

**ATTACHMENT 1****TOWN PLANNING DELEGATIONS - GENERAL****1 DELEGATIONS TO DIRECTOR AND MANAGER**

Pursuant to Clause 8.6 of the Scheme, the Council delegates to the employees of the City who occupy the positions of Director Planning and Development, and the Manager Planning Services, the following powers conferred or imposed on the Council under the Scheme:

- (a) In accordance with clause 6.9 of the District Planning Scheme No.2 to the determination of an application of approval of development for the determination for proposed Display Homes on proposed lots 316, 317, and 320-325 Grand Ocean Entrance, proposed Lots 1185-1188, and 1208-1210, Larvotto Turn, and proposed lots 120-1227 Umina Way in Burns Beach;
- (b) the determination of an application for approval of development for the purpose of one or more single houses;
- (c) the determination of an application for approval of development for the purpose of not more than ten grouped dwellings or multiple dwellings;
- (d) the determination of an application for approval of a development for the purpose of a class of use listed in Table 1 (Zoning Table) of the Scheme (other than a single house, grouped dwelling or multiple dwelling) where:
  - (i) the development complies with the standards and requirements of the Scheme; or
  - (ii) the development relates only to patio, shade sail or outbuilding additions to an existing development, and a variation is proposed to the setback or landscaping requirements for the development site, of up to 100% of that standard or requirement; or
  - (iii) for developments other than patios, shade sails and outbuilding additions to an existing development, the setbacks, the landscaping or the number of parking bays of the development are less than the minimum requirement of the Scheme by not more than 10% of that requirement; and
  - (iv) the development complies with Policy - Height of Buildings Within The Coastal Area (Non-Residential Zones);
- (e) the determination of an application for approval for short stay accommodation except where abutting the 'Residential' zone.
- (f) the direction under Clause 6.6.2 of the Scheme that Clause 6.7 (Public Notice) is to apply to an application for planning approval involving a "D" use;
- (g) a recommendation to the Western Australian Planning Commission under Clause 6.3 of the Scheme;

- (h) the determination under Clause 6.1.2 of the Scheme whether to require plans and other information to be submitted with an application;
- (i) the decision whether to consult under Clause 6.4;
- (i) the issue of a direction/notice under Clauses 8.2, 8.3, 8.8 and 8.10 of the Scheme and Sections 214 and 215 of the *Planning and Development Act 2005*.

## 2 MATTERS DELEGATED TO COORDINATOR PLANNING APPROVALS AND SENIOR PLANNING OFFICER

Pursuant to Clause 8.6 of the Scheme, the Council delegates to the employees of the City who occupy the positions of the Coordinator Planning Approvals and the Senior Planning Officer (Planning Approvals) the powers specified in paragraph 1 above except:

- (a) the determination of an application for approval of a single house under Clause 6.1.3 (b) of the Scheme or the determination of an application for approval of a grouped dwelling or multiple dwelling under Clause 6.1.1 of the Scheme where:
  - (i) the open space of the proposed development is less than the applicable minimum requirement of Table 1 of the Residential Design Codes by more than 10% of that requirement; or
  - (ii) the plot ratio of the proposed development exceeds the maximum requirement of Table 1 of the Residential Design Codes by more than 10% of that requirement; or
  - (iii) any of the setbacks of the proposed development are less than the minimum requirements of Table 1 or Table 2 or Clause 6.2.3 A3.3 or A3.5 of the Residential Design Codes by more than 1.5 metres; or
  - (iv) the site area per dwelling of the proposed development is less than the minimum requirement of Table 1 of the Residential Design Codes; or
  - (v) the requirements of Clause 6.10.1 A1 (iii), (iv) or (v) of the Residential Design Codes are exceeded by more than 15% of those requirements;
  - (vi) the requirements of Clause 6.3.2 A2 (ii) or (iii) of the Residential Design Codes are exceeded by more than 10% of those requirements; or
  - (vii) the proposed development exceeds the Building Height Envelope set out in City Policy – Height and Scale of Buildings Within Residential Areas.
- (b) the determination of an application for planning approval under Clause 6.1 of the Scheme where:
  - (i) the setbacks of the proposed development; or
  - (ii) the number of on-site car parking bays to be provided; or
  - (iii) the area of the development site to be developed as landscaping;

do not satisfy the minimum requirement of the Scheme;

