

# Development in Housing Opportunity Areas Local Planning Policy

## Responsible Directorate: Planning and Community Development

### Objectives:

- To provide a planning framework to support a high standard of urban design and residential amenity in a high-quality public realm setting.
- To facilitate compact sustainable urban form around centres and train stations through pedestrian-oriented development, safe pedestrian spaces and adequate parking facilities.
- To ensure that the Housing Opportunity Areas provide for both the needs of the existing community and the future population of the area.
- To ensure that new development enhances and respects the desired character of the locality and provides a neighbourhood within which the residents can identify.
- To concentrate development in localities with adequate infrastructure that is accessible to transport and centres.
- To protect and enhance the amenity of residents through attractive streetscapes and increased greening of verges and private land.
- To encourage variety and diversity of housing choices that meets the future housing needs of the City.
- To allow development that is of a scale and nature that provides an appropriate transition to adjoining land uses.

### 1. Authority:

This policy has been prepared in accordance with Clause 4, 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.

### 2. Application:

This Policy shall apply to all residential development within a Housing Opportunity Area within the City of Joondalup which is being developed at the higher applicable density code as identified under the City's *Local Planning Scheme No. 3*. It does not apply to residential development located outside a Housing Opportunity Area or being developed at the lower applicable density code.

This Policy is to be read in conjunction with *Local Planning Scheme No. 3* and any other relevant policy. Where this Policy does not contain specific provisions on development matters that are otherwise contained in *State Planning Policy 7.3: Residential Design Codes (SPP7.3)*, or any

approved Activity Centre Plan, Local Structure Plan or Local Development Plan, then that documents controls shall prevail in that instance only.

### 3. Definitions:

“**attached dwelling**” means a dwelling, commonly referred to as terrace housing, which:

- a. 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
- b. is located on its own lot of land; and
- c. no dwelling is located above or below any part of another dwelling.

### 4. Statement:

This Policy provides the assessment criteria for applicable residential development within a Housing Opportunity Area in the City of Joondalup and has been prepared in accordance with the Regulations and Clause 7.3 of SPP7.3, Volume 1 and Clause 1.2 of SPP7.3, Volume 2 — Apartments.

### 5. Details:

This Policy is to be read in conjunction with either SPP7.3, Volume 1 for ‘Single House’ or ‘Grouped Dwelling’ development, or SPP7.3, Volume 2 for ‘Multiple Dwelling’ development.

*Table 1 Development Standards* of this Policy is divided into four columns with headings and associated objectives for each clause under SPP7.3. The four columns outline the following:

- The ‘Sub-section’ column of Table 1 includes the relevant design element and the objectives specific to the relevant development standard.
- The ‘Form of Development’ column of Table 1 specifies what land use/development the relevant provisions/objectives applies to e.g. ‘Single House’, ‘Grouped Dwelling’ and/or ‘Multiple Dwelling’.
- The ‘Development Standard’ column of Table 1 includes the amended and/or replacement ‘acceptable outcome’ or ‘deemed-to-comply’ provision of that specific clause of SPP7.3 stated in the ‘Reference to State Planning Policy 7.3’ column.
- The ‘Reference to State Planning Policy 7.3’ column of Table 1 identifies which clause of SPP7.3 is either being amended, augmented, or replaced by this Policy.

Residential development will be assessed against the applicable ‘Development Standards’ and the associated Objectives of that section/clause. This is in addition to any other applicable ‘acceptable outcome’ or ‘deemed-to-comply’ provision and/or ‘element objective’ or ‘design principle’ of SPP7.3.

