m	Outdoor active habitable space	
				Type of habitable room/space (with a floor level of more than 0.5m above natural ground level)	Cone of vision radius							
				Major opening for bedroom and study	3m							
	Major opening for habitable room other than bedroom and study	4m										
	Outdoor active habitable space											
C3.10.5	Delete	All	<i>Note – Deemed-to-Comply provision C3.10.5 is not applicable.</i>									
C3.10.6	Delete	All	<i>Note – Deemed-to-Comply provision C3.10.6 is not applicable.</i>									

4.2 R-Codes Volume 2

In accordance with clause 1.2 of the R-Codes Volume 2, Table 4 details provisions that amend, replace, or delete the Acceptable Outcomes contained in Parts 3 and 4 of the R-Codes Volume 2. The Element Objectives of the R-Codes Volume 1 Parts 3 and 4 remain and apply.

Table 4: Modifications to R-Codes – Volume 2 – Parts 3 and 4

DESIGN ELEMENT	ACCEPTABLE OUTCOME	MODIFICATION	NEIGHBOURHOOD / BUILT FORM SETTING	PROVISION												
3.3 TREE CANOPY AND DEEP SOIL AREAS	A3.3.7	Amend	Urban Setting	Where the required deep soil areas cannot be provided due to site restrictions (including nil lot boundary setbacks), planting on-structure with an area equivalent to two times the shortfall in deep soil area provision is to be provided.												
3.4 COMMUNAL OPEN SPACE	Table 3.4	Amend	All	Table 3.4 is replaced as follows. Table 3.4: Provision of communal open space <table><tr><th>Development size</th><th>Overall communal open space requirement</th><th>Minimum accessible / hard landscape area (included in overall area requirement)</th><th>Minimum open space dimension</th></tr><tr><td>Up to 10 dwellings</td><td>Informal seating associated with deep soil or other landscaped areas</td><td>NA</td><td>NA</td></tr><tr><td>More than 10 dwellings</td><td>Total: 6m² per dwelling up to a maximum 600m²*</td><td>At least 2m² per dwelling</td><td>4m</td></tr></table> * Up to 50% of the communal open space exceeding 300m ² may be provided as indoor communal facilities where integrated with the external communal open space.	Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension	Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA	More than 10 dwellings	Total: 6m ² per dwelling up to a maximum 600m ² *	At least 2m ² per dwelling	4m
				Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension									
				Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA									
More than 10 dwellings	Total: 6m ² per dwelling up to a maximum 600m ² *	At least 2m ² per dwelling	4m													
A3.4.3	Amend	All	There is 50 % direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 August.													

DESIGN ELEMENT	ACCEPTABLE OUTCOME	MODIFICATION	NEIGHBOURHOOD / BUILT FORM SETTING	PROVISION	
3.5 VISUAL PRIVACY	Table 3.5	Replace	All	Table 3.5 is replaced as follows.	
				Table 3.5: Required privacy setback to adjoining sites	
				Type of habitable room/space	Cone of vision radius
				Major openings to habitable rooms	4m
				Unenclosed private outdoor spaces	
3.6 PUBLIC DOMAIN INTERFACE	A3.6.2	Replace	All	All car parking areas located at, or above natural ground level, shall be sleeved along the street boundary with building entry lobbies, habitable floorspace or other active land uses.	
	A3.6.5	Amend	All	Changes in level between private terraces, front gardens and the ground floor level of the building and the street is to be a minimum of 0.4m and a maximum of 1.0m.	
	A3.6.6	Replace	All	a) Solid front fencing does not exceed 1.4m above the adjoining street level, including any retaining walls on the street boundary. b) Visually permeable front fencing does not exceed 2m above the adjoining street level, including any retaining walls on the street boundary.	
3.8 VEHICLE ACCESS	A3.8.1	Replace	All	Vehicular access shall be taken from a laneway or secondary street where possible. Vehicular access from the primary street will only be supported where there are no alternative options.	
	A3.8.2	Replace	All	Car park entrances visible from the public realm shall be finished and detailed to a standard consistent with the primary façade. Roller shutters and doors for vehicle entries shall be visually permeable and have a maximum 0.5 metre setback to avoid creating entrapment areas.	
	A3.8.5	Amend	All	Crossovers and car park entrances shall have a maximum width of 6 metres. Separate entrances and exits should be provided where possible. Boom gates are to be located inside the car parking area to ensure cars do not block the footpath. A single width crossover (maximum width of 3 metres) should be provided where there are less than 25 car bays.	