- (c) the determination of an application for planning approval where:
  - (i) advertising and the giving of notice has occurred under Clause 6.7 of the Scheme; and
  - (ii) an objection has been received;
- (d) the determination of an application for approval under Clause 6.1.3(b) of the Scheme or the determination of an application for approval of a grouped dwelling or multiple dwelling under Clause 6.1.1 of the Scheme where:
  - (i) consultation under Clause 4.2.1 of the Residential Design Codes has occurred; and
  - (ii) an objection has been received from a person notified under that clause;
- (e) the refusal of any application for planning approval under Clause 6.1 of the Scheme and the refusal of any application for approval under Clause 6.1.3(b); and
- (f) a recommendation to the Western Australian Planning Commission under Clause 6.3 of the Scheme.
- (g) the issue of a direction/notice under Clauses 8.2, 8.3, 8.8 and 8.10 of the Scheme and Sections 214 and 215 of the *Planning and Development Act 2005*.

### 3 PERIOD OF DELEGATION

The delegations made in paragraphs 1 and 2 above are to have effect for a period of 2 years from and including the date of this decision.

### 4 REPORTING TO COUNCIL

The Chief Executive Officer is to cause a report of the exercise of powers and functions referred to in paragraph 1 and 2 above, to be prepared and presented to each ordinary meeting of the Council.

**ATTACHMENT 2****TOWN PLANNING DELEGATIONS - GENERAL****1 MATTERS DELEGATED TO SENIOR URBAN PLANNER AND COORDINATOR PLANNING APPROVALS**

Pursuant to Clause 8.6 of the Scheme, the Council delegates to the employees of the City who occupy the positions of Senior Urban Planner and the Coordinator Planning Approvals and the powers conferred or imposed on Council under the Scheme:

- (a) the approval of an application for approval of a development for the purpose of a single house, a grouped dwelling or a multiple dwelling where:
  - (i) the Acceptable Development Standards of the Residential Design Codes have been satisfied (where applicable), and the development satisfies any applicable standards and requirements of the City's District Planning Scheme and all applicable Policies; or
  - (ii) The application requires assessment against the performance criteria of the Residential Design Codes and:
    - (a) the open space of the proposed development is not less than the amount specified in Table 1 or Table 4 (as applicable) of the Residential Design Codes by more than 10% of that requirement; and/or
    - (b) the plot ratio of the proposed development does not exceed the maximum requirement of Table 1 or Table 4 (as applicable) of the Residential Design Codes by more than 10% of that requirement; and/or
    - (c) the setbacks of the proposed development are not less than those specified under the Acceptable Development Standards of the Residential Design Codes by more than 1.5 metres; and/or
    - (d) the aggregate area, wall height, and/or ridge height of an outbuilding do not exceed the amount set out in the Acceptable Development Standards of the Residential Design Codes by more than 15% of those requirements; and/or
    - (e) the height and/or length of boundary wall(s) does not exceed the amounts set out in the Acceptable Development Criteria of the Residential Design Codes by more than 10% of those requirements, and where there are boundary walls to no more than two (2) separate boundaries; and
    - (f) the height of the proposed retaining wall or fence within the front setback area does not exceed 1.2 metres as measured from natural ground level; and

- (g) the proposed development is considered to satisfy all other applicable performance criteria; and
  - (h) there have not been any objections to the proposal received.
- (b) the approval of an application for approval of development for the purposes of a class of use listed in Table 1 (Zoning Table) of the Scheme ) other than a single house, grouped dwelling, or multiple dwelling) where:
  - (i) the development satisfies the standards and requirements of the Scheme and all applicable Policies; or
  - (ii) the development relates only to patio, verandah, shade sail, portico or outbuilding additions to an existing development and a variation is proposed to the setback requirements for the development site, of up to 100% of that standard or requirement; and
  - (iii) the application is not required to be considered by the Joondalup Design Reference Panel; and
  - (iv) there have not been any objections to the proposal received.