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**Creation Date:** August 2019

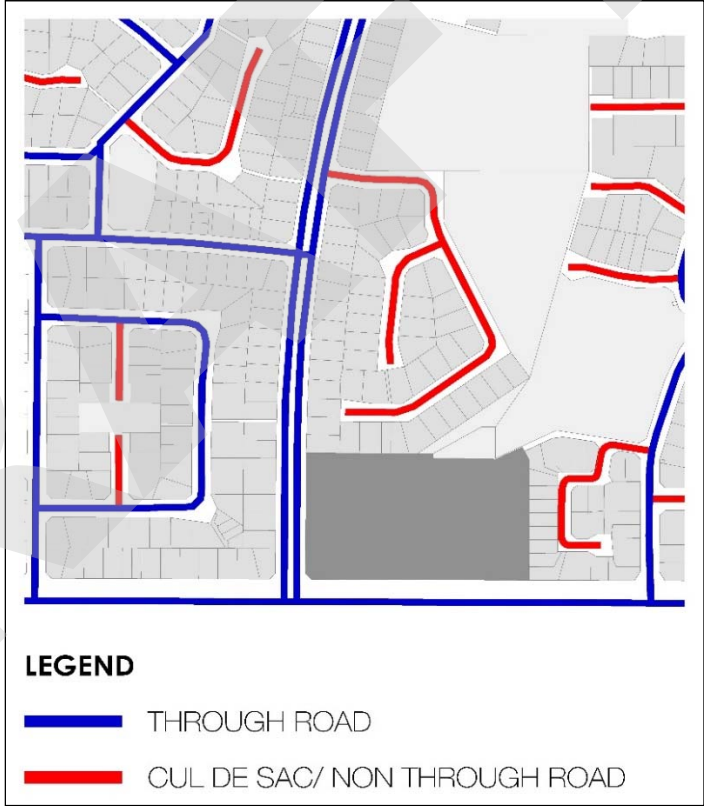
**Amendments:**

- Related Documentation:**
- *City of Joondalup Local Planning Scheme No. 3*
  - *State Planning Policy 7.3: Residential Design Codes, Volume 1*
  - *State Planning Policy 7.3: Residential Design Codes, Volume 2*
  - *Liveable Neighbourhoods 2009*

**Table 1 Development Standards**

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>1. Urban Design — Public Domain Interface</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Contribute to the activation and vitality of the public realm.</li> <li>• Promote building interfaces that support interesting, attractive, safe streets and public spaces for residents, workers, commuters and visitors.</li> <li>• Buildings are to enhance the hierarchical system of landscaped streets and public spaces that give expression and character to the public domain.</li> <li>• Ensure building design facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm.</li> <li>• Provide opportunities for casual surveillance from buildings into the public realm that are sympathetic to the desired character for the area.</li> <li>• Maintain a clear but integrated distinction between the public and private realm.</li> </ul>	<p>All development</p>	<p>1.1. Developments on corner lots shall address both the primary and secondary streets and/or public realm and include strong architectural expression.</p> <p>1.2. Buildings adjacent to pedestrian access ways shall achieve appropriate surveillance of these spaces.</p> <p>1.3. Blank walls, vehicle access and building services (e.g. bin store, booster hydrant) shall not exceed 20% of the total lot frontage to the public realm, except for development with two street frontages, where no blank walls will be permitted to either street frontage.</p> <p>1.4. For single and grouped dwelling development, public domain interface objectives shall be consistent with SPP7.3 — Volume 2, Element Objectives and the following acceptable outcomes:</p> <ul style="list-style-type: none"> <li>a. A3.6.1</li> <li>b. A3.6.3</li> <li>c. A3.6.4</li> <li>d. A3.6.7</li> <li>e. A3.6.8</li> </ul>	<p>Augment Vol 1, CI 5.2.3 (include as C3.4 - C3.7)</p> <p>Augment Vol 2, EI 3.6 (include 1.1, 1.2 and 1.3 as A3.6.10 - A3.6.12)</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>2. Urban Design — Lot Subdivision</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>Contribute to the neighbourhood character by facilitating suitable building typologies and street interfaces in particular Housing Opportunity Areas.</li> <li>Achieve appropriate standards for specific Housing Opportunity Areas to set desirable streetscape attractiveness.</li> </ul>	All development	<p>2.1. A minimum lot frontage of 10.0 metres is required (measured at the primary street setback line), except for:</p> <ul style="list-style-type: none"> <li>a. Attached dwellings, development on laneways and rear accessway building typologies on R20/R25 and R20/R30 lots, where a minimum lot frontage of 7.5 metres is permitted.</li> <li>b. Attached dwellings, development on laneways and rear accessway building typologies on R20/R40 and R20/R60 lots, where a minimum lot frontage of 6.0 metres is permitted.</li> </ul>	<p>Augment Vol 1, Cl 5.1.1 (include as C1.5)</p> <p>Augment Vol 2, EI 2.3 (include as A3.2.0)</p>
<p><b>3. Urban Design — Intensification Within Cul-de-sacs</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>To ensure that residential intensity is focussed on appropriately designed streets that provide suitable opportunity for access/egress and on-street parking.</li> <li>To minimise the impact of residential intensity on suburban non-through roads.</li> </ul>	Multiple dwelling	<p>3.1. Notwithstanding the provision of SPP7.3 — Volume 2, where a site has a residential density code of R20/R40 or greater and has a primary street frontage to a cul-de-sac, the development of multiple dwellings on that site:</p> <ul style="list-style-type: none"> <li>a. Shall comply with the average site area per dwelling requirement specified for a single house or grouped dwelling for the applicable density coding as specified by SPP7.3 — Volume 1; and</li> <li>b. Shall not be subject to maximum plot ratio requirements specified by SPP7.3 — Volume 2.</li> </ul>	<p>Augment Vol 2, EI 2.5 (include as A2.5.2)</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
		<p><b>Note:</b>  <i>Definition for a cul-de-sac/non-through road and through-road is illustrated in the figure below (indicative scenario only):</i></p>  <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="color: blue;">—</span> THROUGH ROAD</li> <li><span style="color: red;">—</span> CUL DE SAC/ NON THROUGH ROAD</li> </ul>	