DESIGN ELEMENT	ACCEPTABLE OUTCOME	MODIFICATION	NEIGHBOURHOOD / BUILT FORM SETTING	PROVISION										
3.9 CAR AND BICYCLE PARKING	A3.9.5	Replace	All	Car parking areas shall be located in a basement or incorporated within the building. Car parking areas located at, or above natural ground level, shall be sleeved along the street with building entry lobbies, habitable floorspace or other active land uses and shall not be visible from the public realm.										
	A3.9.6	Replace	All	Car parking areas located at or above natural ground level, shall be sleeved along the street boundaries with building entry lobbies, habitable floorspace or other active land uses and shall not be visible from the public realm.										
	A3.9.10	Amend	All	Basement parking does not protrude more than 1m above ground, and where it protrudes above ground level shall be sleeved along the street boundaries with building entry lobbies, habitable floorspace or other active land uses and shall not be visible from the public realm.										
	Table 3.9	Replace	All	Table 3.9 is replaced as follows. Table 3.9: Parking ratio <table><tr><th colspan="3">Parking Types</th></tr><tr><td rowspan="2">Car Parking¹</td><td>Resident</td><td> - Central Perth Neighbourhood - No Minimum. Maximum of 1.0 bay per dwelling. - Claisebrook Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling. - East Perth Neighbourhood - No Minimum. Maximum of 1.0 bay per dwelling. - Northbridge Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling. - West Perth Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling. </td></tr><tr><td>Visitor</td><td>No Minimum. Maximum of: 1 bay per four dwellings up to 12 dwellings; and 1 bay per eight dwellings for the 13th dwelling and above. </td></tr><tr><td>Bicycle Parking²</td><td>Studios, 1 & 2 bedroom dwellings</td><td>Minimum of 1 space per dwelling</td></tr></table>	Parking Types			Car Parking ¹	Resident	- Central Perth Neighbourhood - No Minimum. Maximum of 1.0 bay per dwelling. - Claisebrook Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling. - East Perth Neighbourhood - No Minimum. Maximum of 1.0 bay per dwelling. - Northbridge Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling. - West Perth Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling.	Visitor	No Minimum. Maximum of: 1 bay per four dwellings up to 12 dwellings; and 1 bay per eight dwellings for the 13th dwelling and above.	Bicycle Parking ²	Studios, 1 & 2 bedroom dwellings
Parking Types														
Car Parking ¹	Resident	- Central Perth Neighbourhood - No Minimum. Maximum of 1.0 bay per dwelling. - Claisebrook Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling. - East Perth Neighbourhood - No Minimum. Maximum of 1.0 bay per dwelling. - Northbridge Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling. - West Perth Neighbourhood - No Minimum. Maximum of 1.5 bays per dwelling.												
	Visitor	No Minimum. Maximum of: 1 bay per four dwellings up to 12 dwellings; and 1 bay per eight dwellings for the 13th dwelling and above.												
Bicycle Parking ²	Studios, 1 & 2 bedroom dwellings	Minimum of 1 space per dwelling												

DESIGN ELEMENT	ACCEPTABLE OUTCOME	MODIFICATION	NEIGHBOURHOOD / BUILT FORM SETTING	PROVISION		
					3+ bedroom dwellings	Minimum of 2 spaces per dwelling
					Visitor	Minimum of 1 space per 10 dwellings
				Motorcycle / Scooter parking ³	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays	
				¹ Calculations of parking ratios shall be rounded up to the next whole number and are to be applied across the development, not linked to individual units.		
				² Bicycle Parking may be provided within a storeroom where the storeroom exceeds the minimum area required in Table 4.6 at a minimum rate of 1m ² per bicycle.		
				³ For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.		
4.1 SOLAR AND DAYLIGHT ACCESS	A4.1.1	Replace	All	Maximise the number of dwellings with access to northern light.		
	A4.1.3	Amend	All	Lightwells and/or skylights do not form the primary source of daylight to any habitable room in new development. Lightwells may form the primary source of daylight to habitable rooms with the exception of primary living space, where an existing non-residential building is adapted for residential use and there is no feasible alternative.		
	A4.1.4	Amend	All	The building is orientated to: • minimise direct sunlight to habitable rooms between late September and early March. • permit winter sun to habitable rooms.		
4.4 PRIVATE OPEN SPACE AND BALCONIES	A4.4.4	Amend	All	Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are to be integrated into the building design to not be visible from the public realm or surrounding buildings.		

