Responsible Directorate Planning and Community Development

1. **Purpose:**

The purpose of this policy is to provide guidance on the assessment criteria to be used for residential development within the City of Joondalup.

2. **Objectives:**

The overall objectives of this Policy are to encourage:

- An improved streetscape outcome, which is attractive and enhances and complements the visual character, bulk and scale of the surrounding built form;
- High quality built development outcomes in relation to building design and site layout;
- Safe, functional and attractive access arrangements in and out of sites, which contribute to the overall aesthetics of developments, are provided by residential subdivision and development;
- New development to be designed having regard to the issue of crime prevention and surveillance of the street and housing entrances;
- Varying density development, including development within dual density coded areas, that is integrated into the surrounding built environment.

3. **Authority:**

This Policy has been prepared under and in accordance with Clause 8.11 of the City of Joondalup District Planning Scheme No. 2 (the Scheme) and Part 7 of the R-Codes.

4. **Application:**

This Policy applies to all residential development within the City of Joondalup and establishes agreed standards for the assessment and determination of applications for Planning Approval and applications requiring the exercise of discretion under the Scheme or R-Codes.

This Policy will also be applied when preparing and determining local structure plans and local development plans, and when making recommendations to the Western Australian Planning Commission on subdivision of land for residential development, to ensure the lots created can be developed in accordance with this Policy.
Where a Scheme, structure plan or local development plan provision is in conflict or inconsistent with this policy, the Scheme, structure plan or local development plan provision shall prevail.

5. Definitions:

Other than those terms defined below for the purposes of this Policy, all terms shall have the same meaning as that given to them within the Scheme and R-Codes;

“Approved or Natural Lot Level” means:

a. the contour or spot levels (RL) of previously undisturbed land noted on a site plan or site survey plan;
b. the levels on a site which precede the proposed development, excluding any site works unless established as part of approved subdivision of the land preceding development;
c. where land has been previously disturbed, shall be deemed to be based on existing records or where there are no adequate records, an estimate as determined by the City.

“Average front setback” means the reduction of the primary street setback by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a porch, balcony, verandah, chimney or equivalent, intruding into the street setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c of the R-codes).

“Coastal Area” means land within 300 metres of the horizontal shoreline datum of a coast, as defined within State Planning Policy 2.6 State Coastal Planning Policy.

“Minor incursion” means an eave, porch, balcony, verandah, chimney or equivalent).

“Storey” means the vertical space extending from one habitable floor of a building to the floor above (or if there is no floor above, between the floor level and the ceiling) and shall be deemed to be no more than 3.5 metres. An undercroft below natural ground level and a loft space within a roof shall not be defined as a storey, whether habitable or otherwise.

“Residential development” means the following types of development, as well as any ancillary structures, including outbuildings:

- Single house;
- Grouped dwelling;
- Ancillary dwellings;
- Multiple dwellings;
- Aged and dependant persons dwellings;
- Single bedroom dwellings;
- Display home;
- Residential building; and
- Care takers dwelling.

6. Statement:

In accordance with clause 7.3 of the R-Codes, the deemed-to-comply column of the following table sets out those deemed-to-comply provisions of the R-Codes which are amended or replaced through this local planning policy, for all residential development in the City of Joondalup. Additional
amendments or replacements to the deemed-to-comply provisions for dual density coded areas applicable under the Scheme are provided in a separate column titled ‘Additional Housing Opportunity Area Deemed-to-Comply Criteria’.

The local housing objectives column of the following table augment the R-Codes by providing design and development requirements for aspects of residential development that does not meet the deemed-to-comply requirements or is not provided for under the R-Codes.

This Policy should be read in conjunction with the Scheme, relevant structure plans, local development plans and the R-Codes.

7. Details:

7.1 Applications that comply with the standards specified in the ‘Deemed-to-comply’ column of the table below are considered acceptable and not likely to adversely affect the amenity of an adjoining property and may therefore be approved without referral to neighbours for comment under Part 4 of the R-Codes.

7.2 Where development does not meet the ‘Deemed-to-comply’ provisions, as set out in the R-codes or the table below, the applicant may apply for an assessment against the relevant ‘Local Housing Objectives’ of the table. Where there are no ‘Local Housing Objectives’ or the application does not comply with Local Housing Objectives, the application will be assessed against the ‘Design Principles’ and ‘Objectives’ of the R-Codes.

Where an application does not meet the ‘Deemed-to-comply’ provisions, the relevant ‘Local Housing Objectives’ or ‘Design Principles’, the application will be refused.

7.3 For all residential subdivision applications, conditions will be recommended that ensure the delivery of both the overall objectives and the specific ‘Local Housing Objectives’ set out in this policy. These include the specific conditions outlined in this policy for dual density coded areas.

7.4 Refusal will be recommended for subdivision applications that, in the City’s opinion, are likely to result in the creation of lots that are incapable of being developed in accordance with either the ‘Deemed-to-comply’ provisions, ‘Local Housing Objectives’ set out in this policy or the ‘Design Principles’ and ‘Objectives’ of the R-codes.

7.5 All development visible from the street shall match the development on the site, and if there is no development on site then it shall match the street, in terms of colour, materials, roof pitch and standard.
C1.1 Development which complies with the dwelling type and site area requirements set out in Table 1 and the following provisions.

C1.2 The minimum site area set out in Table 1 is calculated as follows:

i. in the case of a single house, the area of a green title lot or survey-strata lot; ii. in the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling; or iii. in the case of multiple dwellings in areas with a coding of less than R30, the total area of the lot divided by the number of dwellings.