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3								
<p><b>4. Urban Design – Walkable Catchment</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>To ensure residential intensity is focussed within areas located in close proximity to train stations and/or secondary and district centres.</li> <li>To ensure the distribution of residential intensity provides an appropriate transition of development within Housing Opportunity Areas.</li> </ul>	Multiple Dwelling	<p>4.1. Multiple dwellings shall comply with the average site area per dwelling requirement specified for a single house or grouped dwelling for the applicable density coding under SPP7.3 – Volume 1 where:</p> <ol style="list-style-type: none"> <li>the site has a residential density code of R20/40; and</li> <li>the site is located outside an 800 metre walkable catchment from any existing or proposed strategic metropolitan, secondary, district or specialised activity centre or railway station on a high frequency rail route as determined by the City.</li> </ol>	Augment Vol 2, EI 2.5 (include as A2.5.3)								
<p><b>5. Building Height</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>The height of development responds to the desired future scale and character of the street and context of the Housing Opportunity Areas.</li> <li>The height of buildings within a development responds to changes in topography.</li> </ul>	All development	<table border="1" data-bbox="987 815 1727 954"> <thead> <tr> <th>R20/R25</th> <th>R20/R30</th> <th>R20/R40</th> <th>R20/R60</th> </tr> </thead> <tbody> <tr> <td>Maximum 2 storeys</td> <td>Maximum 2 storeys</td> <td>Maximum 2 storeys</td> <td>Maximum 3 storeys</td> </tr> </tbody> </table> <p><b>Note:</b> Refer Table 2.2, Figure 2.2a, Figure 2.2b of SPP7.3 — Volume 2 for interpretation of indicative overall height in metres.</p>	R20/R25	R20/R30	R20/R40	R20/R60	Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys	Maximum 3 storeys	<p>Replace Vol 1, CI 5.1.6 C6</p> <p>Replace Vol 2, EI 2.2.1</p>
R20/R25	R20/R30	R20/R40	R20/R60								
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<p><b>6. Street Setbacks</b></p> <p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>Building orientation must consider the site, the street and neighbouring buildings to maximise residential amenity, including urban form to the street, landscape area, tree provision/retention, solar access and visual privacy.</li> </ul>	All development	R20/R25 SPP7.3	R20/R30 SPP7.3	R20/R40 Minimum 4.0 metres (primary street) Minimum 1.5 metres (secondary street)	R20/R60 Minimum 2.0 metres (primary and secondary streets)	<p>Amend Vol 1, Cl 5.1.2, C2.1 to C2.3</p> <p>Amend Vol 2, E1 2.3, A2.3.1</p>
		<p><b>Note:</b></p> <p>Refer Figure Series 2 of SPP7.3 — Volume 1 to determine average primary street setbacks for R20/R25 and R20/R30.</p>				

