



Draft **NEW**

DEVELOPMENT STANDARDS

For Housing Opportunity Areas



Key Development Standards

This document aims to describe the key development standards of the previous framework that applied to Housing Opportunity Areas and how these development standards are proposed to change. The document does not deal with all the development standards, rather the key issues identified as being important to the community through the consultation process undertaken between September and December in 2018. 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.

Note: The previous framework has changed somewhat with the recent introduction of the State Government's *Residential Design Codes Volume 2* that applies only to multiple dwellings (apartments). The development standards were not changed for single dwellings or grouped dwellings. However, for comparison purposes, the previous framework is being referenced in this document, given that all the developments already built in Housing Opportunity Areas were approved under the previous framework.

To help you understand this document better, the following definitions are provided:

single house	A dwelling on its own lot where there is no common or shared area.
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.
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.

Additional definitions of terms used in the Draft New Development Standards for Housing Opportunity Areas can be found in the Glossary of Planning Terms document available via the Community Consultation section of the City's website at joondalup.wa.gov.au/community-consultation



Lot frontage

Lot frontage refers to the width of a lot, measured at the front part of the lot.

	Previous development standards	Draft new development standards	Comments
R20/R25	For single houses or grouped dwellings, a minimum lot frontage of 10 metres is required to redevelop a property at the higher density in all areas. For multiple dwellings, a minimum lot frontage of 20 metres is required to redevelop a property at the higher density in all areas.	For single houses and grouped dwellings in R20/R25 and R20/R30 areas, a minimum lot frontage of 7.5 metres is required where: <ul style="list-style-type: none"> • Terrace housing is proposed; or • The property has laneway access; or • A rear accessway is created on the property. 	<p>The previous framework allows single houses or grouped dwellings to be built one behind another, or larger grouped dwelling developments or multiple dwellings to be built on lots with wider frontages. This can result in a lack of housing diversity and choice and can encourage the amalgamation of lots (which in turn can result in larger grouped dwelling or multiple dwelling developments).</p> <p>By removing the minimum lot frontage of 20 metres for multiple dwellings, this would no longer encourage the amalgamation of lots. Additionally, by allowing narrower lot frontages in appropriate circumstances, this would allow the development of terrace housing.</p>
R20/R30		<p>A minimum lot frontage of 10 metres is required under all other circumstances.</p> <p>The minimum lot frontage of 20 metres for multiple dwellings has been removed (other standards to control multiple dwellings have been introduced).</p>	
R20/R40		For single houses and grouped dwellings in R20/R40 and R20/R60 areas, a minimum lot frontage of 6 metres is required where: <ul style="list-style-type: none"> • Terrace housing is proposed; or • The property has laneway access; or • A rear accessway is created on the property. 	
R20/R60		<p>A minimum lot frontage of 10 metres is required under all other circumstances.</p> <p>The minimum lot frontage of 20 metres for multiple dwellings has been removed (other standards to control multiple dwellings have been introduced).</p>	



Controlling the number of multiple dwellings (application of an average site area)

To control the number of dwellings that can be built on a property, the State Government's *Residential Design Codes* require a certain amount of site area for each dwelling (average site area). The average site area required depends on the type of dwelling and the density code that applies to the property. For example, the average site area that applies to a grouped dwelling in an R20/R30 area is 300 square metres. If a property was 700 square metres in size, this would mean only two grouped dwellings could be built (ie $700 \div 300 = 2.3$). The average site areas currently applicable under the *Residential Design Codes* are shown below.

