

Residential Development Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To provide a planning framework which is complementary to the Residential Design Codes Volume 1 to support a high standard of urban design and amenity for residential developments in the City of Joondalup.
- To ensure that residential development outcomes in the City of Joondalup are reflective of the current and future desired character of the area.
- To ensure that development occurring at the higher dual density code within Housing Opportunity Areas is of a scale that provides an appropriate transition to adjoining land uses.
- To ensure that adequate parking facilities are provided for new developments.
- To contribute to improvement of the City's urban tree canopy and protect and enhance amenity of residents through attractive landscaped streetscapes and increased greening of verges.

1. Authority:

This Policy has been prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area, and in accordance with Clause 3.1 of the Residential Design Codes Volume 1 which allows a local planning policy to amend, replace and/or augment provisions of the Residential Design Codes Volume 1.

2. Application:

This policy applies to residential development in the City of Joondalup.

Appendix 1 of this policy applies to Part B of the R-Codes including the following:

- Single houses: R40 and below
- Grouped dwellings: R25 and below

- Multiple dwellings: R10–R25

Appendix 2 of this policy applies to Part C of the R-Codes including the following:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Locational application of requirements:

General residential:	General residential locations refer to all lots outside of Housing Opportunity Areas and lots within Housing Opportunity Areas which are being developed at the lower (R20) code.
Higher dual density code:	Higher dual density code locations refer to all lots within a Housing Opportunity Area which are being developed at the higher applicable dual density code.

Where this policy does not contain specific requirements for development matters that are otherwise contained in the Residential Design Codes Volume 1, or any approved structure plan or local development plan, then that document’s controls shall prevail in that instance only.

3. Definitions:

“**Housing Opportunity Area**” means an area with a dual density code applied to it in the City’s Local Planning Scheme No 3.

“**verge**” means the portion of land between the road and boundary of the adjacent lot.

4. Statement:

The City of Joondalup supports residential development that provides a diversity of housing typologies, which vary from low-density single houses and grouped dwellings, to medium-density grouped and multiple dwellings and ancillary accommodation. Medium and high-density development should be strategically located to support a more compact sustainable urban form around centres, train stations and public open space.

The City recognises that infill development outcomes for lots developed to the higher dual density code will result in a new scale of development in those areas that may be greater than the existing built form. As such there is a need to moderate the scale of development to provide a considered change from present character to future character. This will ensure a sustainable level of amenity is provided for residents and neighbours, now and into the future.

This policy provides development provisions for residential development that aims to create high-quality built form outcomes which appropriately manage the amenity impacts of infill development, while ensuring consistency with the Residential Design Codes Volume 1, where appropriate.

5. Details:

This policy provides replacement or additional Residential Design Codes 'deemed-to-comply' requirements for residential development and is structured in accordance with the Residential Design Codes Volume 1. This policy should be used by first identifying the applicable Appendix and associated part (B or C) followed by the locational application as either 'General residential' or 'Higher dual density code' to identify the applicable replacement or additional deemed-to-comply requirements.

This policy is to be read in conjunction with the Local Planning Scheme No. 3, Residential Design Codes Volume 1, relevant structure plans, and/or local development plans.

The deemed-to-comply requirements of the following clauses of the Residential Design Codes Volume 1 are modified by the provisions set out in Appendices 1–3 of this policy:

- Sightlines/Access — Part B, clause 5.2.5, Part C, clause 3.7
- Site works/Site works and retaining walls — Part B, clause 5.3.7, Part C, clause 3.5
- Setback of garages and carports/Street setbacks — Part B, clause 5.2.1, Part C, clause 3.3
- Outdoor living areas/Private open space — Part B, clause 5.3.1, Part C, clause 1.1
- Landscaping/Trees and landscaping — Part B, clause 5.3.2, Part C, clause 1.2
- Lot boundary setbacks — Part C, clause 3.4

Residential development will be assessed against the applicable replacement or additional deemed to comply requirements of that clause, in addition to any other applicable deemed-to-comply requirements or 'design principles' of the Residential Design Codes Volume 1.

Creation date:	December 2015 (CJ228-12/15)
Formerly:	NA
Amendments:	CJ099-08/19, JSC02-03/20, CJ358-12/25
Last reviewed:	December 2025 (CJ358-12/25)
Related documentation:	<ul style="list-style-type: none">• City of Joondalup Local Planning Scheme No 3• Residential Design Codes Volume 1 2024
File reference:	104919

APPENDIX 1

PART B – Residential Design Codes Volume 1

Replacement and additional deemed-to-comply requirements:

Deemed-to-comply requirements that replace or add to the 'deemed-to comply' requirements of the Residential Design Codes Volume 1 applicable to:

- Single houses: R40 and below
- Grouped dwellings: R25 and below
- Multiple dwellings: R10–R25

Application: General residential

5.2 Streetscape

Clause 5.2.5 Sightlines

Clause 5.2.5, C5 is replaced with the following:

- C5 Walls, fences and other structures truncated, reduced in height or visually permeable above 0.75m of natural ground level (with solid pillars not more than 1.8m above natural ground level in accordance with clause 5.2.5 C5) within 1.5m of where walls, fences or other structures adjoin:
- a driveway that intersects a street, right-of-way or communal street;
 - a right-of-way or communal street that intersects a public street; and
 - two streets that intersect (refer Figure 10c).