DESIGN ELEMENT	ACCEPTABLE OUTCOME	MODIFICATION	NEIGHBOURHOOD / BUILT FORM SETTING	PROVISION																		
4.6 STORAGE	Table 4.6	Amend	All	Table 4.6 is replaced as follows.																		
				Table 4.6: Storage requirements																		
				<table><tr><th>Dwelling Type</th><th>Storage area¹</th><th>Minimum dimension¹</th><th>Minimum height¹</th></tr><tr><td>Studio dwelling</td><td>3m²</td><td rowspan="4">1.5m</td><td rowspan="4">2.1m</td></tr><tr><td>1 bedroom dwelling</td><td>4m²</td></tr><tr><td>2 bedroom dwelling</td><td>4m²</td></tr><tr><td>3 bedroom dwelling</td><td>5m²</td></tr><tr><td colspan="4">¹Dimensions exclusive of services and plant</td></tr></table>	Dwelling Type	Storage area ¹	Minimum dimension ¹	Minimum height ¹	Studio dwelling	3m ²	1.5m	2.1m	1 bedroom dwelling	4m ²	2 bedroom dwelling	4m ²	3 bedroom dwelling	5m ²	¹ Dimensions exclusive of services and plant			
				Dwelling Type	Storage area ¹	Minimum dimension ¹	Minimum height ¹															
				Studio dwelling	3m ²	1.5m	2.1m															
				1 bedroom dwelling	4m ²																	
				2 bedroom dwelling	4m ²																	
3 bedroom dwelling	5m ²																					
¹ Dimensions exclusive of services and plant																						
4.10 FAÇADE DESIGN	A4.10.2	Delete	All	<i>Note – Acceptable Outcome A4.10.2 is not applicable.</i>																		
	A4.10.4	Replace	All	Building services and utilities (including, but not limited to, rooftop plant or equipment, air conditioning units, high pressure gas, fire booster cabinets, cabling and conduits) shall be integrated into the design of the development.																		
4.11 ROOF DESIGN	A4.11.2	Amend	All	Building services located on the roof are to be integrated into the design of the building so they are not visible from the public realm or surrounding buildings.																		
4.17 WASTE MANAGEMENT	A4.17.4	Replace	All	Waste storage areas shall be integrated into the design of the building and must not be externally visible. Waste storage areas shall be conveniently located for building occupants and waste collection services.																		
4.18 UTILITIES	A4.18.1	Replace	All	Building services and utilities shall not be located on the front façade of a building. Where there is no other option for the location of a building service or utility other than on the front façade, it shall be fully integrated into the design of the building including materials and must not be visually intrusive or impact the amenity of the streetscape.																		

DESIGN ELEMENT	ACCEPTABLE OUTCOME	MODIFICATION	NEIGHBOURHOOD / BUILT FORM SETTING	PROVISION
	A4.18.3	Replace	All	Hot water units, air-conditioning condenser units and clotheslines shall be integrated into the design of the building so they are not visible from the public realm or surrounding buildings. Air conditioning units shall not discharge air across balconies or terraces or affect the functionality or amenity of outdoor living areas.

4.3 Wind Assessment

The following provisions apply to all residential development.

4.3.1 Objectives

- (a) To ensure development is designed to maintain or improve wind conditions in pedestrian accessible areas to ensure they are suitable for their intended use.
- (b) To ensure development satisfies nominated wind conditions to maintain comfortable conditions for pedestrians.

4.3.2 Provisions

- (a) Development must not create unsafe or uncomfortable wind conditions, over and above existing conditions, in existing or proposed outdoor sitting, standing or walking areas within the locality and shall incorporate design features and wind mitigation strategies to ameliorate existing adverse wind condition. Refer to Figure 6 and 7.
- (b) Public spaces and any other outdoor sitting areas designed for people to occupy within a development, including areas above ground level, must be designed for comfortable and safe wind conditions that are appropriate to their intended use.
- (c) In order to determine compliance with (a) and (b):
 - i. A Wind Impact Assessment must be submitted with an application for development approval where a development may be adversely impacted upon by wind conditions, or a development has an adverse impact on wind conditions in pedestrian accessible areas, outdoor sitting areas, and places of public gathering. These developments include, but are not limited to:
 - a. new outdoor public space or other sitting area designed for people to occupy with an area $\geq 50\text{m}^2$.
 - b. new buildings that are $>23\text{m}$ and $<73\text{m}$ in height and where existing development on or within 50 metres of the site is less than half its height.
 - ii. A Wind Tunnel Study must be submitted with an application for development approval for all new buildings that are $\geq 73\text{m}$ in height, or if recommended by Wind Impact Assessment.
 - iii. The assessment area shall extend from the boundaries of the site to a distance equal to half the longest width of the building or half the height of the building, whichever is greater. Refer to Figure 8.
- (d) Where a Wind Impact Assessment is submitted and the local government considers that the findings are inconclusive, it may require the applicant to submit a Wind Tunnel Study.

A Wind Impact Assessment must be submitted with an application for development approval where a development may be adversely impacted upon by wind conditions, or a development has an adverse impact on wind conditions in pedestrian accessible areas, outdoor sitting areas, and places of public gathering. These developments include, but are not limited to:

- a. new outdoor public space or other sitting area designed for people to occupy with an area $\geq 50\text{m}^2$.
- b. new buildings that are $>23\text{m}$ and $<73\text{m}$ in height and where existing development on or within 50 metres of the site is less than half its height.