	Single houses	Grouped dwellings	Multiple dwellings
R20/R25	350 square metres		
R20/R30	300 square metres		
R20/R40	220 square metres		No site area currently applies
R20/R60	150 square metres		No site area currently applies

	Previous development standards	Draft new development standards	Comments
R20/R25	In R20/R25 and R20/R30 areas, the number of single houses, grouped dwellings or multiple dwellings that can be built on a property is limited by an average site area.	No changes are proposed for R20/R25 and R20/R30 areas.	The proposed changes would not prevent the development of multiple dwellings in R20/R40 and R20/R60 areas but would restrict the number of multiple dwellings that could be built in these areas. Plans of each Housing Opportunity Area that show the properties impacted by the provisions to control the number of multiple dwellings can be found via the Community Consultation section of the City's website joondalup.wa.gov.au/community-consultation
R20/R30			
R20/R40	In R20/R40 and R20/R60 areas the number of single houses and grouped dwellings that can be built on a property is limited by an average site area.	The same average site area that currently applies to single houses and grouped dwellings would also apply to multiple dwellings that are located:	
R20/R60	In R20/R40 and R20/R60 areas the number of multiple dwellings that can be built on a property is not limited by an average site area but is limited by the building envelope that results from a combination of other development standards, such as maximum plot ratio (floor area), height and open space requirements.	<ul style="list-style-type: none"> • Further than 800 metres walking distance from a train station or larger centre in R20/R40 areas; or • In a cul-de-sac or non-through road within 800 metres walking distance from a train station or larger centre in R20/R40 and R20/R60 areas. 	



Building height

Building height refers to 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. Under the State Government's *Residential Design Codes Volume 1* (which applies to single houses and grouped dwellings), building height is measured in metres, not storeys, so the "usual" number of storeys possible within the height restrictions is detailed in the table below.

	Previous development standards	Draft new development standards	Comments
R20/R25	The maximum building height is usually two-storeys for all dwelling types in R20/R25, R20/R30 and R20/R40 areas.	No changes are proposed for R20/R25, R20/R30 and R20/R40 areas.	Although some areas currently have mainly single-storey houses, two-storey houses are generally considered an acceptable fit for these areas (provided impacts such as bulk, scale, overshadowing, privacy, etc, are managed appropriately). In R20/R60 areas, the density code allows for more dwellings to be built on a lot. Allowing these buildings to be three-storeys would result in the building footprints on the property being smaller. This would provide for more space on the ground for landscaping and allow for greater setbacks from neighbouring properties.
R20/R30			
R20/R40			
R20/R60	The maximum building height is usually two-storeys for single houses and grouped dwellings in R20/R60 areas. The maximum building height is usually three-storeys for multiple dwellings in R20/R60 areas.	A maximum building height of three-storeys would also apply to single houses and grouped dwellings in R20/R60 areas (in addition to multiple dwellings).	



Street setbacks

A street setback refers to the horizontal distance between the front face of a building and the front (street) property boundary.

	Previous development standards	Draft new development standards	Comments
R20/R25	Street setbacks from the primary street are required to be a minimum of 4 metres for all types of dwellings. The “primary street” is the street that provides access to the major entry or front door of the dwelling.	No changes are proposed for R20/R25 areas to either the primary street or secondary street setback requirements.	The proposed changes would ensure more consistency in setbacks allowed and result in larger landscaped areas in front of dwellings. It is anticipated that these changes would improve the quality of the streetscape. Structures such as porches, verandas, chimneys or similar, would still be allowed to project into the front setback area (by no more than 1 metre), as long as these do not take up more than 20% of the front of the property.
R20/R30	If a building is staggered, part of the building can come forward of the setback line to a minimum of 2 metres, provided there is an equivalent compensating area of open space behind the setback line in all areas. This is known as the average setback. When a property is bordered by more than one road (like a corner block), the street that is not the primary street is called the “secondary street”. In these cases, street setbacks from the secondary street are required to be 1.5 metres for all types of dwellings.	The minimum primary street setback would be 4 metres for all dwelling types in R20/R30 and R20/R40 areas (no average applies). No changes are proposed to the secondary street setback requirements for R20/R30 and R20/R40 areas.	
R20/R40	The setback distance to the secondary street cannot be averaged like it can for the setback to the primary street.		
R20/R60		The minimum primary street setback would be 2 metres for all dwelling types in R20/R60 areas (no average applies). The secondary street setback requirement would increase to 2 metres for all dwelling types in R20/R60 areas.	