5.3 Site planning and design

Clause 5.3.7 Site works

Clause 5.3.7, C7.1 is replaced with the following:

- C7.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.

Application: Higher dual density code

5.2 Streetscape

Clause 5.2.1 Setbacks of garages and carports

Clause 5.2.1 is amended to include the following additional 'deemed to comply' requirements as C1.5 and C1.6:

- C1.5 Garages and carports setback 4.5 m to the secondary street where an existing or planned footpath is located in the adjacent verge area.
- C1.6 Garages and carports abutting a right of way which acts as the primary street for the lot, setback 5 m from the street boundary.

Clause 5.2.5 Sightlines

Clause 5.2.5, C5 is replaced with the following:

- C5 Walls, fences and other structures truncated, reduced in height or visually permeable above 0.75m of natural ground level (with solid pillars not more than 1.8m above natural ground level in accordance with clause 5.2.5 C5) within 1.5m of where walls, fences or other structures adjoin:
- a driveway that intersects a street, right-of-way or communal street;
 - a right-of-way or communal street that intersects a public street; and
 - two streets that intersect (refer Figure 10c).

Application: Higher dual density code	
5.3 Site planning and design	
Clause 5.3.1 Outdoor living areas	
Clause 5.3.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.3:	
C1.3	Outdoor living areas may be located in the street setback area where street walls or fences within the primary street setback area are visually permeable in accordance with clause 5.2.4 C4.1.
Clause 5.3.2 Landscaping	
Clause 5.3.2 is amended to include the following additional 'deemed-to-comply' requirement as C2.3:	
C2.3	Street verge(s) adjacent to the lot(s) shall be landscaped in accordance with any street verge guidelines published by the City of Joondalup and shall include a minimum of one street tree for every 9 m of lot frontage width (in addition to the trees required at C2.1 and C2.2).
	<i>Note: Each retained existing street tree satisfies the requirement for one street tree in C2.3.</i>
Clause 5.3.7 Site works	
Clause 5.3.7, C7.1 is replaced with the following:	
C7.1	Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
5.4 Building design	
Clause 5.4.2 Solar access for adjoining sites	
Note: Changes to clause 5.4.2, C2.1 and 2.2 as per Clause 26(6) of Local Planning Scheme No. 3 are not affected by this policy and are included for completeness only:	
Clause 5.4.2, C2.1 and C2.2 are replaced with the following:	
C2.1	For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits:
	<ul style="list-style-type: none"> i. On adjoining sites coded R60 or greater — 40% of the site area. ii. On adjoining sites coded R30 to R40 inclusive — 35% of the site area. iii. On adjoining sites coded R25 and lower — 25% of the site area. iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted. v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites. vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i–iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 2

PART C – Residential Design Codes Volume 1

Replacement and additional deemed-to-comply requirements:

Deemed-to-comply requirements that replace or add to the ‘deemed-to-comply’ requirements of the Residential Design Codes Volume 1 applicable to:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Application: General residential

3.0 Neighbourliness

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced with the following:

C3.4.4 Boundary walls may be built in accordance with the following:

- boundary walls are located behind the street setback;
- overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
- they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

R-Coding		Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	Where frontage is 8.5 m or less	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	Where frontage is greater than 8.5m	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h

*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC.*

*Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code.*

*Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause **C3.5.2** and is to be included in the **wall height** for the purpose of clause **C3.4.4** (refer **Figure 3.4i**).*

Application: General residential
Clause 3.5 Site works and retaining walls
Clause 3.5, C3.5.1 is replaced with the following:
C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Clause 3.7 Access
Clause 3.7, C3.7.7 is replaced with the following:
C3.7.7 Walls, fences and other structures truncated, reduced in height or visually permeable above 0.75m of natural ground level (with solid pillars not more than 1.8m above natural ground level in accordance with clause 3.6 C3.6.8) within 1.5m of where walls, fences or other structures adjoin: <ul style="list-style-type: none"> i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect (refer Figure 3.7e).
Application: Higher dual density code
1.0 The garden
Clause 1.1 Private open space
Clause 1.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.1.5:
C1.1.5 For single houses and grouped dwellings, a single consolidated primary garden area may be located in the primary street setback area where any street walls or fences within the primary street setback area are visually permeable in accordance with clause 3.6 C3.6.7.
Clause 1.2 Trees and landscaping
Clause 1.2 is amended to include the following additional 'deemed-to-comply' requirement as C1.2.9:
C1.2.9 Street verge(s) adjacent to the lot(s) shall be landscaped in accordance with any street verge guidelines published by the City of Joondalup and shall include one street tree for every 9m of lot frontage width (in addition to the trees required at C1.2.4 and C1.2.5).
<i>Note: Each retained existing street tree satisfies the requirement for one street tree in C1.2.9.</i>