## 2 MATTERS DELEGATED TO MANAGER PLANNING SERVICES AND DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT

Pursuant to Clause 8.6 of the Scheme, the Council delegates to the employees of the City who occupy the positions of Manager Planning Services and Director Planning and Community Development, in addition to the powers set out in part 1 above, the following powers conferred or imposed on the Council under the Scheme:

- (a) In accordance with clause 6.9 of the District Planning Scheme No.2 to the determination of an application of approval of development for the determination for proposed Display Homes on proposed lots 316, 317, and 320-325 Grand Ocean Entrance, proposed Lots 1185-1188, and 1208-1210, Larvotto Turn, and proposed lots 120-1227 Umina Way in Burns Beach;
- (b) the determination of an application for approval of development for the purpose of one or more single houses and/or up to 10 grouped dwellings or multiple dwellings;
- (c) the determination of an application for approval of a development for the purpose of a class of use listed in Table 1 (Zoning Table) of the Scheme (other than a single house, grouped dwelling or multiple dwelling) where:
  - (i) The minimum standards or requirements of the Scheme are varied by not more than 10% of that requirement with the following exceptions:
    - (a) building setbacks for buildings other than for those set out in 1(b)(ii) of these delegations, are not less than the required amount by more than 1.5 metres ; and/or

- (b) the amount of car parking required, is not less than the standards and requirements of the Scheme by more than 10%, or is the same as, or less than an amount deemed to be appropriate under a previous approval; and
- (ii) the development complies with Policy - Height of Buildings Within The Coastal Area (Non-Residential Zones);
- (d) the determination of an application for development approval where the development does not satisfy specific standards set out in any applicable Policy, but satisfies the objective(s) of all applicable Policies.
- (e) the determination of an application for approval for short stay accommodation except where abutting the 'Residential' zone.
- (f) the direction under Clause 6.6.2 of the Scheme that Clause 6.7 (Public Notice) is to apply to an application for planning approval involving a "D" use;
- (g) a recommendation to the Western Australian Planning Commission under Clause 6.3 of the Scheme;
- (h) the determination under Clause 6.1.2 of the Scheme whether to require plans and other information to be submitted with an application;
- (i) the decision whether to consult with other authorities under Clause 6.4;
- (j) the issue of a direction/notice under Clauses 8.2, 8.3, 8.8 and 8.10 of the Scheme and Sections 214 and 215 of the *Planning and Development Act 2005*.

### 3 PERIOD OF DELEGATION

The delegations made in paragraphs 1 and 2 above are to have effect for a period of 2 years from and including the date of this decision.

### 4 REPORTING TO COUNCIL

The Chief Executive Officer is to cause a report of the exercise of powers and functions referred to in paragraph 1 and 2 above, to be prepared and presented to each ordinary meeting of the Council.

## ATTACHMENT 3

## TOWN PLANNING DELEGATIONS - GENERAL

12 MATTERS DELEGATED TO SENIOR URBAN PLANNER AND COORDINATOR PLANNING APPROVALS ~~AND SENIOR PLANNING OFFICER~~

Pursuant to Clause 8.6 of the Scheme, the Council delegates to the employees of the City who occupy the positions of Senior Urban Planner and the Coordinator Planning Approvals and ~~the Senior Planning Officer (Planning Approvals)~~ the powers specified in paragraph 1 above except conferred or imposed on Council under the Scheme:

(a) the ~~determination approval~~ of an application for approval of a development for the purpose of a single house, ~~under Clause 6.1.3 (b) of the Scheme or the determination of an application for approval of~~ a grouped dwelling or a multiple dwelling ~~under Clause 6.1.1 of the Scheme~~ where:

(i) the Acceptable Development Standards of the Residential Design Codes have been satisfied (where applicable), and the development satisfies any applicable standards and requirements of the City's District Planning Scheme and all applicable Policies; or

(ii) The application requires assessment against the performance criteria of the Residential Design Codes and:

(a) the open space of the proposed development is not less than the ~~applicable minimum requirement of amount specified in~~ Table 1 or Table 4 (as applicable) of the Residential Design Codes by more than 10% of that requirement; and/or

(bii) the plot ratio of the proposed development does not exceeds the maximum requirement of Table 1 or Table 4 (as applicable) of the Residential Design Codes by more than 10% of that requirement; and/or

(ciii) ~~any of~~ the setbacks of the proposed development are not less than those specified under the Acceptable Development Standards the minimum requirements of Table 1 or Table 2 or Clause 6.2.3 A3.3 or A3.5 of the Residential Design Codes by more than 1.5 metres; and/or

~~(iv)~~ ~~the site area per dwelling of the proposed development is less than the minimum requirement of Table 1 of the Residential Design Codes; or~~