C1.3 For the purposes of assessing compliance of a proposed development with the minimum and average site area set out in Table 1, the following adjustments for the purposes of calculating the minimum and average site area shall apply:

i. in the case of a lot with a corner truncation, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer Figure 1a); or ii. in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by Table 1. Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer Figure 1b).

C1.4 Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average site area set out in Table 1 may be made:

i. for the purposes of an aged or dependent persons’ dwelling or a single bedroom dwelling, the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3 which shall only be applied where development is proposed; ii. in the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot with permanent legal access to a public pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer Figure 1b).
<table>
<thead>
<tr>
<th>Replacement Deemed-to-Comply Criteria</th>
<th>Additional Housing Opportunity Area Deemed-to-Comply Criteria</th>
<th>Local Housing Objectives</th>
<th>Design Principles</th>
</tr>
</thead>
<tbody>
<tr>
<td>As part of the Residential Development Policy, the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:</td>
<td>Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas:</td>
<td>The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-comply criteria will be assessed against the LHOs.</td>
<td>Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.</td>
</tr>
<tr>
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</tr>
<tr>
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<td>• Blue = Proposed LHO</td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Clause 5.1.2 – Street Setbacks**

###### C2.1 Buildings set back from the primary street boundary:
- i. in accordance with Table 1;
- ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;
- iii. reduced by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a minor incursion, intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c of the R-codes);
- iv. in the case of areas coded R15 or higher, where:
  - a grouped dwelling has its main frontage to a secondary street;
  - a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or
  - a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way;
- the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer Figure 2b and 2d); and
- v. to provide for registered easements for essential services.

### C2.2 Buildings set back from the secondary street boundary in accordance with Table 1.

### C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback above.

### C2.4 A porch, balcony, verandah, chimney or the equivalent may minor incursion (subject to the Building Code of Australia) may reduce the primary street setback by 1m 50 per cent, provided that the total of such projections does not exceed

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### Buildings set back from street boundaries such that:

1. The elevation facing the primary street is articulated through the use of major openings;
2. The elevation of the dwelling facing any street greater than single storey in height has:
   - a. Upper floors setback over 500mm behind the floor below;
   - b. A balcony with a minimum depth of 2.5 metres and occupying at least 50 per cent of the frontage; and/or
   - c. Other design features which create visual interest to the satisfaction of the City.
3. Eaves or external shading devices are provided of a minimum depth of 500mm to the front and side elevations for each floor; and
4. The development complies with the deemed-to-comply provisions of:
   - a. Clause 5.2.3 – Street Surveillance;
   - b. Clause 5.3.2 – Landscaping;
   - c. Clause 5.3.3 – Parking; and
   - d. Clause 5.4.5 – Utilities and Facilities.
5. Where a development does not comply with the required minimum setbacks from transmission and distribution lines, approval from Western Power shall be required prior to the issuing of planning approval.

### Additional dual density code objective

Buildings set back from street boundaries and comply with the above mentioned local housing objectives in addition to the deemed-to-comply provisions of:

1. Clause 5.2.1 – Setbacks of garages and carparks; and
2. Clause 5.2.2 – Garage width.
**Replacement Deemed-to-Comply Criteria**

As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-Codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:

- **Blue** - replacement criteria
- **Black** - criteria which can be changed but have chosen not to change
- **Red** - criteria which the Department of Planning does not permit local government to make changes too.

| C2.1 | Buildings set back from a right of way a minimum of 2.5 metres at ground floor level, or 1.5m to a minor incursion, and a minimum of 3 metres at upper storey level. C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply. |
| C2.2 | Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres. |
| C2.3 | Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres. |

**Clause 5.1.3 – Lot Boundary setback**

- **C3.1** Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:
  - buildings set back from lot boundaries in accordance with Table 1, Tables 2a and 2b (refer to Figure Series 3 and 4);
  - unclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back as though they were major openings to habitable rooms with a wall height of 2.4m above their floor level;
  - separate single house, grouped or multiple dwelling buildings on the same site, or facing portions of the same multiple dwelling building, set back from each other as though there were a boundary between them;
  - minor projections such as a chimney, other architectural feature or an eaves overhang not projecting more than 0.75m into a setback area;
  - the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to figures 2b and 4f); and
- **C3.2** Walls may be built up to a lot boundary, survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:
  - where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; and
  - in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third

- **C3.3** Walls may be built up to a lot boundary, survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:
  - where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; and
  - in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third

- **C3.4** Buildings built up to lot boundaries (other than the street boundary) that meet the relevant design principles.

- **C3.5** Buildings set back from a right of way a minimum of 2.5 metres at upper storey level. C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply.

- **C3.6** Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres.

- **C3.7** Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres.

**Additional Housing Opportunity Area Deemed-to-Comply Criteria**

- **C3.8** Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas:
  - **Blue** - replacement criteria
  - **Black** - criteria which the Department of Planning does not permit local governments to make changes too.
  - **Red** - criteria which can be changed but have chosen not to change

**Local Housing Objectives**

- **Black** – LHO as per Design Principles
- **Blue** = Proposed LHO

**Design Principles**

- **Red** = Department of Planning does not permit changes to the Design Principles.

**Deemed Comply Criteria**

- **Black** = replacement criteria
- **Red** = criteria which does not comply with the Deemed-to-Comply criteria will be assessed against the applicable Design Principles.

