



Draft **NEW**

DEVELOPMENT
STANDARDS

For Housing Opportunity Areas



Glossary of Planning Terms

This document aims to provide definitions of technical and other planning terms used throughout the Draft New Development Standards for Housing Opportunity Areas. For further information, or to provide feedback, please visit the Community Consultation section of the City's website at joondalup.wa.gov.au/community-consultation or scan the QR code.

amenity	The 'liveability', comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of sunlight, views, privacy and quiet.
attached dwelling	A dwelling, commonly referred to as a terrace house: <ul style="list-style-type: none"> • which directly abuts another dwelling on each side lot boundary by a common/parapet wall for the majority of its length and to a similar height to that adjacent; and • no dwelling is located above or below any part of another dwelling.
average site area	The average amount of land per dwelling required by the Residential Design Codes (R-Codes) to control the total number of dwellings that can be built on a property. The average site area required depends on the type of dwelling and the density (or R-Code) that applies to the property.
boundary wall	A wall on or less than 600 millimetres from any lot boundary, other than a street boundary.
building envelope	A three-dimensional space that determines the extent of development on a site, guided by building height limits and setbacks from the street, side and rear boundaries.
building height	The total height of a building measured from the base of a wall (where it meets natural ground level) to the highest point of the wall or roof above that point. Building height may be referred to in metres or storeys.
crossover	The vehicle access point (or driveway) running from the property boundary to the edge of the road.
cul-de-sac	A street with only one vehicle entry and exit point. Also referred to as a 'non through road'.
deep soil area	Areas that allow for the growth of mature trees.
detached dwelling	A dwelling that is not an attached dwelling.
District Activity Centre	A district-level Activity Centre (as identified in the State Government's <i>State Planning Policy 4.2 — Activity Centres</i>). District Activity Centres in the City of Joondalup include Greenwood Activity Centre, Currambine Activity Centre and Woodvale Activity Centre.
dwelling	A building or portion of a building being used, adapted, or designed for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.



grouped dwelling	A group of two or more dwellings on the same lot, with some common or shared area; often referred to as townhouses or villas.
Housing Opportunity Area	The name given to the 10 areas identified in the City of Joondalup's Local Housing Strategy and the City's Local Planning Scheme No 3 as appropriate areas for increased density. These areas were identified based on a set of locational criteria, including proximity to train stations, high frequency bus routes, walkability, and Activity Centres.
infill development	New residential housing constructed within an existing suburban/residential area.
landscape area	Land developed with garden beds, shrubs and trees, or by the planting of lawns, and can include such features as rockeries, ornamental ponds, swimming pools, barbecue areas or playgrounds.
laneway	A narrow, local street type, without a verge, located along the rear and/or side property boundary. Typically used in more dense residential areas where smaller lot layouts justify rear garaging, and where alternative vehicle access is needed for lots fronting busy streets or parks.
larger Centre	A Centre that is identified as a 'District', 'Secondary' or 'Strategic Metropolitan' Activity Centre in the State Government's <i>State Planning Policy 4.2 – Activity Centres</i> .
Liveable Neighbourhoods 2009	A State Government policy that guides the structure planning and subdivision for greenfield and large urban infill sites
Local Housing Strategy	A City of Joondalup strategy that provides a rationale to cater for population growth, provides for the future housing needs within the City of Joondalup, and meets residential infill targets set by the State Government.
local planning scheme	A statutory document that controls and manages land use and development within a local government. Local planning schemes are developed under Part 5 of the <i>Planning and Development Act 2005</i> , which sets out the general objectives of schemes, the matters which may be addressed in schemes and the requirements for review of schemes. The City's local planning scheme is Local Planning Scheme No 3.
Local Planning Scheme No 3	The current local planning scheme for the City of Joondalup.
lot frontage	The width of a lot, measured at the front part of the lot.
multiple dwelling	A group of two or more dwellings, where part of one dwelling is located vertically above another; often referred to as apartments or flats.
overshadowing	The shadow cast over a property by a neighbouring property.
plot ratio	The ratio of total floor area of a building compared to the area of land. For the purpose of plot ratio, the total floor area of a building excludes common areas, areas below ground and areas for building services (air conditioning and equipment rooms).
primary street frontage	The public street(s) that provide(s) vehicle access to a development.
private realm	Areas that are not accessible for use by the public.
public realm	Areas that are accessible for use by the public, whether in public or private ownership; sometimes referred to as public domain.
rear setback	The horizontal distance between the rear face of a building and the rear property boundary.
resident parking	Designated parking areas intended for use by the residents of a property.
Residential Design Codes (R-Codes)	A State Government planning policy, which provides the basis for controlling all residential development throughout Western Australia. Under a local government planning scheme, properties are allocated a density code. This density code or "R-Code" effectively limits or controls the number of dwellings that can be developed on that property.
Secondary Activity Centre	A secondary-level Activity Centre (as identified in the State Government's <i>State Planning Policy 4.2 – Activity Centres</i>). Secondary Activity Centres in the City of Joondalup include Warwick Activity Centre and Whitford Activity Centre.



scheme amendment	The process of making a change to a local planning scheme. A scheme amendment may be requested by a landowner or initiated by the City.
setback	The horizontal distance between a wall at any point and an adjacent lot boundary, measured at right angles to the boundary.
side setback	The horizontal distance between the side of a building and the boundary that the property shares with its neighbour.
single house	A dwelling on its own lot where there is no common or shared area.
solar access	The ability of a building to continue to receive direct sunlight without obstruction from other buildings or impediments (not including trees).
State Planning Policy 7.3	See “Residential Design Codes (R-Codes)”.
storey	The portion of a building which is located between the top of any floor and the top of the floor (or ceiling) above, but does not include a basement, a mezzanine or a loft.
street setback	The horizontal distance between the front face of a building and the front (street) property boundary.
through road	A street that has more than one vehicle entry and exit point.
visitor parking	Designated parking areas intended for use by people visiting residents of a property.
walkable catchment	The actual area served within a walking distance along the street system from a public transport stop, town or neighbourhood centre.
Western Australian Planning Commission	The statutory authority that is responsible for the strategic land use direction for the State Government on urban and regional land-use planning and land development matters. The Commission comprises a Chair and 16 members, representing industry, government and the community. The Commission advises the Minister for Planning on a wide range of statutory and strategic planning functions and receives officer support from the Department of Planning, Lands and Heritage.