(dv) the aggregate area, wall height, and/or ridge height of an outbuilding do not exceed the amount set out in the Acceptable Development Standards requirements of Clause 6.10.1 A1 (iii), (iv) or (v) of the Residential Design Codes ~~are exceeded~~ by more than 15% of those requirements; and/or

(evi) the height and/or length of boundary wall(s) does not exceed the amounts set out in the Acceptable Development Criteria

~~requirements of Clause 6.3.2 A2 (ii) or (iii) of the Residential Design Codes are exceeded by more than 10% of those requirements, and where there are boundary walls to no more than two (2) separate boundaries; and or~~

~~(f) the height of the proposed retaining wall or fence within the front setback area does not exceed 1.2 metres as measured from natural ground level; and~~

~~(gf) the proposed development is considered to satisfy all other applicable performance criteria; and~~

~~(hg) there have not been any objections to the proposal received.~~

~~(vii) the proposed development exceeds the Building Height Envelope set out in City Policy – Height and Scale of Buildings Within Residential Areas.~~

~~(b) the determination approval of an application for planning approval of development for the purposes of a class of use listed in Table 1 (Zoning Table) of the Scheme ) other than a single house, grouped dwelling, or multiple dwelling) under Clause 6.1 of the Scheme where:~~

~~(i) the development satisfies the standards and requirements of the Scheme and all applicable Policies; or~~

~~(ii) the development relates only to patio, verandah, shade sail, portico or outbuilding additions to an existing development and a variation is proposed to the setback requirements for the development site, of up to 100% of that standard or requirement; and~~

~~(iii) the application is not required to be considered by the Joondalup Design Reference Panel; and~~

~~(iv) there have not been any objections to the proposal received.~~

~~(i) the setbacks of the proposed development; or~~

~~(ii) the number of on-site car parking bays to be provided; or~~

~~(iii) the area of the development site to be developed as landscaping;~~

~~do not satisfy the minimum requirement of the Scheme;~~

~~(c) the determination of an application for planning approval where:~~

~~(i) advertising and the giving of notice has occurred under Clause 6.7 of the Scheme; and~~

~~(ii) an objection has been received;~~

~~(d) the determination of an application for approval under Clause 6.1.3(b) of the Scheme or the determination of an application for approval of a grouped dwelling or multiple dwelling under Clause 6.1.1 of the Scheme where:~~

- ~~(i) consultation under Clause 4.2.1 of the Residential Design Codes has occurred; and~~
- ~~(ii) an objection has been received from a person notified under that clause;~~
- ~~(e) the refusal of any application for planning approval under Clause 6.1 of the Scheme and the refusal of any application for approval under Clause 6.1.3(b); and~~
- ~~(f) a recommendation to the Western Australian Planning Commission under Clause 6.3 of the Scheme.~~
- ~~(g) the issue of a direction/notice under Clauses 8.2, 8.3, 8.8 and 8.10 of the Scheme and Sections 214 and 215 of the *Planning and Development Act 2005*.~~

24 MATTERS DELEGATED TO MANAGER PLANNING SERVICES AND DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DELEGATIONS TO DIRECTOR AND MANAGER

Pursuant to Clause 8.6 of the Scheme, the Council delegates to the employees of the City who occupy the positions of Manager Planning Services and Director Planning and Community Development, ~~and the Manager Planning Services~~, in addition to the powers set out in part 1 above, the following powers conferred or imposed on the Council under the Scheme:

- (a) In accordance with clause 6.9 of the District Planning Scheme No.2 to the determination of an application of approval of development for the determination for proposed Display Homes on proposed lots 316, 317, and 320-325 Grand Ocean Entrance, proposed Lots 1185-1188, and 1208-1210, Larvotto Turn, and proposed lots 120-1227 Umina Way in Burns Beach;
- (b) the determination of an application for approval of development for the purpose of one or more single houses and/or up to 10 grouped dwellings or multiple dwellings;
- ~~(c) the determination of an application for approval of development for the purpose of not more than ten grouped dwellings or multiple dwellings;~~
- ~~(cd)~~ the determination of an application for approval of a development for the purpose of a class of use listed in Table 1 (Zoning Table) of the Scheme (other than a single house, grouped dwelling or multiple dwelling) where:
  - ~~(i) the development complies with the standards and requirements of the Scheme; or~~
  - ~~(ii) the development relates only to patio, shade sail or outbuilding additions to an existing development, and a variation is proposed to the setback or landscaping requirements for the development site, of up to 100% of that standard or requirement; or~~
  - ~~(i) for developments other than patios, shade sails and outbuilding additions to an existing development, the setbacks, the landscaping or the number of~~