**Proposed Local Housing Objectives (LHOs)** which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.

- **C3.1** Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:
  - buildings set back from lot boundaries in accordance with Table 1, Tables 2a and 2b (refer to Figure Series 3 and 4);
  - unclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back as though they were major openings to habitable rooms with a wall height of 2.4m above their floor level;
  - separate single house, grouped or multiple dwelling buildings on the same site, or facing portions of the same multiple dwelling building, set back from each other as though there were a boundary between them;
  - minor projections such as a chimney, other architectural feature or an eaves overhang not projecting more than 0.75m into a setback area;
  - the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to figures 2b and 4f); and

- **C3.2** Walls may be built up to a lot boundary, survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:
  - where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; and
  - in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third

- **C3.3** Walls may be built up to a lot boundary, survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:
  - where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; and
  - in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third

- **C3.4** Buildings built up to lot boundaries (other than the street boundary) that meet the relevant design principles.

- **C3.5** Buildings set back from a right of way a minimum of 2.5 metres at upper storey level. C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply.

- **C3.6** Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres.

- **C3.7** Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres.

Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.

**Residential Development Policy**

6
Replacement Deemed-to-Comply Criteria | Additional Housing Opportunity Area Deemed-to-Comply Criteria | Local Housing Objectives | Design Principles
--- | --- | --- | ---
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:
- **Blue** – replacement criteria
- **Red** = criteria which the Department of Planning does not permit local government to make changes to.
- **Black** = criteria which can be changed but have chosen not to change

Clause 5.1.4 | Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;
- **Blue** – replacement criteria
- **Red** = criteria which the Department of Planning does not permit local governments to make changes too.
- **Black** = criteria which can be changed but have chosen not to change

Clause 5.1.5 | The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.
- **Black** – LHO as per Design Principles
- **Blue** = Proposed LHO

Clause 5.1.6 | Development incorporates suitable open space such that:
1. A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing, a northerly direction;
2. An outdoor living area, verandah or balcony with a minimum depth dimension of 2.4m and area of 10m² is provided; and
3. The development complies with the deemed-to-comply provisions of:
   a. Clauses 5.1.2 – Street Setback;
   b. Clause 5.1.3 - Lot boundary setbacks;
   c. Clause 5.3.2 – Landscaping; and
   d. Clause 5.4.5 – Utilities and facilities

Clause 5.1.6 | Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.
- **Red** = Department of Planning does not permit changes to the Design Principles.

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C3.3 Where the subject site and an affected adjoining site are created in a plan of subdivision:

- iii. one side boundary only;
- iv. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or
- v. where both the subject site and the affected adjoining site are created in a plan of subdivision

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C4 Open space provided in accordance with Table 1 (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.

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C5 Where communal open space is provided as common property in a grouped dwelling development, the open space required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that:
- i. the aggregate of deducted area does not exceed the area of communal open space; and
- ii. the outdoor living area for any dwelling is not reduced in area.

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C5 Communal open space that meets the relevant design principles.

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P5.1 Communal open space associated with grouped dwellings is provided for residents’ exclusive use.

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P5.2 The location and function of communal open space provides privacy to users and surrounding dwellings.
**Replacement Deemed-to-Comply Criteria**
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:
- **Blue** – replacement criteria
- **Red** – criteria which the Department of Planning does not permit local government to make changes too.
- **Black** – criteria which can be changed but have chosen not to change

| C6 | Buildings which comply with Table 3 for category B area buildings as measured from the approved or natural lot level, except where stated otherwise in the scheme, the relevant local planning policy, local structure plan or local development plan (refer Figure Series 7).
|---|---
| • Aged and depended persons’ multiple dwellings (where permitted) on a site of 5,000m² or more shall comply with Table 3 – category C; and |

**Additional Housing Opportunity Area Deemed-to-Comply Criteria**
Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas:
- **Blue** – replacement criteria
- **Red** – criteria which the Department of Planning does not permit local governments to make changes too.
- **Black** – criteria which can be changed but have chosen not to change

| C8 | Buildings which comply with Table 3 for category B area buildings as measured from the approved or natural lot level, except where stated otherwise in the scheme, the relevant local planning policy, local structure plan or local development plan (refer Figure Series 7).
|---|---
| • Aged and depended persons’ multiple dwellings (where permitted) on a site of 5,000m² or more shall comply with Table 3 – category C; and |

**Local Housing Objectives**
The Policy proposes Local Housing Objectives (LHOs) which supplement the R-codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.
- **Black** – LHO as per Design Principles
- **Blue** = Proposed LHO

### Clause 5.2.1 – Setbacks of garages and carports

| C1.1 | Garages set back 4.5m from the primary street and 0.5 metres behind the dwelling alignment (excluding any minor incursion), except that the setback may be reduced:
|---|---
| • in accordance with Figure 8a where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or |
| • to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings that match the design and scale of openings within the dwelling. |

| C1.2 | Carports set back from the primary street in accordance with clause 5.1.2 C2.1. |

| C1.3 | Garages and carports setback of 0.5m from a private street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available. |

| C1.4 | Garages and carports set back 1.5m from a secondary street. |

| C1.5 | Garages within the street setback area in accordance with clause 5.1.2 C2.1i provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent (refer to Figure 8a). |

| C1.6 | Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour. |

### Primary Street Garage and Carport Setbacks

The setting back of garages and carports from the primary street such that:
1. The garage is behind the dwelling frontage (excluding a minor incursion);
2. The garage and/or carport is constructed out of material and is of a design that complements the dwelling; and
3. The development complies with the deemed-to-comply provisions of:
   - a. Clause 5.1.2 C2.1 – Street Setbacks
   - b. Clause 5.2.2 – Garage width; and
   - c. Clause 5.2.3 – Street Surveillance