- ii. A Wind Tunnel Study must be submitted with an application for development approval for all new buildings that are $\geq 73\text{m}$ in height, or if recommended by Wind Impact Assessment.
- iii. The assessment area shall extend from the boundaries of the site to a distance equal to half the longest width of the building or half the height of the building, whichever is greater. Refer to Figure 8.
- (e) Where a Wind Impact Assessment is submitted and the local government considers that the findings are inconclusive, it may require the applicant to submit a Wind Impact Tunnel Study.
- (f) A Wind Impact Assessment or Wind Tunnel Study shall be prepared by a suitability qualified person.

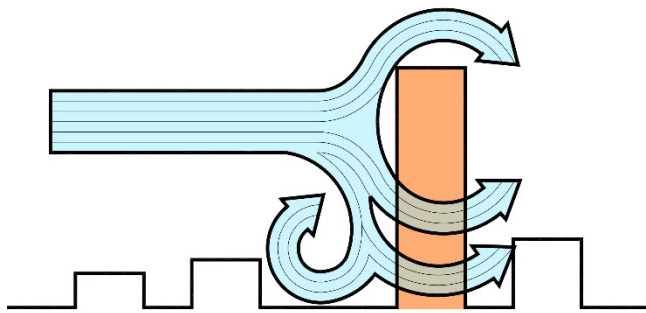


Figure 2. Development which is highly likely to create uncomfortable wind conditions (height and exposure)

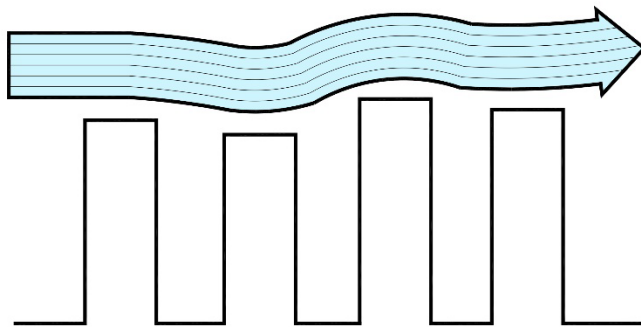


Figure 3. Development which is unlikely to create uncomfortable wind conditions (grouping, context)

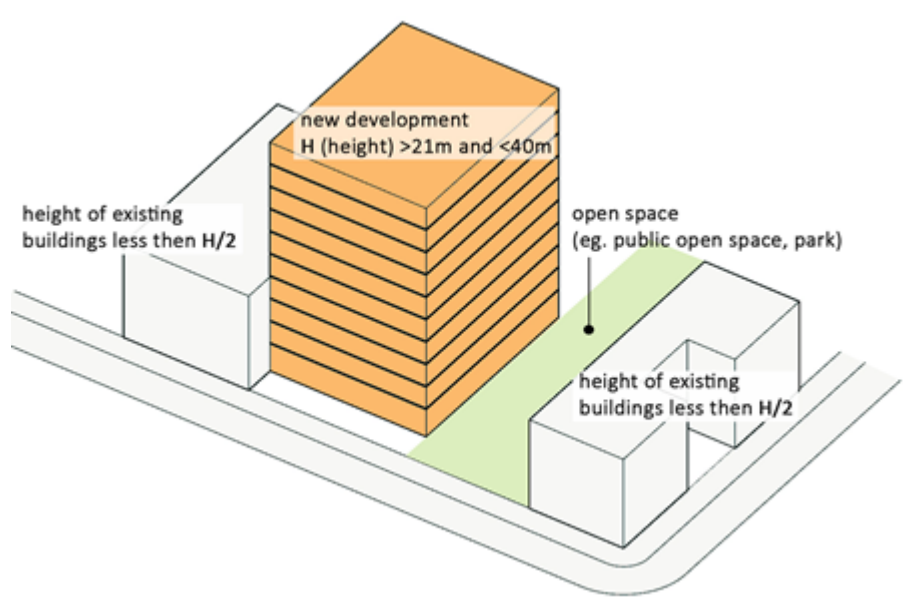


Figure 4. Development that requires assessment

5. Definitions

Urban Setting has the same meaning as defined in the *Building Heights and Setbacks Local Planning Policy*.

Landscaped Setting: has the same meaning as defined in the *Building Heights and Setbacks Local Planning Policy*.

Landscaped Frontage Setting: has the same meaning as defined in the *Building Heights and Setbacks Local Planning Policy*.

Urban Setting: has the same meaning as defined in the *Building Heights and Setbacks Local Planning Policy*.