

Coastal Local Planning Policy

Responsible Directorate: Planning and Community Development

Objective: To ensure that the City complies with Part 5 of *State Planning Policy 2.6 – State Coastal Planning Policy* by advising current and future landowners of applicable coastal hazard risk and requiring coastal hazard risk management and adaptation planning to be undertaken where required.

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 applies to all privately owned land identified by the City as being subject to coastal hazard risk within the next 100 years.

3. Definitions:

The words and phrases set out in this policy shall have the same meaning as ascribed to them in *State Planning Policy 2.6 – State Coastal Planning Policy* (SPP2.6).

4. Purpose Statement:

To ensure that:

- a. proponents place notifications about coastal hazard risk on certificates of title when undertaking development on land subject to coastal hazard risk;
- b. coastal hazard risk management and adaptation planning is undertaken by proponents prior to subdivision of larger areas of land subject to coastal hazard risk; and

- c. where deemed appropriate by the City, coastal hazard risk management and adaptation planning is undertaken by proponents of larger scale developments on land subject to coastal hazard risk.

5. Details:

5.1 Subdivision of land identified as being subject to coastal hazard risk:

- a. Prior to the City supporting the subdivision of larger areas of land identified by the City as being subject to coastal hazard risk within the next 100 years, coastal hazard risk management and adaptation planning (CHRMAP) shall be undertaken by the proponent in accordance with SPP2.6, and approved by the City of Joondalup and Western Australian Planning Commission.
- b. The City shall recommend to the Western Australian Planning Commission that any subdivision approval involving land identified by the City as being subject to coastal hazard risk within the next 100 years be subject to a condition requiring the proponent to place the following notification on the certificate of title in accordance with SPP2.6:

VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.

5.2 Development of land identified as being subject to coastal hazard risk:

For larger areas of developed land identified by the City as being subject to coastal hazard risk within the next 100 years, the City may require coastal risk hazard management and adaption planning to be undertaken prior to any subdivision or development of the land.

In granting development approval on a lot identified by the City as being subject to coastal hazard risk within the next 100 years, the City shall apply a condition requiring the proponent to place the following notification on the certificate of title in accordance with SPP2.6:

VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.

5.3 Land purchase inquiries:

Where a lot is identified by the City as being subject to coastal hazard risk within the next 100 years, the City will include this information on any Land Purchase Inquiry made in relation to that lot.

5.4 Structure Plans and Local Development Plans:

Structure plans and local development plans over land identified by the City as likely to be subject to coastal hazards within the next 100 years, will be assessed against the requirements of SPP2.6.

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Creation Date: April 2017 ([CJ055-04/17](#))

Amendments: [CJ055-04/17](#)
[CJxx-11/22](#)

Related Documentation:

- *State Planning Policy 2.6 – State Coastal Planning Policy*
- *Planning and Development Act 2005*
- *Transfer of Land Act 1893*
- City of Joondalup Coastal Vulnerability Maps

Requests for Sale of Public Open Space Reserves Local Planning Policy

Council Policy

Responsible Directorate: Planning and Community Development

Objective: To establish guidelines for the assessment of requests for sale of public open space reserves.

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 Clause 8.11 of the City of Joondalup District Planning Scheme No. 2, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

This Policy applies to all local public recreation reserves within the City and land reserved for parks and recreation under the City of Joondalup District Planning Scheme No. 2 Local Planning Scheme No. 3.

3. Statement:

It is the Council's position that requests for the sale of public open space reserves should be considered within the context of the following aims:

- a. To preserve land reserved for public recreation, being public open space, where it provides a benefit to the community.
- b. To give due consideration to the current and future needs of the community and environmental matters in assessing requests for excision or sale of public open space.

4. Details:

4.1. Assessment Guidelines:

- a. The Council views public open space as an extremely valuable community asset.
- b. A clear benefit to the community, outside of any direct financial contribution, is to be established before a proposal seeking the sale of a portion of a public open space reserve is advertised for public comment.
- c. Maintenance of a reserve is not a relevant matter in assessing whether the proposed excision would have a clear benefit to the community.
- d. If such a proposal does not provide a clear benefit to the community and/or does not promote sustainability objectives, the Director Planning and Community Development ~~and/or~~ Manager Planning Services ~~have the delegated authority to determine that the request not proceed~~ are to advise the applicant.
- e. If the proposed excision portion of the public open space reserve provides a benefit for the community and promotes sustainability objectives, the request will be advertised for a minimum period of 30 days as follows:
 - i. A sign is to be erected on the site, at the applicant's cost.
 - ii. A notice is to be placed in a local newspaper, at the applicant's cost.
 - iii. Letters are to be sent to nearby landowners.
 - iv. Liaison is to occur with identified local community and interest groups.
 - v. Referral is to be made to the ~~Department of Land Information, Department of Planning~~ Department of Planning, Lands and Heritage and other relevant servicing authorities for comment.
 - vi. A notice is to be placed on the City's notice boards and the City's website.
- f. Upon the closure of advertising, the request shall be referred to Council having due regard for the aims and statements of this Policy ~~and Comments~~ comments received as a result of advertising carried out in accordance with Section 34(e) above. ~~and the requirements of the Department of Planning's Guidelines for Administration of Section 20A 'Public Recreation' Reserves.~~

The applicant shall also obtain a valuation at their cost, from the Valuer General's Office, on the portion of land proposed to be purchased.