### Primary Street Garage and Carport Setbacks within Dual Coded Areas

In addition to the Local Housing Objectives above the setting back of garages and carports from the primary street such that:
4. Space for a parking bay is provided for either in an on-street parking bay or in the driveway and crossover, provided the space does not overhang a footpath;
5. The setting back of garages and carports from a secondary street such that:
   - 5. Any garage is behind the dwelling frontage (excluding a minor incursion);
   - 6. The garage and/or carport is constructed out of material and is of a design that complements the dwelling;
   - 7. Space for a parking bay is provided for either in an on-street parking bay or in the driveway and crossover, provided it does not overhang a footpath; and
   - 8. The development complies with the deemed-to-comply provisions of:
### Additional Housing Opportunity Area Deemed-to-Comply Criteria

Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;

- **Blue** = replacement criteria
- **Strike-through** = removed criteria
- **Red** = criteria which the Department of Planning does not permit local government to make changes too.
- **Black** = criteria which can be changed but have chosen not to change

#### C1.7 Garages and carports setback 5.5 metres from a laneway.

- a. Clause 5.1.2 – Street Setbacks (C2.2 and C2.3 only);
- b. Clause 5.2.2 – Garage width; and
- c. Clause 5.2.3 – Street Surveillance.

#### C2 Where a garage is located in front or within 1m of the building a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street width of the lot, as measured 4.5 metres from the primary street. This may be increased to 60 per cent where the main entry (front door) and a major opening are included in the primary street elevation of a dwelling. This may be increased to 75 per cent of the width where the main entry and a major opening is included on the primary street elevation of the ground floor and an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c).

#### C2 Where a garage is located in front or within 1m of the building a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street width of the lot, as measured 4.5 metres from the primary street. This may be increased to 60 per cent where the main entry (front door) and a major opening are included in the primary street elevation of a dwelling. This may be increased to 75 per cent of the width where the main entry and a major opening is included on the primary street elevation of the ground floor and an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c).

#### C3.1 The primary street elevation of the dwelling to address the street and shall include the main entry (front door) to the dwelling with clearly definable entry points visible and accessed from the street.

- **Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.**

#### C3.1 The primary street elevation of the dwelling to address the street and shall include the main entry (front door) to the dwelling with clearly definable entry points visible and accessed from the street.

- **Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.**

### Local Housing Objectives

The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.

- **Black** = LHO as per Design Principles
- **Blue** = Proposed LHO

#### C3.3 Buildings designed such that:

1. Where the main entry (front door) is not included in the primary street elevation or the dwelling is not adjacent to the primary street at least one major opening with a clear view of the outside of the front entry shall be provided to enhance surveillance.
2. A major opening, balcony, verandah and/or outdoor living area faces each street, right-of-way, pedestrian approach and/or vehicular approach to give the impression of surveillance of that space, except where an existing development, is being modified.

### Design Principles

Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.

- **Red** = Department of Planning does not permit changes to the Design Principles.
<table>
<thead>
<tr>
<th>Clause 5.2.4 – Street walls and fences</th>
<th>Additional Housing Opportunity Area Deemed-to-Comply Criteria</th>
<th>Local Housing Objectives</th>
<th>Design Principles</th>
</tr>
</thead>
<tbody>
<tr>
<td>C4.1 Front fences within the primary street setback area or in front of the building line, whichever is greater, that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence as measured from the midpoint of the verge directly adjacent to the lot.</td>
<td>Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;</td>
<td>The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.;</td>
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<td>C4.2 Fencing along a secondary street, right-of-way, pedestrian access way or battleaxe leg shall be visually permeable above 1.2m from natural ground level for 50 per cent of the length of the boundary and allow surveillance from an outdoor living area and/or major opening.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Clause 5.2.5 – Sightlines</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>C5.1 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure Series 9).</td>
<td></td>
<td>Sightlines that meet the relevant design principles.</td>
<td>P5 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.</td>
</tr>
<tr>
<td>C5.2 A pillar to a height of 1.8m with a maximum dimension of 350mm x 350mm may be permitted within 1.5m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750mm.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Replacement Deemed-to-Comply Criteria</th>
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</tr>
<tr>
<td>Strike-through – removed criteria</td>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

C3.2 At least one balcony, verandah or major opening from a habitable room of the dwelling faces and has uninterrupted views of all abutting street(s) and the pedestrian or vehicular approach to the dwelling.

C3.2 At least one balcony, verandah or major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling, and has uninterrupted views of each of the following (where applicable): i. primary street; ii. secondary street; iii. right-of-way; iv. battleaxe leg; v. pedestrian access way; vi. pedestrian approach to the dwelling; and vii. vehicular approach to the dwelling.
Replacement Deemed-to-Comply Criteria
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:

- Blue – replacement criteria
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Additional Housing Opportunity Area Deemed-to-Comply Criteria
Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas:

- Blue – replacement criteria

Local Housing Objectives
The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.

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Design Principles
Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.

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C6.1 Where an existing dwelling is retained as part of a grouped dwelling development or subdivision and is of a lesser maintenance standard, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of the) development created as part of the subdivision or grouped dwelling development. Refer to Schedule 1.

C6.2 Where an existing dwelling is retained as part of development on the same lot, excluding the addition of a grouped dwelling, and the proposed development is within the street setback area or within 0.5m of the dwelling alignment (excluding any minor incursion) the appearance of the development shall match the appearance of the retained dwelling.

The development shall match the retained dwelling in terms of materials, roof design, roof pitch and colour.

C6.3 Where an existing dwelling is retained as part of the development of an ancillary dwelling on the same lot, and the ancillary dwelling is visible from any street, the appearance of the ancillary dwelling shall match the appearance of the retained dwelling.

The development shall match the retained dwelling in terms of materials, roof design, roof pitch and colour.