~~parking bays of the development are less than~~The minimum standards or requirements of the Scheme are varied by not more than 10% of that requirement with the following exceptions:

~~(iii)(ii)~~ (a) building setbacks for buildings other than for those set out in 1(b)(ii) of these delegations, are not less than the required amount by more than 1.5 metres ; and/or

~~(iv)(iii)~~ (b) the amount of car parking required, is not less than the standards and requirements of the Scheme by more than 10%, or is the same as, or less than an amount deemed to be appropriate under a previous approval; and

~~(iv)~~ the development complies with Policy - Height of Buildings Within The Coastal Area (Non-Residential Zones);

(d) the determination of an application for development approval where the development does not satisfy specific standards set out in any applicable Policy, but satisfies the objective(s) of all applicable Policies.

(e) the determination of an application for approval for short stay accommodation except where abutting the 'Residential' zone.

(f) the direction under Clause 6.6.2 of the Scheme that Clause 6.7 (Public Notice) is to apply to an application for planning approval involving a "D" use;

(g) a recommendation to the Western Australian Planning Commission under Clause 6.3 of the Scheme;

(h) the determination under Clause 6.1.2 of the Scheme whether to require plans and other information to be submitted with an application;

(i) the decision whether to consult with other authorities under Clause 6.4;

(j) the issue of a direction/notice under Clauses 8.2, 8.3, 8.8 and 8.10 of the Scheme and Sections 214 and 215 of the *Planning and Development Act 2005*.

### 3 PERIOD OF DELEGATION

The delegations made in paragraphs 1 and 2 above are to have effect for a period of 2 years from and including the date of this decision.

### 4 REPORTING TO COUNCIL

The Chief Executive Officer is to cause a report of the exercise of powers and functions referred to in paragraph 1 and 2 above, to be prepared and presented to each ordinary meeting of the Council.