Creation Date: September 2006 [\(CJ160-08/12\)](#)

Amendments: ~~CJ160-08/12~~ [CJXX-11/22](#)

Related Documentation:

- *City of Joondalup ~~District Planning Scheme No. 2~~ Local Planning Scheme No. 3*
- ~~*Guidelines for Administration of Section 20A 'Public Recreation' Reserves*~~
- *Register of Delegation of Authority*

McLarty Avenue Local Planning Policy

Responsible Directorate: Planning and Community Development

Objectives: ~~To establish a framework for the assessment of applications for development within the policy area.~~

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- ~~• To provide a highly walkable, cyclist friendly environment with good access to public transport and local employment opportunities.~~
- ~~• To provide a highly urban built environment that transitions to a higher scale from the established built form to the east.~~
- ~~• To ensure a landscaped and activated public realm is provided with access to breezes and natural light to promote liveability.~~
- ~~• To provide a range of housing types suitable for a diversity of households.~~
- ~~• To establish a framework for the assessment of applications for development within the policy area.~~

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* (Regulations) which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy applies to all development within Lot 9000 ~~McLarty Avenue~~[Joondalup Drive](#) and Lot 999 Piccadilly Circle, Joondalup (policy area) and establishes standards for the assessment of applications for Development Approval and applications requiring the exercise of discretion under the City of Joondalup ~~District Planning Scheme No. 2~~[Local Planning Scheme No. 3](#) (~~the Scheme~~[LPS3](#)) and/or [State Planning Policy 7.3: Residential Design Codes \(R-Codes\)](#)~~R-Codes~~.

~~Reference in this Local Planning Policy (policy) to the Joondalup Activity Centre Structure Plan (JACP) includes reference to any draft adopted for the purposes of advertising or any subsequent amended and approved draft version of the JACP.~~

3. Definitions:

All terms shall have the same meaning as given to them within the Joondalup Activity Centre Plan (JACP) or where otherwise covered, under [the R-Codes and LPS3 State Planning Policy 3.1: Residential Design Codes \(R-Codes\) and the Local Planning Scheme](#).

4. Statement:

[This policy is to guide the development of Lot 9000 Joondalup Drive and Lot 999 Piccadilly Circle, Joondalup \(policy area\), in a way that achieves a high-density mixed use environment that provides:](#)

- [A highly urban built environment that transitions to a higher scale from the established built form to the east.](#)
- [A range of housing types suitable for a diversity of households.](#)
- [A highly walkable, cyclist friendly environment with good access to public transport and local employment opportunities.](#)
- [A landscaped and activated public realm with access to breezes and natural light to promote liveability.](#)

[The vision for the policy area is represented in the Indicative Development Plan \(Figure 2\).](#)

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Figure 1 Policy Area



[Figure 2 Indicative Development Plan](#)

4.5. Details:

4.1. Development Vision:

The vision of this policy is to guide the development of Lot 9000 McLarty Avenue and Lot 999 Piccadilly Circle, Joondalup (policy area), in a way that achieves the policy objectives.

The land uses and zones are as per the JACP, and encompass a high-density mixed use environment.

This vision is represented in the Indicative Development Plan (Figure 2).



Figure 2 Indicative Development Plan

4.2.5.1. Land Use:

The policy area will be predominately residential and will contain supplementary uses that provide for the day to day needs of the local community. It is envisaged that commercial, retail, civic and other non-residential uses will be concentrated in the central mixed hub (Precinct 3) and within development fronting the southern portion of McLarty Avenue. This will enable the establishment of clearly defined local commercial and retail services within an otherwise predominantly residential community and a transition to the more commercially oriented mixed-use environment to the east and south of the policy area.

The following 'preferred uses' are provided as a guide only for each Precinct. The policy area should encompass uses at ground level, fronting the public realm, which provide for active and semi-active frontages as required under the JACP. Further permissible land uses are detailed in [the Joondalup Activity Centre Plan, Table 2 Land Use Permissibility Local Planning Scheme No. 3.](#)

Precinct 1

Statement of intent

The northern precinct will accommodate medium scale residential buildings fronting a north south connector street to the east, with taller apartment buildings set to take advantage of a landscaped environment and views over the public open space to the south.