C6.1 Where an existing dwelling is retained as part of a grouped dwelling development or subdivision and is of a lesser maintenance standard, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development created as part of the subdivision or grouped dwelling development. Refer to Schedule 1.

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The development shall match the retained dwelling in terms of materials, roof design, roof pitch and colour.

Appearance of retained dwellings that meet the relevant design principles.

P6 Dwellings retained as part of a grouped or multiple dwelling development, dwelling extension or redevelopment are to:

- enhance the streetscape appearance of the existing dwelling(s) retained; or
- complement established or future built form in the locality as specified within the relevant local planning framework.

Clause 5.3.1 – Outdoor living areas

C1.1 An outdoor living area to be provided:
- in accordance with Table 1;
- behind the street setback area;
- directly accessible from a habitable room of the dwelling;
- with a minimum length and width dimension of 4m; and
- to have at least two-thirds of the required area without permanent roof cover.

C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from a habitable room and with a minimum area of 10m² and minimum dimension of 2.4m.

Development incorporates an outdoor living area such that:

1. Where it does not comply with Table 1, is not directly accessible from a habitable room or is not a minimum dimension of 4m, the following must be met:
   a. a verandah or balcony with a minimum dimension of 2.4m and minimum area of 10m² is provided facing a street right-of-way, pedestrian access way or battleaxe leg; and
   b. A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing, a northerly direction.

2. An outdoor living area located within the front setback area meets the following objectives:
   a. is directly accessible from a habitable room; and
   b. Any fencing is to comply with the deemed-to-

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- in accordance with Table 1;
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2. An outdoor living area located within the front setback area meets the following objectives:
   a. is directly accessible from a habitable room; and
   b. Any fencing is to comply with the deemed-to-

P1.1 Outdoor living areas which provide spaces:
- capable of use in conjunction with a habitable room of the dwelling;
- open to winter sun and ventilation; and
- optimise use of the northern aspect of the site.

P1.2 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.
Development open space areas and

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- Black = criteria which the Department of Planning does not permit local government to make changes too.
- Red = criteria which the Department of Planning does not permit local governments to make changes too.

Replace or amend some of the existing deemed criteria

- Blue = replacement criteria
- Black = criteria which the Department of Planning does not permit changes too.

Clause 5.3.2 – Landscaping

C2 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:

1. the street setback area developed without car parking, except for visitors' bays, and with a maximum of 50 per cent hard surface;
2. separate pedestrian paths providing wheelchair accessibility connecting entries to all buildings with the public footpath and car parking areas;
3. landscaping between each six consecutive external car parking spaces to include shade trees;
4. lighting to pathways, and communal open space and car parking areas;
5. bin storage areas conveniently located and screened from view;
6. trees which are greater than 3m in height shall be retained in communal open space areas which are provided for the development;
7. adequate sight lines for pedestrians and vehicles;
8. clear line of sight between areas designated as communal open space and at least two habitable room windows;
9. clothes drying areas which are secure and screened from view; and
10. unroofed visitors' car parking spaces to be effectively screened from the street.

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Local Housing Objectives

The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-comply criteria will be assessed against the LHOs.

- Black = LHO as per Design Principles
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Design Principles

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### Clause 5.3.3 – Parking

#### C3.1

The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:

<table>
<thead>
<tr>
<th>Type of dwelling</th>
<th>Car parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Location A</td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>1</td>
</tr>
<tr>
<td>2 + bedroom dwelling</td>
<td>1</td>
</tr>
<tr>
<td>Aged persons’ dwelling</td>
<td>1</td>
</tr>
<tr>
<td>Ancillary dwelling</td>
<td>nill</td>
</tr>
</tbody>
</table>

\( A = \text{within:} \)
- 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or
- 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot.

\( B = \text{not within the distances outlined in A above.} \)

#### C3.2

On-site visitors car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.

#### C3.3

The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:

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\( B = \text{not within the distances outlined in A above.} \)

#### P3.1

Adequate car parking is to be provided on-site in accordance with projected need related to:
- the type, number and size of dwellings;
- the availability of on-street and other off-street parking; and
- the proximity of the proposed development to public transport and other facilities.

#### P3.2

Consideration may be given to a reduction in the minimum number of on-site car parking spaces for grouped and multiple dwellings provided,
- available street parking in the vicinity is controlled by the local government; and
- the decision-maker is of the opinion that a sufficient equivalent number of on-street spaces are available near the development.

#### P3.3

Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:
- the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors;
- any increase in the number of dwellings or possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces;
- permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and
- where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the scheme being provided. The number of required spaces may only be reduced up to 15 per cent where the non-residential parking occurs substantially between 9 am and 5 pm on weekdays.

### Clause 5.3.4 – Design of parking spaces

#### C4.1

- Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).
- Visitor car parking spaces:
  - marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and
  - provide an accessible path of travel for people with disabilities.

#### C4.2

Visitor car parking spaces:
- marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and
- provide an accessible path of travel for people with disabilities.

#### P4

Car, cycle and other parking facilities are to be designed and located on-site to be conveniently accessed, secure, consistent with the streetscape and appropriately manage stormwater to protect the environment.
### Replacement Deemed-to-Comply Criteria

As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:

- **Blue** – replacement criteria
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#### C5.1 Access to on-site car parking spaces to be provided:
- where available, from a right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street;
- from a secondary street where no right-of-way exists; or
- from the primary street frontage where no secondary street or right-of-way exists.

#### C5.2 Driveways to primary or secondary street provided as follows:
- driveways serving four dwellings or less not narrower than 3m at the street boundary;
- no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property.