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<p><b>7. Side and Rear Setbacks — Side Setbacks</b></p> <p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>Dwellings are to be designed to respond to passive solar design principles, including orienting outdoor and indoor living spaces towards north, orienting mass and windows to capture prevailing breezes and controlling solar access to the west and east to limit heat gain.</li> </ul>	All development	<p>7.1. Attached dwellings:</p> <table border="1" data-bbox="987 359 1727 1189"> <thead> <tr> <th></th> <th>R20/R25</th> <th>R20/R30</th> <th>R20/R40</th> <th>R20/R60</th> </tr> </thead> <tbody> <tr> <td><b>Side setback</b></td> <td>SPP7.3</td> <td>1.5 metres ground 1.5 metres upper to one boundary</td> <td>1.5 metres ground 1.5 metres upper to one boundary</td> <td>Nil ground Nil upper</td> </tr> <tr> <td><b>Boundary wall</b></td> <td>Buildings built up to boundary not permitted Garages built up to a boundary to maximum 7.0 metres length permitted</td> <td>Nil ground Nil upper to second boundary Dwellings built up to one boundary permitted Garages built up to boundary to maximum 7.0 metres length permitted</td> <td>Nil ground Nil upper to second boundary Dwellings built up to one boundary permitted Garages built up to boundary to maximum 7.0 metres length permitted</td> <td>Buildings built up to both boundaries permitted Garages built up to a boundary maximum 7.0 metres length permitted</td> </tr> </tbody> </table>		R20/R25	R20/R30	R20/R40	R20/R60	<b>Side setback</b>	SPP7.3	1.5 metres ground 1.5 metres upper to one boundary	1.5 metres ground 1.5 metres upper to one boundary	Nil ground Nil upper	<b>Boundary wall</b>	Buildings built up to boundary not permitted Garages built up to a boundary to maximum 7.0 metres length permitted	Nil ground Nil upper to second boundary Dwellings built up to one boundary permitted Garages built up to boundary to maximum 7.0 metres length permitted	Nil ground Nil upper to second boundary Dwellings built up to one boundary permitted Garages built up to boundary to maximum 7.0 metres length permitted	Buildings built up to both boundaries permitted Garages built up to a boundary maximum 7.0 metres length permitted	<p>Amend Vol 1, CI 5.1.3, C3.1i</p> <p>Amend Vol 1, CI 5.1.3, C3.2ii, iii</p>
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		<p>7.2. All other dwellings:</p> <table border="1" data-bbox="987 359 1727 892"> <thead> <tr> <th></th> <th>R20/R25</th> <th>R20/R30</th> <th>R20/R40</th> <th>R20/R60</th> </tr> </thead> <tbody> <tr> <td>Side setback</td> <td>SPP7.3</td> <td>SPP7.3</td> <td>SPP7.3</td> <td>SPP7.3</td> </tr> <tr> <td>Boundary wall</td> <td>Buildings built up to boundary not permitted</td> <td>Dwellings built up to boundary not permitted Garages built up to a boundary to maximum 7.0 metres length permitted</td> <td>Permitted for ground floor only to maximum 50% of one lot boundary</td> <td>Permitted for ground floor only to maximum 50% of one lot boundary</td> </tr> </tbody> </table> <p><b>Notes:</b></p> <p><i>Refer Tables 2a, 2b and Figure Series 3, 4 of SPP7.3 — Volume 1 for calculation of side setback requirements at R20/R25 and R20/R30.</i></p> <p><i>Refer Figure A7.1 of SPP7.3 — Volume 2 for calculation of side setback requirements at R20/40 and R20/60 and rear setback requirements at all density codes.</i></p> <p><i>Where permitted, boundary walls are for single storey height only.</i></p> <p><i>Greater setbacks may be required to achieve other Elements.</i></p>		R20/R25	R20/R30	R20/R40	R20/R60	Side setback	SPP7.3	SPP7.3	SPP7.3	SPP7.3	Boundary wall	Buildings built up to boundary not permitted	Dwellings built up to boundary not permitted Garages built up to a boundary to maximum 7.0 metres length permitted	Permitted for ground floor only to maximum 50% of one lot boundary	Permitted for ground floor only to maximum 50% of one lot boundary	
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Sub-section	Form of Development	Development Standard				Reference to State Planning Policy 7.3	
<p><b>8. Side and Rear Setbacks — Rear Setbacks</b></p> <p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>Dwellings are to be designed to respond to passive solar design principles, including orienting outdoor and indoor living spaces towards north, orienting mass and windows to capture prevailing breezes and controlling solar access to the west and east to limit heat gain.</li> </ul>	All development		R20/R25	R20/R30	R20/R40	R20/R60	<p>Amend Vol 1, CI 5.1.3, C3.1i</p> <p>Amend Vol 1, CI 5.1.3, C3.2ii, iii</p> <p>Amend Vol 2, EI 2.4, A2.4.1a</p>
		Ground Floor	3.0 metres	3.0 metres	2.0 metres	2.0 metres	
		Upper Floor/s	6.0 metres	6.0 metres	3.0 metres	3.0 metres	
		<p><b>Notes:</b></p> <p><i>Refer Figure A7.1 of SPP7.3 — Volume 2 for calculation of side setback requirements at R20/40 and R20/60 and rear setback requirements at all density codes.</i></p> <p><i>Greater setbacks may be required to achieve other Elements.</i></p>					

