**ASSESSMENT TEMPLATE INFORMATION**

**Local Planning Policy seeking modifications to the R-Codes Volume 1**

This template should be used when a local planning policy proposes modifications to the R-Codes that require WAPC approval.

Refer to the R-Codes Vol. 1 2024 section 3.2.3b for modifications to the R-Codes that require WAPC approval.

**Pre-lodgement advice**

Early engagement in the planning process produces several benefits which are outlined within the *Guide to Best Practice Planning Engagement in Western Australia,* section 1.2. The R-Codes Vol. 1 Explanatory Guidelines Part A, section 3.3.1 encourages pre-lodgement advice between local government and the WAPC where their approval is required.

While pre-lodgement advice is not a requirement of the deemed provisions, it may ensure consistency from draft (as advertised) local planning policy through to endorsement, ensuring stakeholder expectations are satisfied.

Advice provided to the local government during pre-lodgement will generally focus on matters relevant to:

* the need for the local planning policy;
* SPP 7.0 consideration;
* the general consistency with the objectives and design principles of the R-Codes; and
* the legibility of the local planning policy to be properly implemented and audited.

Section 3.4 of the R-Codes Explanatory Guidelines provide further detail associated with pre-lodgement processes that should be undertaken.

Where WAPC approval is required under Part A, section 3.2 of the R-Codes, local government is encouraged to seek advice from the WAPC prior to publicly advertising the local planning policy.

**Post advertising WAPC approval**

Upon completion of advertising, the local government must not resolve to commence operation of the policy until approval of the WAPC has been granted under cl.4(3A), of the deemed provisions.

The local government is to provide the WAPC with the following information:

* the rationale for the proposed modification to the R-Codes Vol. 1 **deemed-to-comply** provisions;
* the extent to which the proposed modification meets criteria **(i) – (v)** set out at Part A, section **3.1** of the R-Codes Vol.1;
* a summary of submissions; and
* any other matter the local government considers relevant.

This information should be inserted into the table at Section B below. A Submissions summary may be attached separately.

The WAPC will determine the modifications within 60 days.

State Planning Policy 7.0 – *Design of the Built Environment*

Local government may consider the use of its Design Review Panel to assist in determining consistency with SPP 7.0. The assessment may be against all Ten Design Principles or by reference to the linkages in Table G1.4b of the Explanatory Guidelines to determine consistency with those (relevant) design principles.

The WAPC will also undertake an assessment against relevant design principles of SPP 7.0 with reference to linkages in Table G1.4b of the Explanatory Guidelines.

R-Codes Vol. 1 Explanatory Guidelines (Part C)

The R-Codes Explanatory Guidelines should be read alongside the R-Codes. The Explanatory Guidelines includes information that may be useful for applicants and decision makers in considering modifications to the deemed-to-comply.

Applicable to Part C, the design guidance section explains the intent underpinning the provisions and can be used to assist in understanding potential design response. The Local Planning Frameworks section provides guidance on certain modifications to deemed-to-comply provisions through local planning frameworks.

**ASSESSMENT TEMPLATE**

**SECTION A: SUMMARY OF LOCAL PLANNING POLICY:**

*To be completed by local government*

[Brief description of the local planning policy and why modifications to the R-Codes may be required]

**SECTION B: WAPC DETERMINATION**

A detailed assessment of proposed modifications to the R-Codes is to be undertaken by the WAPC in accordance with Part A, Section 3.0 of the R-Codes Volume 1.

It must be demonstrated that the modifications are:

1. warranted due to a specific need identified by the decision-maker related to that particular locality or region;
2. consistent with the relevant provisions of SPP 7.0 Design of the Built Environment;
3. consistent with the general objectives of the R-Codes Volume 1, as well as the section objectives and the design principles of Part B and C (as applicable);
4. able to be properly implemented and audited by the decision-maker as part of the ongoing building approval process; and
5. consistent with orderly and proper planning.

**Modification requires WAPC approval**

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| --- | --- |
| *To be completed by local government*  | *To be completed by WAPC* |
| **R-Codes Volume**  | **Element**  | **Clause**  | **Proposed modification**  | **Justification (criteria i to v), include detail of any modifications post-advertising**  | **Supporting information**  |  | **Modifications required** | **Reason for modification** |
| Volume 1Part C | 3.4 Building height | C3.4.5 |  |  |  | [ ]  Approve with no further modification [ ]  Approve subject to minor modification[ ]  Does not approve without further modification |  |  |

**Modification does not require WAPC approval**

*Please provide for WAPC noting*

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| *To be completed by local government* |
| **R-Codes Volume** | **Element** | **Clause** | **Proposed modification** | **Justification (criteria i to v)** | **Supporting information (if applicable)** |
|  |  |  |  |  | [e.g. Transport or character study] |