

Schedule of Modifications – Appendix No. 6 Brookman and Moir Streets Development Guidelines

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
1.	Policy Title	All	All	The local planning policy relates to the heritage precinct of Brookman and Moir Streets. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide provisions for Heritage Areas to have Local Planning Policies to guide development.	Amend the policy title as follows: Brookman and Moir Streets – <del>Heritage Area</del> Development Guidelines
2.	2 Aim of the guidelines	2	2	<p>The purpose of the review of the guidelines is to ensure the provisions can be implemented suitably within the Local and State Planning Framework. The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>Aim of the Guidelines has now been incorporated into the Statement of Significance, Purpose, Objectives and Policy Scope</p>	<p>Delete the following wording from Clause 2:</p> <p><del>These Guidelines contain essential controls, discretionary controls, advice and encouragement. The following interpretations are to apply:</del></p> <p><del>Essential Controls: are aimed at preserving the Brookman and Moir Streets area, as a whole and ensuring its integrity and these controls are not flexible.</del></p> <p><del>Discretionary Controls: allow certain alterations to be made, provided it can be demonstrated that the application of the control will result in a good conservation outcome and be in harmony with the Brookman and Moir Streets area.</del></p> <p><del>Encouragement: is a set of information that would assist in enhancing individual properties and the Brookman and Moir Streets area as a whole.</del></p> <p><del>Advice: is offered as to the manner in which improvements can be made.</del></p> <p><del>Please note: The City of Vincent can offer free advice on all heritage matters, that is appropriate design, colour schemes and materials, and it is advised that prior to consideration of any building works to contact the City of Vincent as soon as possible.</del></p>
3.	N/A	N/A	4	New section: Relationship to Planning Framework	New wording is included denoting the relationship of this planning policy to other planning legislation and policies.
4.	N/A	N/A	4 & 5	New section: Additional Requirements for Development Applications	Additional documentation is now required to be included with development applications to aid in assessing the application.
5.	N/A	N/A	5 & 6	New section: Definitions	Additional definitions now included into policy
6.	N/A	N/A	6	New section: Explanatory Notes	Information that will aid in assessing development applications as well as in developing designs for new builds have been collated into this section

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
7.	N/A	N/A	15 & 16	New Section Modifications to SPP 7.3 Residential Design Codes (Volume 1)	Relationship between proposed provisions and the existing R-Code are shown here
8.	3 Alterations and Additions	4	10	This clause and its provisions are now contained within Clause Built Form and the explanatory notes, provisions have been reviewed and replaced with Local Housing Objectives and deemed to comply criteria	<p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 3 Built Form</p> <p>Delete or amend the following wording:</p> <p><del>Significant original external features must be retained and conserved. Where original features have been removed or obscured, their reinstatement should be considered, especially where the losses are detrimental to the presentation of the place. That is to say intrusive features such as carports, solid high brick fences, high close boarded timber fences and concrete paved gardens should be removed, where the opportunity exists.</del></p> <p><del>The level of change to the front rooms of the houses has been somewhat limited. The remaining original planning and fabric of these rooms should be retained and conserved and adapted only as much as is necessary and as little as possible.</del></p> <p><del>The interface between corner end buildings and the secondary street (Forbes Street and Robinson Avenue) must be treated as being viewed from the front, with an eaves height limit to be the same as the main roof of the existing house facing the street</del></p> <p><del>While it is acknowledged that many internal features have been altered and extended under the skillion roof additions, many of these changes have improved the basic levels of amenity of the houses and living standards.</del></p> <p><del>Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained.</del></p> <p><del>Additions to the rear must be unobtrusive and meet the requirements of the Residential Design Codes. The City will exercise some discretion to achieve improved dwellings and good conservation outcomes.</del></p> <p><del>The external appearance of many of the dwellings has been changed over time, either as a building maintenance response (render over brickwork and removal of decaying timberwork) or through changing fashion, relating to the changes in demographics. It is essential that further losses of original detail do not occur and that opportunities for the reinstatement of missing detail are encouraged, providing reinstatement can be properly carried out to conservation standards.</del></p> <p><del>The Development Guidelines that follow will assist in managing change so that the Brookman and Moir Streets area retains its integrity.</del></p>