Preferred uses include residential and aged care accommodation.

Precinct 2

Statement of intent

The north-western precinct will primarily be a residential environment fronting a new pedestrian space at Piccadilly Circle, addressing the north-south connector street to the west and McLarty Avenue to the east. Development fronting the intersection of McLarty Avenue and Piccadilly Circle may include a small cafe or retail premises on the ground level.

Preferred uses include residential and short-stay accommodation.

Precinct 3

Statement of intent

The central mixed-use hub will contain a mix of uses that provide for the day to day needs of the local community and an active frontage to the central pedestrian plaza and adjacent public open space. Development located within the central mixed-use hub will incorporate commercial/ non-residential land uses located at ground level with residential on the upper levels.

Preferred uses include Commercial uses including retail, restaurant, civic, community purpose and office at ground floor with residential above.

Precinct 4

Statement of intent

The McLarty Avenue precinct will primarily offer urban residential choices with opportunity for ancillary uses including cafe and office at ground level.

Preferred uses include residential.

Precinct 5

Statement of intent

Development will provide a strong residential frontage to the new entry road from Joondalup Drive. Residential development will look out over the street and the adjacent public open space to the north. The precinct may contain a mix of uses that enable transition to any future redevelopment of land to the south of the policy area.

Preferred uses include residential, short-stay accommodation, educational establishment.