Side setbacks for detached dwellings

A side setback refers to the horizontal distance between the side of a building and the boundary that the property shares with its neighbour.

	Previous development standards	Draft new development standards	Comments
R20/R25	Side setbacks are calculated for all dwelling types in all areas based on the length and height of the side wall, the design of windows in the wall and whether the windows are associated with a habitable space (bedroom, lounge room, etc) or a non-habitable space (bathroom, laundry, etc).	No changes proposed for R20/R25 and R20/R30 areas.	<p>Some principles that underpin the previous setback requirements in the State Government's <i>Residential Design Codes</i> include:</p> <ul style="list-style-type: none"> • The taller and longer a wall is, the further it should be set back from the boundary. • Walls with no windows with windows, only to non-habitable rooms, or with highlight windows, are permitted to be closer to boundaries than walls with windows to habitable rooms, or with balconies. • Single-storey walls are not usually problematic in terms of impact on adjoining properties. <p>The previous framework aligns with the State Government's <i>Residential Design Codes</i> and the setback requirements are considered adequate and appropriate to ensure that new development does not unduly impact on neighbouring properties.</p>
R20/R30			
R20/R40		<p>No changes proposed for single and grouped dwellings in R20/R40 areas.</p> <p>For multiple dwellings in R20/R40 areas, the minimum side setback would be 2 metres.</p>	
R20/R60		<p>No changes proposed for single and grouped dwellings in R20/R60 areas.</p> <p>For multiple dwellings in R20/R60 areas, the minimum side setback would be 3 metres.</p>	



Boundary walls for detached dwellings

A boundary wall refers to a wall on or less than 600 millimetres from any lot boundary, other than a street boundary.

	Previous development standards	Draft new development standards	Comments
R20/R25	One single-storey boundary wall is allowed in all areas for all dwelling types, provided it meets certain height and length requirements.	No boundary walls would be allowed in R20/R25 areas.	<p>Some principles that underpin the previous boundary wall requirements in the State Government's <i>Residential Design Codes</i> include:</p> <ul style="list-style-type: none"> • Short walls built up to boundaries are often preferable to long walls set back a short distance. • Walls built up to side or rear boundaries are more acceptable in medium density areas compared with low density areas. <p>The previous framework aligns with the State Government's <i>Residential Design Codes</i>. The draft framework still allows for boundary walls in some instances but introduces stricter control than the previous framework.</p>
R20/R30		<p>No dwelling would be allowed to have a boundary wall in R20/R30 areas.</p> <p>Garage boundary walls (with a maximum length of 7 metres) would be allowed.</p>	
R20/R40		<p>Ground floor boundary walls would be allowed on one boundary only in R20/R40 and R20/R60 areas (to a maximum of 50% of that boundary).</p> <p>No upper floor boundary walls would be allowed.</p>	
R20/R60			



Side setbacks and boundary walls for attached dwellings (terraces)

A terrace-style house can be a single dwelling or grouped dwellings, depending on whether there is common property.