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9.	4 Roofs	5	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.1 Roofs
10.	5. External Walls	5	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.2 External Walls
11.	6 Front Verandahs	6	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>The proposed deleted reference to the Heritage Assessment is covered in the 'Scope' section of the draft Local Planning Policy.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.3 Front Verandahs

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12.	7 Windows	7	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.4 Windows
13.	8. Front Doors and Hopper Lights		8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.5 Front Doors and Hopper Lights

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14.	9. Chimneys	8	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.6 Chimneys
15.	10. External decorative details	8	8	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 2 Conservation.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.7 External decorative details
16.	11. Front Street Fences and Secondary Street Fence	8	12	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4

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				<p>Secondary street provisions have been deleted as the secondary street streetscape does not contribute to the heritage precinct and in these areas the walls are suitable to be 1.8m.</p> <p>This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence &amp; the Front Garden</p>	
17.	12. Front Gardens	9	12	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence &amp; the Front Garden</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4
18.	13. Car parking	9	13	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the ability to exercise discretion and should be removed.</p> <p>This provision is now included under Clause 5 Car Parking</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5

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19.	14. Rear garages	10	13	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording is not necessary in this policy as it is covered in other legislation and should be removed.</p> <p>This provision is now included under Clause 5 Car Parking</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5
20.	15. Rear Water Closets	10	7	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted essential and discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 1 Demolition</p>	Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 1
21.	16. Colours	10	14	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives.</p> <p>This provision is now included under Clause 6 Materials and Colours</p>	Amend the wording to become Deemed to Comply and Local Housing Objectives and moved to Clause 6
22.	17. Internal Planning	11	6	These provisions have been moved to the Explanatory Notes section	Amend the wording and move to Explanatory Notes

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23.	18. Demolition	11	7	<p>The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.</p> <p>The proposed deleted discretionary wording contradicts the retention and should be removed.</p> <p>This provision is now included under Clause 1 Demolition</p>	<p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria moved to Clause 1 Demolition</p> <p>The following wording is to be deleted:</p> <p><del>Partial demolition of dwelling will only be considered in exceptional circumstances.</del></p>
24.	19. Open space	11	-	<p>The proposed deleted wording is not necessary in this policy as it is covered in other legislation and should be removed.</p>	<p>The following wording is to be deleted:</p> <p><del>Development should meet the performance criteria of the Residential Design Codes in regard to Open Space. As most dwellings in the precinct would not achieve the required percentage of open space on these lots due to historical development, it is essential that an outdoor living area is required. Due regard will be given to the configuration of outdoor living areas and the availability of existing open space, with particular reference to those dwellings with rear and secondary street vehicular access.</del></p> <p><del>Outdoor Living Areas are to comply with the requirements of the Residential Design Codes.</del></p>
25.	20. Development considerations	12	-	<p>In considering an application for development approval the local government is to have due regard to the matters outline in Schedule 2, Part 9, Clause 67 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The items listed in the clause only capture a few considerations in development assessment and do not show all considerations which may be misleading and should be deleted.</p>	<p>The following wording is to be deleted:</p> <p><del>The City acknowledges the constraints of land development within the heritage precinct, and the following statements aim to achieve a balance between potential overdevelopment and heritage character.</del></p> <p><del>Where overdevelopment facilitates conservation of original fabric the proposal will be assessed by the degree of possible congestion on the built environment and the impact of development on heritage values including all relevant considerations such as zoning, residential amenity and or/ environmental issues specified by the Town Planning Scheme and outlined in the relevant Policies of the City of Vincent.</del></p> <p><del>This will be measured by discretionary control to allow new development and to allow a specific design response of each site (property), to demonstrate positive conservation outcome and contribution to the precinct.</del></p>



