

Alfresco Spaces Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To support businesses seeking to contribute to the activation of the public realm through the provision of alfresco spaces by reducing the regulatory burden of the planning framework.
- To exempt certain forms of alfresco spaces from the requirement for development approval.
- To provide a framework for the assessment of development applications which are required for certain forms of alfresco spaces.

1. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy shall apply to all alfresco spaces situated on City-owned or managed land, typically within a road reserve (excluding any regional road reserve).

3. Definitions:

“alfresco spaces” means extensions of existing businesses into the adjacent public realm. These spaces may or may not be designed for the consumption of food and beverages. Alfresco spaces may include, but are not limited to, furniture such as chairs and tables, planter boxes, weather protection structures (such as umbrellas and café blinds) and fencing/barriers to define the alfresco space.

“public realm” means all public spaces situated on City-owned or managed land including verges, reserves/public open space, civic squares and other areas used by and accessible to the community.

“regional road” means a road reserve identified under the *Metropolitan Region Scheme* as an other regional road or primary regional road.

“temporary furniture” means furniture that is not fixed in place and that is removed from the public realm outside of the operating hours of the associated business.

“verge” means the space between the property boundary and the road, commonly occupied by footpath or landscaping.

“vergelet” means furniture that may remain in the public realm outside of the operating hours of the associated business. Vergelet furniture is to be fixed in place or significantly weighted (to the satisfaction of the City) and may be in the form of furniture attached to a decked platform.

4. Statement:

The *Planning and Development (Local Planning Schemes) Regulations 2015* identify development which is exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional development that is exempt from development approval.

The City recognises the benefits provided by alfresco spaces, which can contribute to the activation and vibrancy of the public realm. This local planning policy provides exemptions from the need to obtain development approval for some forms of alfresco spaces. Where an application for development approval is required, this local planning policy provides a framework to guide the assessment of development applications.

5. Details:

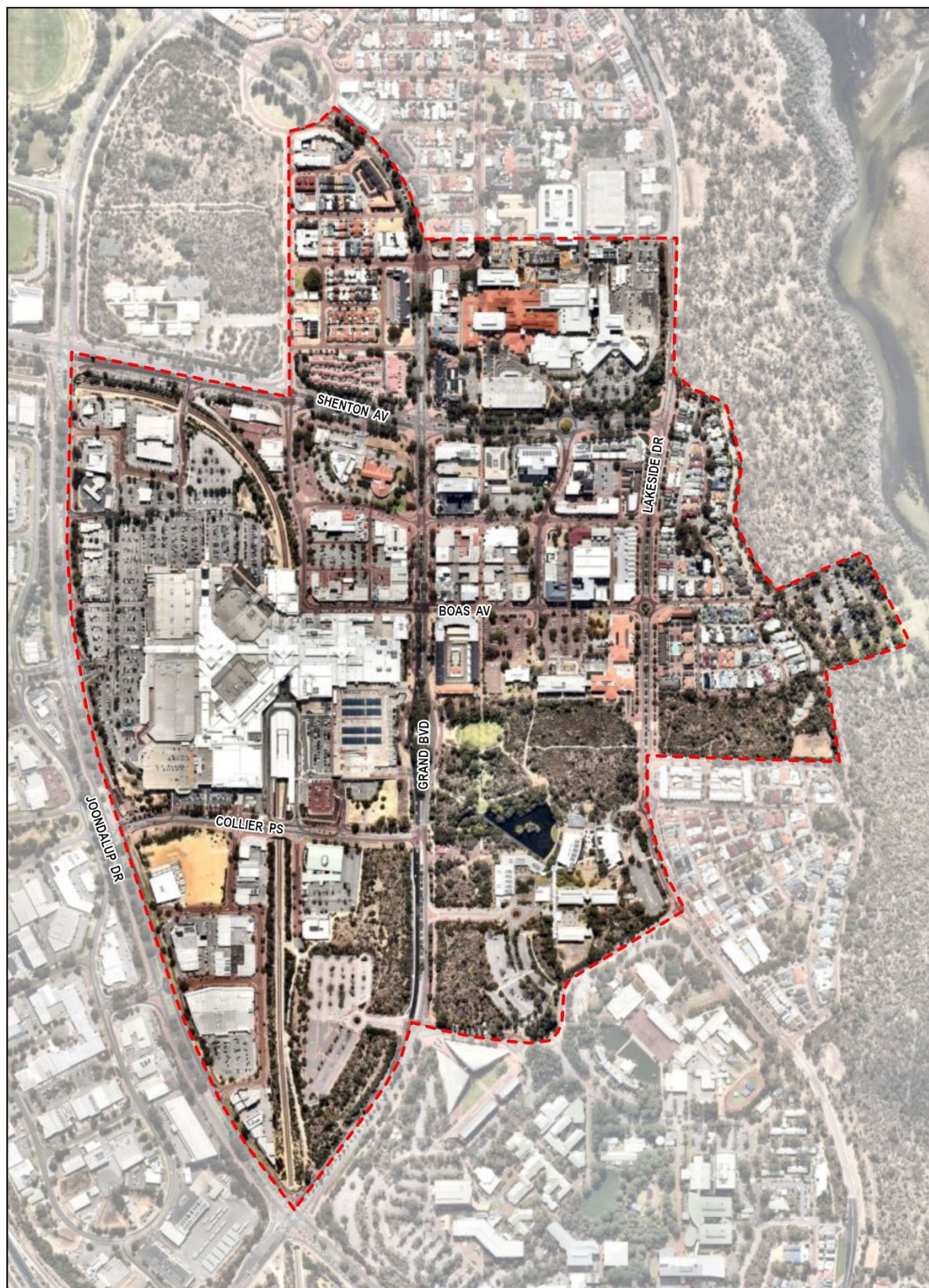
5.1. Exemptions from development approval:

The Alfresco Spaces Exemptions table of this local planning policy (Table 1) applies to the forms of alfresco spaces as stated. Where an application for development approval is required, the proposed development will be assessed against the corresponding ‘Development Objectives’ set out in Table 1. Additional guidance for each form of alfresco space is provided in the ‘Guidance’ column.

Table 1 – Alfresco Spaces Exemptions

Form of alfresco space	Development approval requirements	Development objectives	Guidance
Temporary furniture	Exempt from the need for development approval.	Refer to the Alfresco Spaces Guidelines.	A permit is required under the <i>Local Government and Public Property Local Law 2014</i> - refer to the Alfresco Spaces Guidelines.
Vergelets	<p>Within the Joondalup City Centre (refer Figure 1):</p> <ul style="list-style-type: none"> Exempt from the need for development approval. <p>Outside of the Joondalup City Centre (refer Figure 1):</p> <ul style="list-style-type: none"> Development approval required. 	Refer to the Alfresco Spaces Guidelines.	A permit is required under the <i>Local Government and Public Property Local Law 2014</i> - refer to the Alfresco Spaces Guidelines.
Any form of alfresco space which does not meet the definition of temporary furniture or vergelet.	Development approval required.	<p>Proposed development is to:</p> <ol style="list-style-type: none"> be high-quality and pedestrian friendly integrate with the surrounding area and enhance the streetscape Be appropriate to the character and functions of the area in which they are located. not impact on the movement of pedestrians and vehicles, adjoining properties, access to services, or works required in the public realm maintain an open public realm which is accessible to all. 	Assessment of a development application is to have regard to the Alfresco Spaces Guidelines.

Figure 1 – Joondalup City Centre



5.2. Public consultation:

Where a development application is required, refer to the City's Planning Consultation Local Planning Policy.

Creation date:	June 1999 (CJ213-06/99)
Formerly:	Alfresco Activities Local Planning Policy
Amendments:	CJ024-02/04, CJ052-04/08, CJ225-10/09, CJ032-03/12, CJ119-08/20, CJ129-05/25
Last reviewed:	May 2025 (CJ129-05/25)
Related documentation:	<ul style="list-style-type: none">• Alfresco Spaces Guidelines• City of Joondalup Local Planning Scheme No 3• Local Government and Public Property Local Law 2014• Metropolitan Region Scheme• Planning and Development (Local Planning Scheme) Regulations 2015
File reference:	03360