	Previous development standards	Draft new development standards	Comments
R20/R25	Side setbacks are calculated for all dwelling types in all areas based on the length and height of the side wall, the design of windows in the wall and whether the windows are associated with a habitable space (bedroom, lounge room, etc) or a non-habitable space (bathroom, laundry, etc).	No changes proposed for R20/R25 areas — attached dwellings (terraces) would not be permitted.	Terrace-style houses are suitable for people who want to live in their own house and have a low-maintenance courtyard garden without necessarily having to share spaces with other people.
R20/R30		In R20/R30 and R20/R40 areas, one side of the dwelling would need to be set back a minimum of 1.5 metres at both the ground and upper floor level. A nil setback would be allowed at both the ground and upper floor level on the other side of the dwelling.	Terrace-style houses are becoming increasingly common, but the previous framework does not clearly or adequately cater for attached dwellings and relies on design principle assessments (or discretion) to enable these dwellings to occur.
R20/R40		The nil setback provisions would only apply where the dwelling abuts an existing or simultaneously constructed wall of a similar or greater dimension. A nil setback would not be allowed where the neighbouring dwelling is a detached dwelling.	The proposed changes would allow different lot widths and the ability to build on one or more boundary, where the dwelling will abut an existing or simultaneously constructed wall of similar or greater dimension.
R20/R60		Nil setbacks would be allowed at both the ground and upper floor level for attached dwellings (terraces) in R20/R60 areas. The dwelling could be built up to both side boundaries. The nil setback provisions would only apply where the dwelling abuts an existing or simultaneously constructed wall of a similar or greater dimension. A nil setback would not be allowed where the neighbouring dwelling is a detached dwelling.	



Rear setbacks

A rear setback refers to the horizontal distance between the rear face of a building and the rear property boundary.

	Previous development standards	Draft new development standards	Comments
R20/R25	Rear setbacks are calculated for all dwelling types in all areas based on the length and height of the side wall, the design of windows in the wall and whether the windows are associated with a habitable space (bedroom, lounge room, etc) or a non-habitable space (bathroom, laundry, etc).	The minimum rear setback would be 3 metres at the ground floor and 6 metres at the upper floor for all dwelling types in R20/R25 and R20/R30 areas.	Historically, rear setbacks were used to create a “backyard” on traditional blocks of land. The growing trend for smaller blocks of land, the need to accommodate infill development, and the introduction of more performance-based State planning legislation, has resulted in the distinction between previously large rear setbacks and smaller side setbacks becoming largely obsolete.
R20/R30			
R20/R40		The minimum rear setback would be 2 metres at the ground floor and 3 metres at the upper floor for all dwelling types in R20/R40 and R20/R60 areas.	As a result, currently the rear setback can be less than a side setback when calculated in the manner described in the left column. A neighbour therefore has no way of knowing what the likely setback of a new building will be until that building has been designed. The draft framework seeks to increase certainty about the likely development outcome by taking a different approach to the State Government’s <i>Residential Design Codes</i> by including defined minimum rear setback requirements for all density codes.
R20/R60			



Overshadowing

Overshadowing refers to the shadow cast over a property by a neighbouring building.

	Previous development standards	Draft new development standards	Comments
R20/R25	All buildings must be designed so that at midday on 21 June, the shadow cast onto a neighbouring property does not exceed 25% of the property in R20/R25 areas.	No changes are proposed for R20/R25, R20,R30 and R20/R40 areas.	<p>The draft framework proposes the same maximum amount of overshadowing as the previous framework does, except in the R20/R60 areas.</p> <p>In these areas, multiple dwellings can be built to a maximum height of three-storeys. In recognition of the impact this could have in terms of overshadowing neighbouring properties, the draft framework proposes reducing the maximum amount of overshadowing allowed on R20/R60 properties from 50% to 40%.</p> <p>It is anticipated that this will help to restrict the size of buildings and where they can be placed on a property.</p>
R20/R30	All buildings must be designed so that at midday on 21 June, the shadow cast onto a neighbouring property does not exceed 35% of the property in R20/R30 and R20/R40 areas.		
R20/R40			
R20/R60	All buildings must be designed so that at midday on 21 June, the shadow cast onto a neighbouring property does not exceed 50% of the property in R20/R60 areas.	All buildings would be required to be designed so that at midday on 21 June, the shadow cast onto a neighbouring property does not exceed 40% of the property in R20/R60 areas.	



Overlooking

Overlooking refers to direct line-of-sight into neighbouring properties.