#### C5.3 Driveways shall be:
- no closer than 0.5m from a side lot boundary or street pole;
- no closer than 6m to a street corner or the point at which a carriageway begins to deviate;
- aligned at right angles to the street alignment;
- located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant’s expense or re-planting arrangements to be approved by the decision-maker; and
- adequately paved and drained.

#### C5.4 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:
- the driveway serves five or more dwellings;
- the distance from a car space to the street is 15m or more; or
- the street to which it connects is designated as a primary distributor or integrator arterial road.

#### C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be:
- a minimum width of 4m; and
- designed to allow vehicles to pass in opposite directions at one or more points.

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### Additional Housing Opportunity Area Deemed-to-Comply Criteria

Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas:

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### Local Housing Objectives

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- **Black** – LHO as per Design Principles
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#### C5.1 Access to on-site car parking spaces to be provided:

**Vehicular access is provided such that:**

1. Only one single driveway servicing all of the dwellings in a single house, grouped dwelling or multiple dwelling development is provided per street or right-of-way frontage;
2. No driveway that services less than two dwellings is wider than 3m at the street boundary;
3. No driveway that services two or more dwellings is wider than 6m at the street boundary;
4. Vehicular access complies with the Australian Standard 2890.1 (Off-street Car Parking)
5. The development complies with the deemed-to-comply provisions of:
   - a. Clause 5.2.2 – Landscaping; and
   - b. Clause 5.3.3 – Parking.

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### Design Principles

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### Clause 5.3.5 – Vehicle Access

#### C5.1 Access to on-site car parking spaces to be provided:
- where available, from a right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street;
- from a secondary street where no right-of-way exists; or
- from the primary street frontage where no secondary street or right-of-way exists.

#### C5.2 Driveways to primary or secondary street provided as follows:
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#### C5.3 Driveways shall be:
- no closer than 0.5m from a side lot boundary or street pole;
- no closer than 6m to a street corner or the point at which a carriageway begins to deviate;
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### Residential Development Policy

14
### Replacement Deemed-to-Comply Criteria

As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:

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<table>
<thead>
<tr>
<th>Clause 5.6</th>
<th>Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided.</th>
</tr>
</thead>
</table>

#### Clause 5.3.6 – Pedestrian Access

C6.1 Where a group of 10 or more dwellings is served by a communal street, either between a public street or a communal car parking area and individual dwellings; a pedestrian path separate from the vehicular access is provided, designed according to AS1428.1, provides an accessible path of travel and is at least 1.2m in width.

C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety.

C6.3A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided.

C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather.

C6.5 Pedestrian paths provided as required by clause 5.3.2 C2 ii.

### Additional Housing Opportunity Area

Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas:

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- **Black** – criteria which can be changed but have chosen not to change.

| C6.1 | Where a group of 10 or more dwellings is served by a communal street, either between a public street or a communal car parking area and individual dwellings; a pedestrian path separate from the vehicular access is provided, designed according to AS1428.1, provides an accessible path of travel and is at least 1.2m in width. |
| C6.2 | Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety. |
| C6.3A | A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided. |
| C6.4 | For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather. |
| C6.5 | Pedestrian paths provided as required by clause 5.3.2 C2 ii. |

### Local Housing Objectives

The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.

- **Black** – LHO as per Design Principles
- **Blue** – Proposed LHO

### Design Principles

Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.

- **Red** – Department of Planning does not permit changes to the Design Principles.

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### Site works

C7.1 Excavation or filling between the street and building, or within 3m of the street alignment within the front setback area, whichever distance is lesser, shall not exceed 0.5m. Where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.

C7.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.

C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, local structure plan or local development plan.

C7.4 Excavation and fill of adjoining battleaxe legs such that they match in level.
Replacement Deemed-to-Comply Criteria
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:
- **Blue** = replacement criteria
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Additional Housing Opportunity Area Deemed-to-Comply Criteria
Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas:
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Clause 5.3.8 – Retaining walls
C8.1 Retaining walls set back from lot boundaries in accordance with the setback provisions of Table 1.
C8.2 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping, subject to the provisions of clauses 5.3.7 and 5.4.1.

Retaining walls that meet the relevant design principles.
P8 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.

Clause 5.3.9 – Stormwater management
C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.

Stormwater management that meets the relevant design principles.
P9.1 Stormwater is managed on-site wherever possible either by containment or infiltration, as permitted by the soil and other site conditions and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed prior to off-site discharge.
P9.2 Encourage the recovery and re-use of stormwater for non-potable water applications using integrated design and fit-for-purpose water applications.

5.4.1 – Visual Privacy
C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are:
   i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10); or,
   ii. are provided with permanent screening to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.

C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure.

Visual privacy that meets the relevant design principles.
P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:
   - building layout and location;
   - design of major openings;
   - landscape screening of outdoor active habitable spaces; and/or
   - location of screening devices.

<table>
<thead>
<tr>
<th>Types of habitable rooms/active habitable spaces</th>
<th>Location</th>
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</tr>
</thead>
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### Table: Deemed-to-Comply Criteria

**Replacement Deemed-to-Comply Criteria**
- **Blue** = replacement criteria
- **Strike-through** = removed criteria
- **Red** = criteria which the Department of Planning does not permit local governments to make changes too.

**Black** = criteria which can be changed but have chosen not to change permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.

**Note:**
- Where the subject site and an affected adjoining site are subject to a different R-Codes, the setback distance is determined by reference to the lower density code.
- Line of sight setback distances shall be measured by application of the cone of vision set out in Figure 11b.
- Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like.
- These provisions apply to adjoining sites only where that land is zoned to allow for residential development.