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					<p>To achieve the conservation goals and desires of the Council the following items will be given consideration within the heritage precinct. This is to achieve overall conservation objectives.</p> <ul style="list-style-type: none"> <li>• Significant reduction in the open space provision</li> <li>• Availability of land to accommodate parking</li> <li>• Impact of the new development on the site as a whole</li> <li>• Protection and conservation of the existing site</li> <li>• The heritage significance of the site and context especially in terms of the streetscape and public domain</li> <li>• Compatibility to neighbouring properties in terms of scale, bulk, height, quality of design, materials and refinement of details and craftsmanship</li> </ul> <p>Protection of valued residential amenity of the locality</p>
26.	21. Urban Infrastructure  21.1 Intent	12	-	The wording is proposed to be deleted as it has been captured in the objectives of the policy.	<p>The following wording is to be deleted:</p> <p><del>Future upgrade of infrastructure elements such as: road and verge treatment, lighting, paving and public seating are required to be compatible with the heritage significance of the area and should not detract from the character of the precinct.</del></p> <p><del>Ensure that the design of new street furniture and utility services are to be sympathetic to the streetscape character of the precinct.</del></p> <p><del>The design, scale and location of new or replacement street signs, street lighting or any other new street furniture should complement the streetscape character.</del></p> <p><del>Roads, kerbs and footpaths should retain their current alignment and surfacing treatment should be consistent throughout the precinct.</del></p> <p><del>Traffic control and traffic calming devices should be located outside of Brookman and Moir Streets. Traffic management issues should be referred to the City of Vincent for consideration.</del></p> <p><del>Consideration will be given to intrusive traffic signage being kept as an essential minimum where possible.</del></p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
27.	22. FIGURE 1 - A TYPICAL ORIGINAL HOUSE PLAN  23. FIGURE 2 - TYPICAL ORIGINAL FRONT ELEVATION FEATURES  24. FIGURE 3 - PRINCIPLES OF EXTERNAL EXTENSIONS	13, 14 and 15	9, 10 and 11	All figures and notes to be maintained but graphically updated .	Graphics have been aesthetically modified.