	Previous development standards	Draft new development standards	Comments
R20/R25	Windows and balconies/terraces for all dwelling types in R20/R25, R20/R30 and R20/R40 areas need to be set back from neighbouring properties: <ul style="list-style-type: none"> • 4.5 metres for windows to bedrooms and studies 	No changes are proposed for R20/R25, R20/R30, R20/R40 and R20/R60 areas.	<p>The State Government's <i>Residential Design Codes</i> aim to control overlooking between the habitable spaces and outdoor living areas of neighbouring properties. It is not intended and nor is it possible to achieve absolute privacy in an urban setting.</p> <p>Line of sight setback distances are measured by the application of "cones of vision" outlined in the State Government's <i>Residential Design Codes</i>.</p> <p>If a neighbouring property has not yet been developed at a higher density, then the privacy setback distances for the base (lower) density need to be applied.</p> <p>For example, if the property is in an R20/R60 area, but the neighbour's property has not yet been redeveloped, then the privacy requirements for the R20 density code need to be used on that side of the development.</p> <p>The current privacy requirements of the <i>Residential Design Codes</i> are considered adequate and appropriate to ensure that new development does not unduly impact on neighbouring properties.</p>
R20/R30	<ul style="list-style-type: none"> • 6 metres for windows to other habitable rooms (such as lounge rooms) • 7.5 metres for balconies/terraces 		
R20/R40			
R20/R60	Windows and balconies/terraces for all dwelling types in R20/R60 areas need to be set back from neighbouring properties: <ul style="list-style-type: none"> • 3 metres for windows to bedrooms and studies • 4.5 metres for windows to other habitable rooms (such as lounge rooms) • 6 metres for balconies/terraces 		



Parking for residents

Parking for residents refers to designated parking areas intended for use by the residents of a property.

	Previous development standards	Draft new development standards	Comments
R20/R25	<p>In areas within 800 metres of train stations or 250 metres of high frequency bus routes:</p> <ul style="list-style-type: none"> • 1 parking bay is required per single house or grouped dwelling (regardless of the number of bedrooms). • 1 parking bay is required per apartment if less than 110 square metres and/or 1 or 2 bedrooms. 	<p>No changes are proposed to resident parking ratios. However, distances would no longer be measured in straight lines, but as actual walkable distances along existing pedestrian infrastructure (using the State Government's <i>Liveable Neighbourhoods Policy</i>).</p> <p>Reference to "bus route" would be changed to "bus stop" and the walkable distance to a bus stop would be reduced to 200 metres.</p>	<p>The proposed changes to the way the distance of a property from public transport is measured more appropriately reflect the walkability of a property from the actual point of embarkment onto public transport.</p>
R20/R30	<ul style="list-style-type: none"> • 1.25 parking bays are required per apartment if 110 square metres or greater and/or 3 or more bedrooms. <p>In areas outside 800 metres of train stations or 250 metres of high frequency bus routes:</p>		
R20/R40	<ul style="list-style-type: none"> • 1 parking bay is required per single house or grouped dwelling with 1 bedroom. • 2 parking bays are required per single house or grouped dwelling with 2 or more bedrooms. • 1.25 parking bays are required per apartment if less than 110 square metres and/or 1 or 2 bedrooms. 		
R20/R60	<ul style="list-style-type: none"> • 1.5 bays are required per apartment if 110 square metres or greater and/or 3 or more bedrooms. <p>Note that distances above are measured in straight lines.</p>		



Parking for visitors

Parking for visitors refers to designated parking areas intended for use by people visiting residents of a property.

	Previous development standards	Draft new development standards	Comments
R20/R25	1 visitor bay per 2 dwellings is required. Some of the visitor bays can be placed in the verge as formal on-street visitor bays.	No visitor parking would be required for single houses.	The proposed changes align with the requirements of the State Government's <i>Residential Design Codes</i> . Although the <i>Residential Design Codes</i> do not require as much visitor parking to be provided as the previous framework does, the draft framework does require that all visitor parking must be provided on the property.
R20/R30		1 visitor bay would be required per 4 grouped dwellings, where there are 5 or more dwellings.	
R20/R40		1 visitor bay would be required per 4 multiple dwellings, and then 1 extra bay is required per 8 dwellings for the 13th dwelling and above.	
R20/R60		All visitor parking bays would need to be provided on the property.	