**Additiona...**

**Clause 5.4.2 - Solar access for adjoining sites**

**C2.1** Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climatic zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the following limits:

- on adjoining properties coded R25 and lower – 25 per cent of the site area;
- on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area;
- on adjoining properties coded higher than R40 – 50 per cent of the site area.

**C2.2** Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionately to the percentage of the affected property’s northern boundary that the development site abuts (refer to Figure 11b).

**Note:** With regard to clause 5.4.2 C2.1 site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground levels.

### Additional Deemed-to-Comply Criteria

**Additional Deemed-to-Comply Criteria**
- **Blue** = replacement criteria
- **Strike-through** = removed criteria

### Local Housing Objectives

**Local Housing Objectives**
- **Black** = LHO as per Design Principles
- **Blue** = Proposed LHO

**Design Principles**
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### Outbuildings

**Outbuildings that:**
- are not attached to a dwelling;
- are non-habitable;
- collectively do not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the greater.

**Outbuildings are provided such that:**
1. Where an outbuilding is visible from the street it is constructed out of materials and is of a design that matches the dwelling.
2. The development complies with the deemed-to-
## Replacement Deemed-to-Comply Criteria

As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:

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<th>Local Housing Objectives</th>
</tr>
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### Clause 5.4.4 – External fixtures

**C4.1** Other external fixtures provided they are:
- i. not visible from the primary street;
- ii. are designed to integrate with the building; or
- iii. are located so as not to be visually obtrusive.

**C4.2** Solar collectors installed on the roof or other parts of buildings.

**C4.3** Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.

**C4.4** Antennas, satellite dishes and the like not visible from any primary and secondary street.

### Clause 5.4.5 – Utilities and facilities

**C5.1** An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m², for each grouped or multiple dwelling(s).

**C5.2** Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:
- i. conveniently located for rubbish and recycling pick-up;
- ii. accessible to residents;
- iii. adequate in area to store all rubbish bins; and
- iv. fully screened from view from the primary or secondary street.

**C5.3** Clothes-drying areas screened from view from the primary and secondary street.

**C5.4** Development which consists of three or more dwellings in a battleaxe arrangement shall identify the location of bin pads.

### Additional Housing Opportunity Area

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### Design Principles

Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.

- **Red** = Department of Planning does not permit changes to the Design Principles.
Regarding the topography of the locality in diagrams, figure C1 of AS4299 \(\text{as amended}\) path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2 (as amended); and ii. level entry to the front entry door with preferably all external doors having level entries (diagrams, figure C1 of AS4299 (as amended)).

### Clause 5.5.1 – Ancillary dwellings

**C1** Ancillary dwelling associated with a single house and on the same lot where:

i. the lot is not less than 450m² in area;

ii. there is a maximum plot ratio area of 70m²;

iii. parking provided in accordance with clause 5.3.3 C3.1; and

iv. complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:

(a) 5.1.1 Site area;

(b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and

(c) 5.3.1 Outdoor living areas.

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(c) 5.3.1 Outdoor living areas.

### Clause 5.5.2 – Aged and dependent persons’ dwellings

**C2.1** Aged or dependent persons’ dwellings for the housing of aged or dependent persons shall comply with the following:

i. a maximum plot ratio area of:

   - in the case of single houses or grouped dwellings – 100m²; or
   - in the case of multiple dwellings – 80m²;

ii. a minimum number of five dwellings within any single development;

iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;

iv. the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1 (as amended);

v. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table 1 by one-third; and

vi. comply with all other provisions of Table 1 and Part 5 as relevant.

**C2.2** All ground floor units, with a preference for all dwellings, to incorporate, as a minimum, the following:

i. an accessible path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2 (as amended); and

ii. level entry to the front entry door with preferably all external doors having level entries (diagrams, figure C1 of AS4299 (as amended)).

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### Additional Housing Opportunity Area

#### Deemed-to-Comply Criteria

Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;

- **Blue** – replacement criteria
- **Red** – removal criteria

- **Black** – criteria which the Department of Planning does not permit local government to make changes too.
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### Local Housing Objectives

The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.

- **Black** – LHO as per Design Principles
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### Design Principles

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- **Red** – Department of Planning does not permit changes to the Design Principles.

### Residential Development Policy

The Policy applies under the Policy to single houses, with the exception of clauses:

- **5.1.1 Site area**
- **5.2.3 Street surveillance**
- **5.3.1 Outdoor living areas**

#### Aged and dependent persons’ dwellings

Aged and dependent persons’ dwellings for the housing of aged or dependent persons shall comply with the following:

- **5.3.3 Access Principles.** All development that does not comply with the Design Principles.
- **5.3.1 Outdoor living areas**
## Replacement Deemed-to-Comply Criteria
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy:

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### C2.3
All dwellings to incorporate, as a minimum, the following:

- i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3 [as amended]);
- ii. internal corridors to be a minimum 1000mm wide, width to be increased to a minimum of 1200mm in corridors with openings on side walls;
- iii. a visitable toilet (AS4299, clause 1.4.12 [as amended]), preferably located within a bathroom; and
- iv. toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h) (as amended).

### C2.4
At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of planning approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.

### Clause 5.5.3 – Single bedroom dwellings

**C3** Single bedroom dwellings shall comply with the following:

- i. a maximum plot ratio area of 70m²;
- ii. open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2;
- iii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2;
- iv. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table 1 by one-third; and
- v. comply with all other elements of Table 1 and Part 5 as relevant.

### Additional Housing Opportunity Area Deemed-to-Comply Criteria

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### Replacement of R - Complied Core Criteria

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### Local Housing Objectives
The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.