## ATTACHMENT 4

## TOWN PLANNING DELEGATIONS – CHANGES TO EXTENT OF DELEGATION

Development/Delegation	Current Delegation		Proposed Delegation		Extent of Change	Comment
	SUP/CPA	MPS/DPD	SUP/CPA	MPS/DPD		
Reference is to proposed delegations R-Codes - Open Space 1(a)(ii)(a)	less than ADS by <10%	less than ADS by >10%	No change	No change	Nil	Has been written more simply and so that the delegations do not have to be amended if/when modified versions of the R-Codes are released which change/renumber various clauses.
R-Codes - Plot Ratio 1(a)(ii)(b)	more than ADS by <10%	more than ADS by >10%	No change	No change	Nil	Has been written more simply and so that the delegations do not have to be amended if/when modified versions of the R-Codes are released which change/renumber various clauses.
R-Codes - Setbacks 1(a)(ii)(c)	less than ADS by <1.5 metres	less than ADS by >1.5 metres	No change	No change	Nil	Has been written more simply and so that the delegations do not have to be amended if/when modified versions of the R-Codes are released which change/renumber various clauses.
R-Codes - Outbuildings – aggregate area, wall height, ridge height 1(a)(ii)(d)	more than ADS by <15%	more than ADS by >15%	No change	No change	Nil	Has been written more simply and so that the delegations do not have to be amended if/when modified versions of the R-Codes are released which change/renumber various clauses.
R-Codes - Boundary Walls 1(a)(ii)(e)	more than ADS by <10%	more than ADS by >10%	more than ADS by <10%; and/or  Boundary walls to no more than two boundaries.	No change	SUP/CPA able to determine applications for boundary walls to two boundaries	Allows the Senior Urban Planners/Coordinator Planning Approvals to determine applications where there boundary walls to two separate boundaries. There is generally no cumulative impact on an adjoining in this scenario; and it predominantly occurs in relation to small garden sheds.
R-Codes – Retaining Walls and Fencing within the front setback areas 1(a)(ii)(f)	All developments	All developments	Up to a maximum height of 1.2 metres above natural ground level	No change	MPS/DPD now required to determine applications for fences or retaining walls more than 1.2 metres in height where these are proposed within the front setback area.	Retaining walls and front fences have the greatest potential to impact on the streetscape due to the bulk of the materials often used and their location often on the front boundary. As such, it is considered these proposals require greater scrutiny and it is proposed that delegation to the SUP and CPA be reduced.
R-Codes - All other performance Criteria other than those specified above. 1(a)(ii)(g)	Not applicable		Determination of applications where other Performance Criteria not specifically listed above are met.	No change	Nil	This is currently the case, but because the delegations have been re-written to state what can be determined at each level, rather than what cannot be determined this required clarification.
R-Codes – Minimum Site Area	Nil	Can vary where minimum site area is not met	Nil	Nil – item deleted	Item deleted	The minimum site area provisions in the R-Codes generally cannot be varied and as such the reference to this in the existing delegations to the SUP/CPA not being permitted to vary this provision of the R-Codes is redundant.
DPS2 - Determination of an application for the purposes of a use class listed in table 1 of DPS2 (other than Single House, Grouped Dwelling, or Multiple Dwelling): 1(b) 2(c)	The development complies with the standards and requirements of the scheme.	<ul style="list-style-type: none"> <li>Development complies with the standards of DPS2; or</li> <li>Development is for a patio, shade sail or outbuilding and doesn't comply with setback or landscaping requirements;</li> <li>Development proposes a variation of up to 10% of DPS2 requirements relating to setbacks, landscaping and/or on-site car parking.</li> <li>Development must comply with Coastal Building</li> </ul>	<ul style="list-style-type: none"> <li>Development complies with the standards of DPS2; or</li> <li>Development is for a patio, shade sail or outbuilding and doesn't comply with setback or landscaping requirements; and</li> <li>The application is not required to be considered by the Joondalup Design Reference Panel; and</li> <li>No objections to the proposal have been</li> </ul>	<ul style="list-style-type: none"> <li>Development complies with the standards of DPS2; or</li> <li>Development is for a patio, shade sail or outbuilding and doesn't comply with setback or landscaping requirements;</li> <li>Development proposes a variation of up to 10% of DPS2 requirements relating to landscaping and/or on-site car parking.</li> </ul>	<ul style="list-style-type: none"> <li>SUP/CPA able to determine applications for patio, shade sail, portico, verandah, and outbuilding additions to non-residential buildings;</li> <li>MPS/DPD – able to determine non-residential setback variations of 1.5 metres rather than 10% of the applicable requirement;</li> <li>MPS/DPD can determine an</li> </ul>	<ul style="list-style-type: none"> <li>This change is to reduce the volume of reports required to be considered by the Manager Planning Services or Director Planning and Development for minor or incidental structures that will not impact on the amenity of neighbouring residents. Where an objection is received to the proposal, or a proposal is recommended for refusal this will still require determination by MPS/DPD.</li> <li>The change in the delegations relating to non-residential setbacks is to bring in consistency with the measure used for residential setback variations.</li> <li>The change relating to car parking</li> </ul>

		Height Policy (non-residential)	received.	<ul style="list-style-type: none"> <li>Development proposes a setback variation of up to 1.5 metres;</li> <li>Development proposes a car parking shortfall the same as, or less than one previously supported by Council.</li> <li>Development must comply with Coastal Building Height Policy (non-residential)</li> </ul>	<ul style="list-style-type: none"> <li>Application where Council have previously approved a car parking shortfall and the proposed shortfall is the same as, or less than that previously supported by Council.</li> <li>Addition of terms 'portico' and 'verandah'</li> </ul>	<p>shortfalls will enable the Manager Planning Services/Director Planning and Development to determine applications (primarily change of use applications) where Council has already determined that the amount of car parking provided on-site is appropriate for the development. The MPS/DPD will only be able to determine applications where the shortfall is the same as, or less than that supported by Council. Where the shortfall is proposed to be increased this will need to be determined by Council.</p> <ul style="list-style-type: none"> <li>This is to cover situations where the proposal is only for a portico, porch or verandah addition to a non-residential building. These are generally treated as patios in any case, but this removes any confusion.</li> </ul>
Determination of an application where standards set out in a Policy are not met	Nil	All proposals	No change	No change	Nil	This is simply to clarify that the MPS/DPD have the authority to determine that the objective(s) of Policies are met in the instances where particular standards set out in a Policy may not be.
Items 2(e) – 2(i)	Nil	All items	No change	No change	Nil	Not applicable

Note: ADS refers to the Acceptable Development Standards of the Residential Design Codes of Western Australia.