Schedule of Modifications – Appendix No. 17 Design Guidelines Lacey Street

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
1.	Policy Title	All	All	The Design Guidelines relate to a collection of intact federation-style buildings in Lacey Street. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide provisions for Heritage Areas to have Local Planning Policies to guide development.	Amend the policy title as follows: <del>Design Guidelines Lacey Street</del> – <u>Character Area</u>
2.	DESCRIPTION	1	1	The proposed deleted wording is not accurate, the remaining wording provides suitable context.	<p>Modify the introduction wording as follows:</p> <p>Lacey Street is a unique street possessing qualities reminiscent of a time gone by with its narrow road reserve and collection of intact federation-style buildings. Lacey Street is one of few streets with an intact single storey streetscape and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.</p> <p>The area is distinctive due to the predominance of dwellings in the Federation Bungalow and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs and protruding bays surmounted in gables. The dwellings are constructed of brick with some render detailing and have hipped and pitched roof forms, with highly visible chimneys. Fenestration pattern includes simple window arrangements of single sash and casement windows with centrally located front doors.</p>
3.	ISSUES/ THREATS	3	2	The wording is covered in the objectives of the design guidelines and the provisions, this is a negative repetition of the objectives of the guidelines.	<p>The following wording is to be deleted:</p> <ul style="list-style-type: none"> <li>● <del>Loss of single storey streetscape.</del></li> <li>● <del>Loss/demolition of intact housing stock.</del></li> <li>● <del>Loss of consistent roof pattern.</del></li> <li>● <del>Loss of open streetscape with high fencing and car storage structures.</del></li> <li>● <del>Changes to the dominant setback pattern.</del></li> <li>● <del>Inappropriate, out of scale development on gateway properties.</del></li> </ul> <p><del>The retention of the original house and many features is essential, and entire demolition of dwellings will not be permitted.</del></p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
4.	POLICY STATEMENT	3	2	The wording is to be updated to remove previous terms used and update reference as well as include policy objectives	<p><b>PURPOSE</b> The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Heritage Area, This policy identifies those contributory buildings are to be retained and that alterations and additions to these buildings are carried out in a way which respects the integrity and aesthetic value of the streetscape, whilst also illustrating innovative architectural and sustainable design excellence.</p> <p><b>OBJECTIVES</b> The objectives of this Policy are to:</p> <ul style="list-style-type: none"> <li>• Retain and conserve the existing contributory dwellings.</li> <li>• Provide design guidance to ensure new development and alterations and additions to existing buildings conserve and enhance the heritage significance of the heritage area whilst not adversely affecting the significance of neighbouring dwellings.</li> <li>• Retain the uniformity in lot sizes to ensure the rhythm of the traditional streetscape is not eroded.</li> <li>• Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback.</li> <li>• Ensure front fences, if required, are low height or open style which are consistent with the precinct in terms of materiality and colour; and</li> <li>• Encourage a high standard of architectural and sustainable building design for new development and alterations to contributory buildings.</li> </ul>
5.	n/a	N/A	4	New section: Relationship to Planning Framework	New wording is included denoting the relationship of this planning policy to other planning legislation and policies.
6.	N/A	N/A	4 & 5	New section: Additional Requirements for Development Applications	Additional documentation is now required to be included with development applications to aid in assessing the application.
7.	N/A	N/A	5	New section: Definitions	Additional definitions now included into policy
8.	N.A	N/A	6	New Clause: 1. Demolition	Befitting of Lacey Street being classed as a heritage area, demolition clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included
9.	N.A	N/A	6	New Clause: 2. Conservation	Befitting of Lacey Street being classed as a heritage area, a conservation clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
10.	Existing Building Stock	4	7-9	<p>Change the title of the element for clarity.</p> <p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission. Retention of the dwelling is covered in the introduction</p>	<p>Modify the element heading as follows:</p> <p><del>Existing Building Stock</del> Clause 3 New Development</p> <p>This clause is to have an intent statement and two subclauses, 3.1 Setbacks and 3.2 Form and Scale</p> <p>Amend the wording to become Local Housing Objectives and Deemed to Comply criteria</p>
11.	Landscape	4	10	<p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission. Retention of the dwelling is covered in the introduction</p>	<p>New clause number</p> <p>Amend the wording to become Local Housing Objectives and Deemed to Comply criteria</p>
12.	Lot Size	4	10	<p>Lot size is controlled through the Local Planning Scheme which applies a zone and coding to properties. The size of lots as per each code is determined by the Residential Design Codes. Nonetheless, clause is to be included to guide subdivision design</p>	<p>Modify the element heading as follows:</p> <p><del>Lot Size</del> Clause 4 Subdivision</p> <p>Include an intent statement and amend the wording to become Local Housing Objectives and Deemed to Comply criteria</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
13.	Setbacks	5	7	<p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'design response' (with the exception of garages and carports) has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.2 and 5.1.3 of the R Codes. The garages and carports 'design response', 'behind the building line', is proposed to be deleted as this contradicts the objectives.</p> <p>The 'avoid' criteria is proposed to be deleted as it is a repetition of the 'objectives' and 'deemed to comply' criteria.</p>	<p>Move the clause into subclause 3.1 Setbacks</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p>
14.	Height and Building Form	5	7	<p>The 'Objective' is proposed to be retained as 'Local Housing Objectives'.</p> <p>The 'design response' has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.6 of the R Codes.</p> <p>The 'avoid' criteria relating to a single storey streetscape is proposed to be reworded as a local housing objective.</p>	<p>Move the clause into Clause 3 New Development</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p> <p>Move the below to Definitions.</p> <p><u>Public domain view means sightlines from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement</u></p>
15.	Materials and design detail	5	11	<p>The 'Design Response' and 'Avoid' criteria is worded as deemed to comply criteria and cannot be included as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes, without the approval of the Western Australian Planning Commission.</p>	<p>Modify the element heading as follows:</p> <p><del>Materials and design detail</del> <u>Clause 7 Materials and Colours</u></p> <p>Include an intent statement</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p>

No.	Existing Clause Name/Number	Existing Page	New Page	Comment	Recommended Modification
				<p>In lieu of this, the 'objective' has been included as a local housing objective. And reference to required accompanying material has been included in the 'scope' of the proposed policy.</p> <p>The 'avoid' criteria is proposed to be deleted as it is does not provide clarity to meet the objectives.</p>	
16.	Front boundary treatment	5	10		<p>Amend the heading of the element:  <del>Front boundary treatment</del> <u>Clause 5 Street Fences</u></p> <p>Include an intent statement</p> <p>Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria</p>
17.	Diagrams	4	8-10	The diagrams clearly articulate the provision relating to height and should be maintained.	Existing diagrams have been graphically updated with new diagrams being included.
18.	N/A	N/A	12 & 13	New Section Modifications to SPP 7.3 Residential Design Codes (Volume 1)	Relationship between proposed provisions and the existing R-Code are shown here