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### Design Principles
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**Residential Development Policy**  20
### Replacement Deemed-to-Comply Criteria

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### Clause 6.1.2 – Building Height for Multiple Dwellings

C2 Development complies with the maximum height set out in Table 4, except where stated otherwise in the scheme, relevant local planning policy, local structure plan or local development plan (refer Figure Series 7):

- Aged and dependent persons’ multiple dwellings on land 5,000m² or more and coded between R30 and R40 shall comply with the maximum height requirements for R60.
- Aged and dependent persons’ multiple dwellings on land 5,000m² or more and coded between R50 and R60 shall comply with the maximum height requirements for R80.
- Multiple dwellings on land 5,000m² or more and coded R60 shall comply with the maximum height requirements for R80.
- Residential development within the Coastal Area where the maximum total height shall comply with Table 3 Category B.

C2 Development complies with the maximum height set out in Table 4, except where stated otherwise in the scheme, relevant local planning policy, local structure plan or local development plan (refer Figure Series 7):

- Aged and dependent persons’ multiple dwellings on land 5,000m² or more shall comply with the maximum height requirements for R80.
- Multiple dwellings on land 5,000m² or more and coded R60 shall comply with the maximum height requirements for R80.
- Residential development within the Coastal Area where the maximum total height shall comply with Table 3 Category B.

Building height that meets the relevant design principles.

P2 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:

- adequate access to direct sun into buildings and appurtenant open spaces;
- adequate daylight to major openings into habitable rooms;
- access to views of significance;
- buildings present a human scale for pedestrians;
- building façades designed to reduce the perception of height through design measures; and
- podium style development is provided where appropriate.
6.5 Subdivision and development conditions

6.5.1 Subdivision

The following conditions will be recommended on all residential subdivision applications where the higher Dual Density code has been applied:

a) Visitor car parking provided at a rate of 0.5 bays for every lots/dwellings shall be provided within the verge to the specifications and satisfaction of the City of Joondalup. This shall be provided in addition to the car parking provisions required under clause 5.3.3 – Parking of the R-codes.

b) The verge adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City of Joondalup, and shall included one street tree for every 10 metres of frontage where a lot abuts a primary or secondary street.

c) The external appearance of the retained dwelling is to be upgraded to the appropriate maintenance standard in accordance with Schedule 1 of the City of Joondalup Residential Development Policy.

Condition a) above may be varied at the discretion of the City where there is inadequate room within the verge to provide the required car bay and/or there are safety concerns regarding locating the car bay within the verge. In these instances the following condition will be recommended by the City under each of the following scenarios:

Survey strata with common property:

a) The provision of one car parking bay for every two lots/dwellings shall be provided within the common property. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.

Green title or survey strata with no common property:

a) The provision of one car parking bay for every lot/dwelling shall be provided within the proposed driveway of that lot/dwelling and shall be wholly contained within the property boundaries. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.

6.5.2 Development Applications

The following conditions shall be applied to all residential development applications within a Dual Coded area where development is proposed to occur at the higher applicable density:

1. Visitor car parking provided at a rate of 0.5 bays for every lots/dwellings shall be provided within the verge to the specifications and satisfaction of the City of Joondalup. This shall be provided in addition to the car parking provisions required under clause 5.3.3 – Parking of the R-codes.

2. The verge adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City of Joondalup, and shall included one street tree for every 10 metres of frontage where a lot abuts a primary or secondary street.

3. The external appearance of the retained dwelling is to be upgraded to the appropriate maintenance standard in accordance with Schedule 1 of the City of Joondalup Residential Development Policy.
Condition 1 above may be varied at the discretion of the City where there is inadequate room within the verge to provide the required car bay and/or there are safety concerns regarding locating the car bay within the verge. In these instances the following condition shall be applied by the City under each of the following scenarios:

**Survey strata with common property:**

1. *The provision of one car parking bay for every two lots/dwellings shall be provided within the common property. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.*

**Green title or Survey strata with no common property:**

1. *The provision of one car parking bay for every lot/dwelling shall be provided within the proposed driveway of that lot/dwelling and shall be wholly contained within the property boundaries. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.*

The following advice notes will be recommended on all residential development applications within a Dual Coded area where development is proposed to occur at the higher applicable density:

- *The applicant/owner is advised that a crossover, excluding wings, shall be not greater than 3 metres in width for residential development within the Housing Opportunity Areas.*

A greater width may be permitted at the discretion of the City where there is adequate room to accommodate a wider crossover and a visitor parking bay within the verge or there are safety concerns regarding locating the car bay within the verge.
Schedule 1: Retained dwellings

Where an existing dwelling is proposed to be retained as part of a subdivision or grouped dwelling development the retained dwelling must be of a standard capable of being upgraded, as determined by the local government, so that its appearance is of equivalent maintenance standard with the new development. In this regard, where required upgrading shall involve the following requirements as deemed appropriate by the City:

a) Re-bagging or re-rendering external walls, replacing, repainting or professionally recoating non-masonry walls and/or professionally cleaning existing brickwork;

b) Replacing or professionally cleaning or recoating faded or discoloured roof tiles or metal sheeting;

c) Replacing or repairing and painting gutters and downpipes;

d) Replacing or repairing driveways and crossovers which are undrained, extensively cracked and/or in a state of disrepair;

e) Where visible from the street or public domain – repairing and repainting or replacing damaged or dilapidated windows and frames;

f) Where visible from the street or public domain – demolishing unauthorised or poorly maintained additions that do not match the existing dwelling and constructing quality replacement structures (if required) which match or complement the existing dwelling and new development;

g) Improvement of existing landscaping visible from the street (including the verge) in accordance with the City’s standards; and

h) Replacing substandard or asbestos boundary fencing.