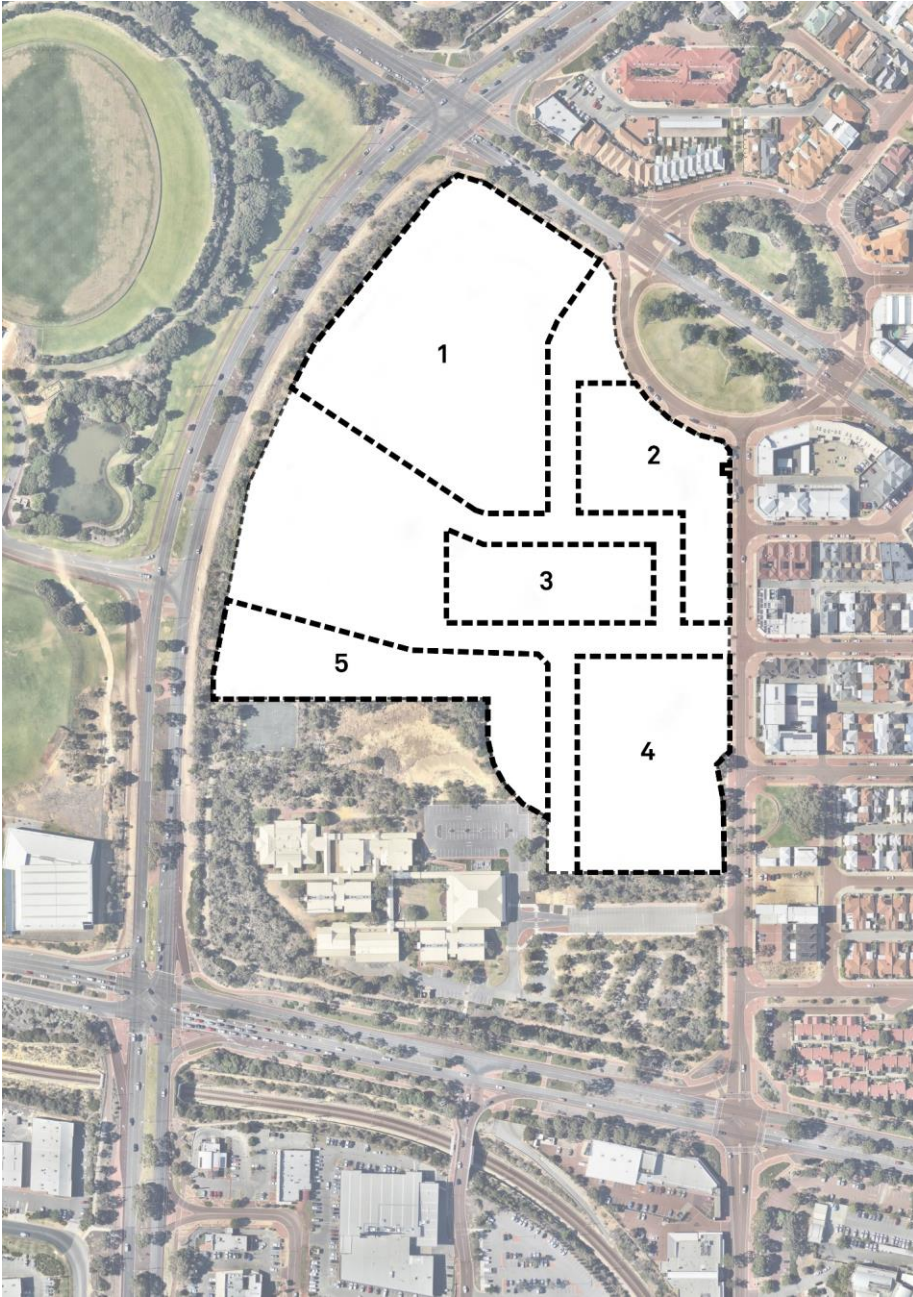


Figure 3. Precinct Areas

4.3-5.2. Building Heights:

Development height, scale and intensity will vary across the precinct. Indicative storey heights are reflected in Figure 4 Indicative Building Heights.

Key consideration will also be given to:

- the creation of active, well designed streetscapes;
- building orientation for solar access and addressing the street;
- space between taller buildings on the same site to ensure privacy between habitable rooms and access to cooling summer breezes; and
- the provision of shade, shelter and amenity to active pedestrian frontages.

Roof structures and screening associated with utilities/services infrastructure may extend up to 1.0m above the maximum building height specified under the JACP.

Precinct 1

The northern precinct is envisaged to accommodate buildings of at least eight storeys in height in a landscape setting, with lower scale three to four storeys providing connection between the towers and continuous presentation to surrounding streets.

Precinct 2

Precinct 2 is envisaged to accommodate buildings of at least four storeys in height with buildings of eight storeys or more on the northern frontage to Grand Boulevard and Piccadilly Circle. Any building with street frontage should be a minimum of two storeys in height.

Precinct 3

The central mixed-use hub is envisaged to accommodate buildings of four to six storeys with the potential for podium base of three to four storeys. Buildings west of a central pedestrian plaza are envisaged to be four to six storeys.

Precinct 4

The McLarty Avenue precinct is envisaged to accommodate buildings of four to six storeys in height. Non-residential buildings should be developed to a nil-setback and provide continuous pedestrian cover to McLarty Avenue over the adjacent footpath.

Precinct 5

Development is envisaged to accommodate buildings of six to eight storeys in height.



Figure 4. Indicative Building Heights

4.4.5.3. Movement Network:

A comprehensive movement network is required to provide connections for all modes of transport within and through the policy area.

Key connections to the established road hierarchy include:

- a. Intersection access to Joondalup Drive (modification of the existing intersection). This principle access road shall provide direct or indirect access through the precinct to McLarty Avenue. This route will accommodate an east-west bus route that provides service to Joondalup Hospital east of the policy area.
- b. Intersection access to the south of the Policy Area to connect with Shenton Avenue (modification of the existing intersection). This road shall provide access into the centre of the policy area and can provide indirect access through the precinct to Grand Boulevard. The design of the road should avoid use of the road as a 'rat-run' or short-cutting the surrounding distributor network.

A finer grain of local streets, pedestrian and cycle networks that integrate the policy area with surrounding streets is envisaged in accordance with the indicative development plan. The policy area shall be designed and managed as a low-speed, pedestrian-oriented environment.

