

Definitions, Glossary of terms and acronyms

Amenity

The 'liveability', comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of sunlight, views, privacy and quiet.

Ancillary dwelling

Self contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.

Average site area

The average amount of land per dwelling required by the Residential Design Codes (R-Codes) to control the total number of dwellings that can be built on a property. The average site area required depends on the type of dwelling and the density (or R-Code) that applies to the property.

Building envelope

A three-dimensional space that determines the extent of development on a site, guided by building height limits and setbacks from the street, side and rear boundaries.



Building height

The total height of a building measured from the base of a wall (where it meets natural ground level) to the highest point of the wall or roof above that point. Building height may be referred to in metres or storeys.

Bushfire prone area

Identifies land falling within, or partially within, a bushfire prone area as designated by the Fire and Emergency Services (FES) Commissioner.

DAP/JDAP

Development Assessment Panels (DAP) are independent decision-making bodies comprised of three specialist members (in the areas of planning, architecture, urban design, law, environment, etc) and two local government councillors. All DAP members are appointed by the Minister for Planning. When a DAP covers more than one municipality, it is referred to as a Joint Development Assessment Panel (JDAP).

Deep soil area

Areas that allow for the growth of mature trees.

Density

Density refers to the intensity of development, typically measured by a combination of controls, such as the building height and plot ratio permitted on a site. For residential development an R-Code (e.g. R15, R20 etc.) provides density control and is based on a number of dwellings per hectare calculation. A higher R-Code number generally indicates greater density.

Design Principles

As defined under the State Planning Policy are: context and character; landscape quality; built form and scale; functionality and build quality; sustainability; amenity; legibility; safety; community; and aesthetics. These principles of good design are maintained by the Western Australian Planning Commission (WAPC).

Design review panel

DRPs are responsible for providing independent advice to the decision making body (local governments, DAPs, WAPC) on the architectural quality of new developments.

Detached dwelling

A dwelling that is not an attached dwelling.

Grouped dwelling

A group of two or more dwellings on the same lot, with some common or shared area; often referred to as townhouses or villas.

Infill dwelling targets

A generic term for additional dwellings that need to be accommodated by each local government from 2011 to 2050, and set out in the State Government's Perth and Peel @ 3.5million sub regional frameworks.

LPS

Local planning schemes (LPS) set out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development within the local government area. These planning local planning schemes provide more detailed plans for their part of the region, consistent with the MRS.

MRS

The Metropolitan Region Scheme (MRS) provides the legal basis for land use planning within the Perth metropolitan region. It classifies land into broad zones and reservations and is administered by the Western Australian Planning Commission. It is one of three regional schemes in Western Australia. The MRS is updated via an ongoing process of amendments. The MRS area stretches from Singleton in the south to Two Rocks in the north and east to The Lakes.

Multiple dwelling

A group of two or more dwellings, where part of one dwelling is located vertically above another; often referred to as apartments or flats.

Planning framework

A generic term to describe the planning system comprising planning instruments (eg LPS, Planning Scheme, activity centre plans, structure plans) and planning processes (eg development applications, subdivision applications). Comprises the State Planning Framework.

Plot ratio

The ratio of total floor area of a building compared to the area of land. For the purpose of plot ratio, the total floor area of a building excludes common areas, areas below ground and areas for building services (air conditioning and equipment rooms).



Rear setback

The horizontal distance between the rear face of a building and the rear property boundary.

Residential design

A State Government planning policy, which provides the basis for controlling all residential development throughout Western Australia.

Codes (R-Codes)

Under a local government planning scheme, properties are allocated a density code. This density code or “R-Code” effectively limits or controls the number of dwellings that can be developed on that property.

Scheme amendment

The process of making a change to a local planning scheme. A scheme amendment may be requested by a landowner or initiated by a Local Government.

SDAU

The State Development Assessment Unit was established as a unit within the Western Australian Planning Commission (WAPC) during the COVID pandemic to consider applications significant developments. To be considered a significant development, proposals must have an estimated value of more than \$20 million in Perth or \$5 million in regional areas. Applicants can choose the pathway or continue with the regular processes of assessment by local government or a Development Assessment Panel.

Setback

The horizontal distance between a wall at any point and an adjacent lot boundary, measured at right angles to the boundary.

Side setback

The horizontal distance between the side of a building and the boundary that the property shares with its neighbour.

Solar access

The ability of a building to continue to receive direct sunlight without obstruction from other buildings or impediments (not including trees).

Storey

The portion of a building which is located between the top of any floor and the top of the floor (or ceiling) above, but does not include a basement, a mezzanine or a loft.

Street setback

The horizontal distance between the front face of a building and the front (street) property boundary.

Through road

A street that has more than one vehicle entry and exit point.

Title

An official record of who owns a piece of land, including information about mortgages, covenants, caveats and easements.

Visitor parking

Designated parking areas intended for use by people visiting residents of a property.

Walkable catchment

The actual area served within a walking distance along the street/ footpath system measured from a public transport stop, town or neighbourhood center.

Western Australian Planning Commission

The statutory authority that is responsible for the strategic land use direction for the State Government on urban and regional land-use planning and land development matters. The Commission comprises a Chair and 16 members, representing industry, government and the community. The Commission advises the Minister for Planning on a wide range of statutory and strategic planning functions and receives officer support from the Department of Planning, Lands and Heritage.