Application: Higher dual density code

3.0 Neighbourliness

Clause 3.3 Street setbacks

Setback of garages and carports

Clause 3.3, C3.3.4 and C3.3.6 are replaced by the following:

C3.3.4 Garages are setback from the primary street boundary in accordance with the following:

R-Coding	Primary street setback
R30 and above	4.5 m

C3.3.6 Garages and carports setback from a secondary street, right of way and communal street in accordance with the following:

R-Coding	Secondary street setback	Right of way setback	Communal street
R30 and above	Garages and carports setback in accordance with table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 4.5 m from the street boundary where an existing or planned footpath is located in the verge area immediately adjacent.	Garages and carports setback in accordance with Table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 5 m from the street boundary where abutting a right of way which acts as the primary street for the lot.	Garages and carports are setback from a communal street in accordance with Table 3.3a of the Residential Design Codes Volume 1.

Application: Higher dual density code

Clause 3.4 Lot boundary setbacks

Clause 3.4, C3.4.4 is replaced by the following:

C3.4.4 Boundary walls may be built in accordance with the following:

- i. boundary walls are located behind the street setback;
- ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and
- iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker.

R-Coding		Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40		3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	Where frontage is 8.5 m or less	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	Where frontage is greater than 8.5 m	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h

*R80 Code standards apply to **single houses** and **grouped dwellings** in areas coded R100, R160 and R-AC. Where the subject **site** is adjacent to a site with a lower density code, the maximum **wall** length and **height** of the **boundary wall** between them is determined by the lower density code. Where a **boundary wall** incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause C3.5.2 and is to be included in the **wall height** for the purpose of clause C3.4.4 (refer **Figure 3.4i**).*

Clause 3.5 Site works and retaining walls

Clause 3.5, C3.5.1 is replaced with the following:

C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.

Application: Higher dual density code

Clause 3.7 Access

Sightlines

Clause 3.7, C3.7.7 is replaced with the following:

- C3.7.7 Walls, fences and other structures truncated, reduced in height or visually permeable above 0.75m of natural ground level (with solid pillars not more than 1.8m above natural ground level in accordance with clause 3.6 C3.6.8) within 1.5m of where walls, fences or other structures adjoin:
- i. a driveway that intersects a street, right-of-way or communal street;
 - ii. a right-of-way or communal street that intersects a public street; and
 - iii. two streets that intersect (refer Figure 3.7e).

Clause 3.9 Solar access for adjoining sites

Note: Changes to clause 3.9 as per Clause 26(6) of Local Planning Scheme No 3 are not affected by this policy and are included for completeness only:

Clause 3.9, C3.9.1 – C3.9.3 is replaced with the following:

- C3.9.1 For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits:
- i. On adjoining sites coded R60 or greater – 40% of the site area.
 - ii. On adjoining sites coded R30 to R40 inclusive – 35% of the site area.
 - iii. On adjoining sites coded R25 and lower – 25% of the site area.
 - iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted.
 - v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.
 - vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i-iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 3

PART D - Residential Design Codes Volume 1

Replacement and additional deemed-to-comply requirements:

Deemed-to-comply requirements that add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to:

- Single houses and grouped dwellings (all density codes)
- Multiple dwellings: R10–R60

Application: Higher dual density code

1.0 Land

Clause 1.1 Site area

Note: Changes to clause 1.1 C1.1.9 and C1.1.10 as per Clause 26(5) and Clause 26(7) of Local Planning Scheme No 3 are not affected by this policy and are included for completeness only:

Clause 1.1 of the Residential Design Codes Volume 1, Part D is modified by inserting the additional 'deemed-to-comply' criteria as C1.1.9 and C1.1.10:

C1.1.9 In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following:

- i. Development of single and grouped dwellings which complies with a minimum frontage of 9 m at the primary street setback; or
- ii. Development of grouped dwellings on corner lots with frontage to two streets, with rear common property access, which complies with a minimum frontage of 6 m.

C1.1.10 In addition to Clause 1.1 of the Residential Design Codes Volume 1, Part D and the Primary Controls Table 2.1 of the Residential Design Codes Volume 2, the following development standards apply:

- i. Development of multiple dwellings which complies with a minimum site width street boundary of 20 m; and
- ii. For residential areas coded R20–40 multiple dwellings shall comply with the average site area per dwelling requirement specified for a single or grouped dwelling for the applicable density code under the Residential Design Codes Volume 1, unless the site:
 - a. has a primary street frontage to a road with scheme reservation classification of Local Distributor Road or Other Regional Road; or
 - b. is located within an 800 m walkable catchment, as defined on the Scheme map, from any existing or proposed strategic metropolitan, secondary or specialised activity centre or railway station on a high frequency rail route; or
 - c. is located within a 400 m walkable catchment, as defined on the Scheme map, from any existing or proposed district activity centre.