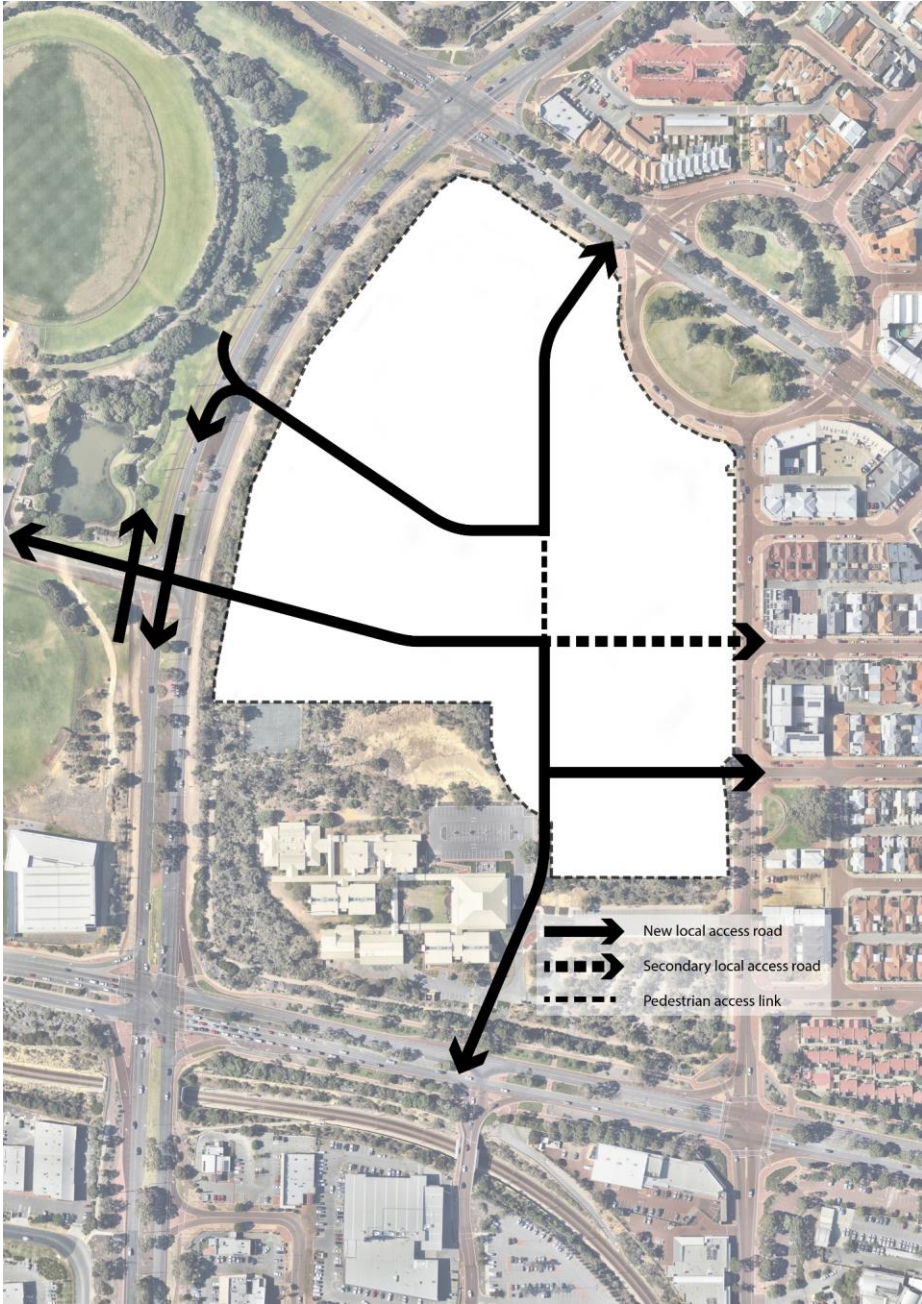


Figure 5. Key access links

4.5.5.4. Public Realm Precincts:

There are four public realm precincts identified within the policy area. More detailed guidance is to be provided in relation to the character of these precincts through a Landscape Master Plan.

In general, all areas of the public realm should be designed to provide safe, convenient and comfortable walking environments which are accessible to all users; with shade, lighting and paved walkways (footpaths) on each street. This objective shall also be applied to private streets that may be created within the policy area.

4.5.1 5.4.1 Precinct A Secret Garden – Precinct Objectives:

- i.a. To provide passive recreation and community purpose functions.
- ii.b. Create a welcoming natural place for contemplation by the residential community and visitors to the area.
- iii.c. For the open space to be increasingly structured towards the more urban eastern edge.
- iv.d. Provide a place for the community to enjoy unstructured play.
- v.e. Deliver a place that has a well-designed and integrated drainage function.
- vi.f. Use high quality, robust fixtures and furnishings that support the long-term enjoyment of the place and that function in combination with the drainage role of the site.

4.5.2 5.4.2 Precinct B Green Boulevard - Precinct Objectives:

- i.a. Ensure this movement corridor is the most prominent pedestrian corridor and north-south axis through the policy area.
- ii.b. Create a leafy, well-treed streetscape design that is filled with year-round shade.
- iii.c. Provide on-street car parking.
- iv.d. Provide wide pedestrian paths.
- v.e. Provide for safe cyclist movement.

4.5.3 5.4.3 Precinct C East-West Link - Precinct Objectives:

- i.a. Ensure a high quality urbanised street space.
- ii.b. Provide an environment for alfresco activities associated with the neighbourhood centre.
- iii.c. Provide on-street car parking.
- iv.d. Provide wide pedestrian paths.
- v.e. Provide for safe cyclist movement.

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4.5.4 5.4.4 Precinct D West Link – Precinct Objectives:

- i.a. Provide a high quality, landscaped entrance to the local planning policy area from the intersection with Joondalup Drive.
- ii.b. Landscape treatments are to reflect the intent of local/indigenous planting character to west and southern areas of POS, allowing thematic transition to built up edges.
- iii.c. Provide on-street car parking where possible adjacent the public open space.
- iv.d. Provide wide pedestrian paths.
- v.e. Provide for safe cyclist movement.