Landscaping

Landscaping refers to the open space areas retained for purposes such as gardens. Landscape areas can provide greater connectivity with the natural environment, help to reduce the heat island effect, and enhance streetscape amenity.

	Previous development standards	Draft new development standards	Comments										
R20/R25	50% of a property needs to be retained as open space for all types of dwellings in R20/R25 areas. At least 50% of the primary street setback area needs to be landscaped.	Properties in all areas would be required to have a landscape area as a percentage of the lot area: <table border="1"> <thead> <tr> <th>Lot area (square metres)</th> <th>Minimum landscape area</th> </tr> </thead> <tbody> <tr> <td>0-300</td> <td>20%</td> </tr> <tr> <td>301-400</td> <td>25%</td> </tr> <tr> <td>401-500</td> <td>30%</td> </tr> <tr> <td>500+</td> <td>35%</td> </tr> </tbody> </table>	Lot area (square metres)	Minimum landscape area	0-300	20%	301-400	25%	401-500	30%	500+	35%	Under the previous framework, driveways, car parking areas, verandas and useable flat roof areas can be included as part of “open space”. This sometimes does not leave enough space for landscaping. The proposed changes would ensure that a sizeable portion of open space on a property would be set aside for landscaping and the planting of trees.
Lot area (square metres)	Minimum landscape area												
0-300	20%												
301-400	25%												
401-500	30%												
500+	35%												
R20/R30	45% of a property needs to be retained as open space for all types of dwellings in R20/R30 areas. At least 50% of the primary street setback area needs to be landscaped.												
R20/R40	45% of a property needs to be retained as open space for all types of dwellings in R20/R40 areas. At least 50% of the primary street setback area needs to be landscaped.	Paving and decking would be restricted in landscape areas to ensure planting can occur. Landscape areas would have a minimum dimension of 2 metres to enable suitable planting. At least 50% of the area between the front of the dwelling(s) and the street would need to be landscaped.											
R20/R60	40% of a property needs to be retained as open space for single houses and grouped dwellings in R20/R60 areas. 45% of a property needs to be retained as open space for multiple dwellings in R20/R60 areas. At least 50% of the primary street setback area needs to be landscaped.												



Trees

	Previous development standards	Draft new development standards	Comments
R20/R25	For all types of dwellings, there is little ability under the previous planning framework to prevent the removal of trees or to require the planting of trees.	Requirements for a percentage of the property to be kept aside as deep soil areas to enable the planting of trees would apply to all types of dwellings.	<p>The proposed changes would assist in the retention of existing, mature trees and would require the planting of new trees to compensate for existing open space and any vegetation that is lost.</p> <p>If there is a proposal to retain a mature tree on a property, in order to be allowed to reduce the size of the required landscape area, an arboriculture report would need to be provided with the planning application to show that the tree is a healthy specimen with ongoing viability. The report would also need to set out recommended tree protection zones which would need to be adhered to before, during and after construction.</p> <p>If such a mature tree dies and requires removal, or requires removal for another reason, this would need the City's approval. The City would need the submission of an arboriculture report and the tree would need to be replaced with another mature specimen. Failure of a landowner to do this could result in the City taking compliance (legal) action against the owner.</p>
R20/R30		<p>Additional specific requirements would apply to the planting of trees (relative to the size of the landscape area, not just the size of the property):</p> <ul style="list-style-type: none"> • 1 small tree for every 20 square metres • 1 medium tree for every 60 square metres • 1 large tree for every 100 square metres • A combination of the above 	
R20/R40		Incentives would also be introduced to retain trees. These would allow a reduction in the amount of landscape area required if a mature tree is retained.	
R20/R60		Retention of trees would be enforced in perpetuity through conditions of planning approval.	