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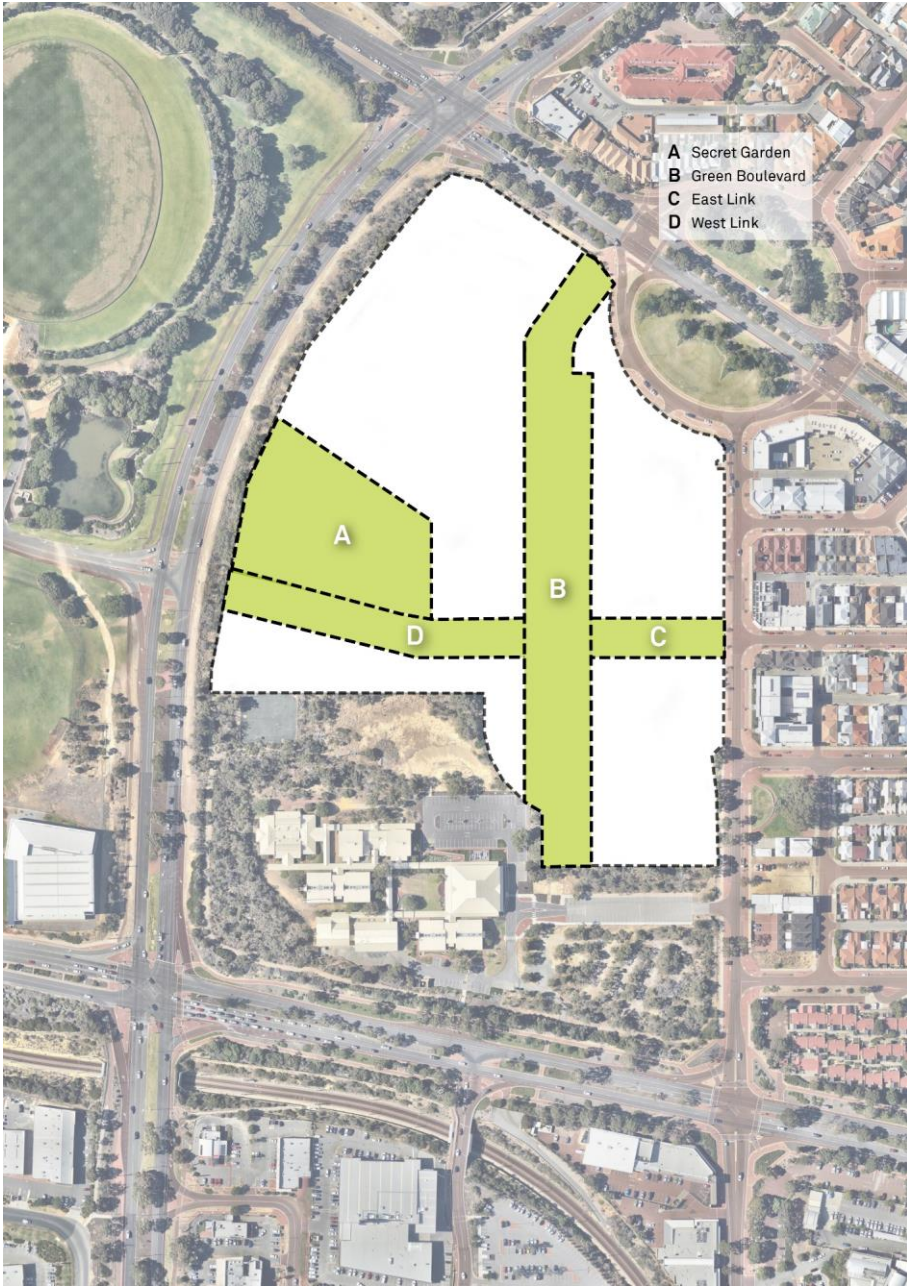


Figure 6 Public Realm Precincts

Creation Date: 12 June 2017 ([CJ109-06/17](#))

Amendments: ~~CJ109-06/17~~ [CJXXX-XX/XX](#)

Related Documentation:

- ~~[District Planning Scheme No. 2](#)~~ [Local Planning Scheme No. 3](#)
- *Joondalup Activity Centre Plan*

Environmentally Sustainable Design Local Planning Policy ~~Council Policy~~

Responsible Directorate: Planning and Community Development

Objective: To encourage the integration of environmentally sustainable design principles into the siting, design and construction of both new and redeveloped residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup. Environmentally sustainable design considers the environmental impact of a building for the entire life of the asset.

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 \(Regulations\) which allows the local government](#) ~~Clause 8.11 of the City of Joondalup District Planning Scheme No. 2, which allows Council~~ to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

This Policy shall apply to the construction and redevelopment of residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

3. Statement:

In pursuance of its commitment to sustainability, the City seeks to promote buildings which are environmentally sustainable and strongly encourages the integration of environmentally sustainable design principles into building design in the community.

~~To this end, the City will prioritise the assessment of Applications for Planning Approval that demonstrates the development has been designed and assessed against a national recognised rating tool.~~

4. Details:

4.1. Design Principles:

The incorporation of the following design principles into buildings relevant to this policy is encouraged:

- Designing and constructing buildings to preserve the natural features of the site.
- Designing and constructing buildings to include passive solar design.
- Increasing the energy efficiency of buildings by using low energy technologies for lighting, heating and cooling, appliances and equipment.
- Using renewable energy technologies.
- Increasing water efficiency and encouraging water reuse and water recycling for buildings and landscaping.
- Selecting sustainable building materials, such as locally sourced and recycled content.
- Reducing the amount of waste that is created through the construction process by implementing waste management practices on site.
- Encouraging adaptability in the design and construction to ensure longevity of the building.
- Increasing the indoor air quality of buildings by using low allergic and low volatile organic compound (VOC) fittings, furniture, paints and adhesives.
- Utilising water wise and native gardening techniques.
- Designing buildings so materials can be easily recycled if in the future the building is to be demolished.

4.2. City of Joondalup — Environmentally Sustainable Design Checklist:

Applications for [Planning Development Approval](#) for residential, commercial and mixed-use buildings (excluding single and grouped dwellings, internal fit outs and minor extensions) must be accompanied by a completed *City of Joondalup — Environmentally Sustainable Design Checklist*.

Creation Date: March 2011 ([CJ041-03/11](#))

Amendments: ~~CJ041-03/11~~, CJ114-06/13

Related Documentation:

- *City of Joondalup — Environmentally Sustainable Design Checklist*
- *City of Joondalup ~~District Planning Scheme No. 2~~ [Local Planning Scheme No. 3](#)*
- *Local Government Act 1995*

Notification of Approved Commercial Development Policy

City Policy

Responsible Directorate: Planning and Community Development

Objective: To ensure that owners of Residential Zoned land are informed of approved development occurring on adjoining Mixed-Use, Business, Commercial or Service Industrial Zoned land.

1. Authority:

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2* which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

This Policy applies to the whole of the City of Joondalup.

3. Statement:

From time to time, the City receives applications that comply with the provisions of the *City of Joondalup District Planning Scheme No. 2* and Council Policies. In these instances, or where minor variations to standards are unlikely to affect adjoining owners, the application is not referred to adjacent or nearby landowners for comment.

Within the City, there are many areas where a Residential Zone abuts a Mixed-Use, Business, Commercial or Service Industrial Zone. It is considered appropriate that these landowners be notified of development that is approved, notwithstanding that the proposal complies with standards, or only involves minor variations to standards.

This Policy has been developed to set out the process of notification of approved commercial development on land that abuts a Residential Zone, where public advertising has not otherwise been carried out.

4. Details:

4.1. Notification Process:

- a. Where planning approval is granted for a development on land in a Mixed-Use, Business, Commercial or Service Industrial Zone that:
 - complies with the provisions of the *City of Joondalup District Planning Scheme No. 2* and Council Policies; or
 - public advertising has not otherwise been carried out,the owners of any land in a Residential Zone that directly abuts, or is within 30 metres of the development site, will be notified of the approved development in writing.
- b. Notification will include details of the proposed development and/or land use.

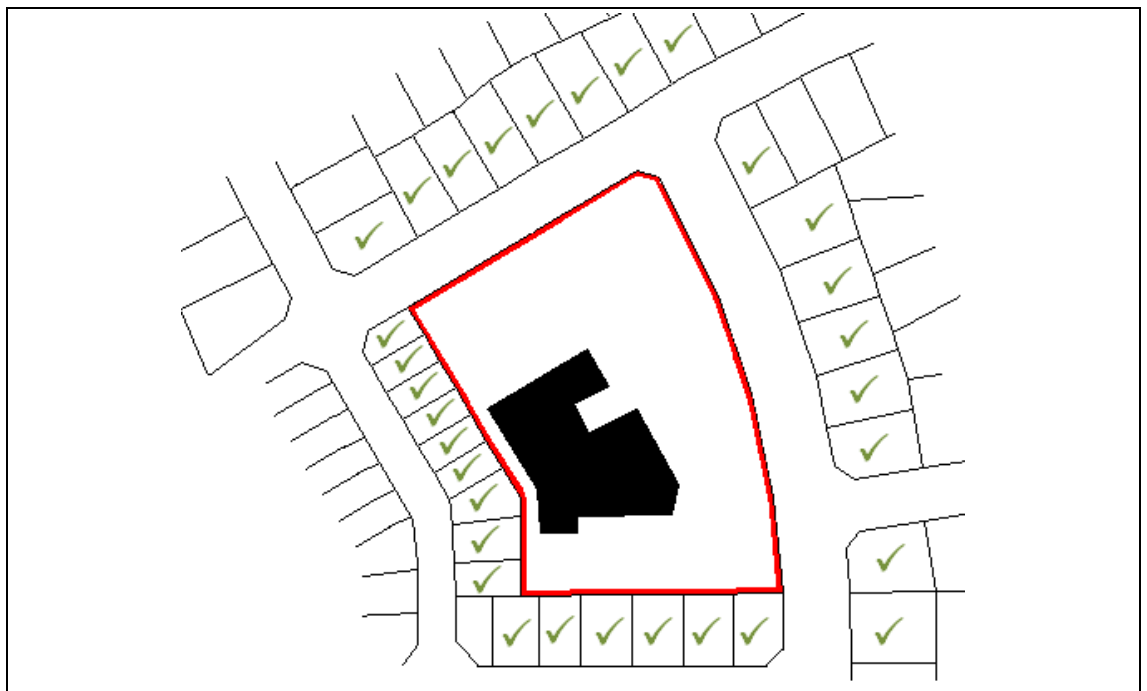


Figure 1. Example of residences requiring notification

Creation Date: October 2009

Amendments: CJ160-08/12

Related Documentation: • *City of Joondalup District Planning Scheme No. 2*

RETAINING WALLS - SUBDIVISION

STATUS:	City Policy - <i>A policy that is developed for administrative and operational imperatives and has an internal focus.</i> <i>Developed by the Policy Committee and/or the administration and adopted by Council.</i>
RESPONSIBLE DIRECTORATE:	Planning and Community Development
OBJECTIVE:	To control the height and bulk of subdivision retaining walls to ensure that the amenity of the urban environment is not compromised by inappropriate development.

DEFINITIONS

“boundary fence” means a boundary fence referred to in section 16 of the Dividing Fences Act 1961.

“height” means the vertical distance from the natural ground level to the top of the wall.

“lot” shall have the same meaning provided within the Residential Design Codes of Western Australia.

“Natural ground level” shall have the meaning provided within the Residential Design Codes.

“non sacrificial graffiti protection” means a coating applied to a fence or wall, which is not removed in the process of removing graffiti.

“public place” means any place to which the public has access.

“Retaining Wall” means a wall designed to retain soil and superimposed load.

“Subdivision Retaining Wall” shall mean a wall designed to retain soil resulting from earthworks associated with compliance with a condition of subdivisional approval issued by the Western Australian Commission and pursuant to Section 20D of the Town Planning and Development Act 1928.

POLICY AREA

This policy applies to the whole of the City of Joondalup.

STATEMENT

Excessive retaining is discouraged. The raised height of buildings and the overlooking of an adjoining property resulting in the potential loss of privacy is a matter the City will have particular regard to when assessing retaining wall proposals.

- 1 A building licence must be obtained from the City prior to any work commencing on the construction of a proposed retaining wall.
- 2 Where an owner(s) of a lot fills that lot above the natural ground level then that owner(s) has an obligation to support that fill through the construction of a retaining wall wholly within the boundaries of the owner(s) lot.
- 3 Where an owner(s) of a lot excavates soil then that owner(s) must provide support for any adjoining lot and superimposed loads, through the construction of a retaining wall wholly within the boundaries of the owner(s) lot.
- 4 The Manager Infrastructure Management and Ranger Services may approve subdivision retaining walls not exceeding three (3) metres in height. However, where the subdivisional retaining wall abuts a lot in different ownership then the relevant provisions of the Residential Design Codes shall apply.
- 5 The Principal Building Surveyor is authorised to issue a building licence for any retaining wall which has been approved under point 4 above.
- 6 Subdivision retaining walls in excess of 3 metres in height require Council approval.
- 7 Subdivision retaining walls are to be designed in accordance with the City's guidelines for development and subdivision of land.
- 8 Alternatives to slab on ground construction are to be encouraged where it is obvious that due to the gradient and characteristics of the site, major excavation or filling as a result of raft slab construction would be inappropriate.
- 9 Retaining walls abutting a public place shall be treated with a non-sacrificial anti-graffiti coating.
- 10 Where any vegetation on adjoining land has been disturbed for the purposes of subdivision works it shall be rehabilitated within twenty-eight (28) days upon completion of the project. In the interim, erosion control measures must comply with Council Policy 5.3.2 *Sand Drift Control* and Private Property Local Law 1998.

Amendments: CJ213-06/99, CJ132-06/03, CJ206-10/05, CJ207-10/07

Related Documentation: Residential Planning Codes
Delegated Authority Manual

Issued: October 2007