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<p><b>9. Garages</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>Achieve development form, scale and character that is appropriate to the context and the existing and planned character of the Housing Opportunity Area, while moderating impacts on neighbouring properties.</li> <li>To create streetscapes framed with appropriate building form in keeping with the desired character of the Housing Opportunity Area.</li> <li>Achieve building outcomes that promote excellent amenity for their interface to the public realm and for all neighbouring properties.</li> </ul>	All development	<p>9.1. Where an enclosed garage faces a street and adjoins a dwelling, the garage shall be at least 0.5 metres behind the dwelling alignment.</p> <p>9.2. Where a dwelling does not orient to a primary street, the garage shall be located behind the dwelling building line and not face the primary street.</p> <p>9.3. The width of an enclosed garage and its supporting structures facing the primary street shall not occupy more than 50% of the frontage at the setback line as viewed from the street. This may be increased to 60% where an upper floor habitable room with a major opening or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street.</p>	<p>Augment Vol 1, CI 5.2.1 (include as C1.6 - C1.8)</p> <p>Replace Vol 1, CI 5.2.2 C2</p> <p>Augment Vol 2 CI 3.8 (include as A3.8.8 - A3.8.10)</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>10. Solar Access for Adjoining Sites</b></p> <p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>To limit overshadowing on neighbouring outdoor living areas, major openings and solar collectors.</li> </ul>	<p>All development</p>	<p>10.1. 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:</p> <ol style="list-style-type: none"> <li>On adjoining sites coded R60 or greater — 40% of the site area.</li> <li>On adjoining sites coded R30 to R40 inclusive — 35% of the site area.</li> <li>On adjoining sites coded R25 and lower — 25% of the site area.</li> </ol> <p>10.2. Generic building separation distances as defined by SPP7.3 — Volume 2 are appropriate as a default position.</p> <p><b>Note:</b></p> <p><i>Where an adjoining site is subject to a dual density code and if the site is yet to be developed to the higher code, the base density code applies for the purpose of determining the maximum amount of shadow cast permitted.</i></p>	<p>Amend Vol 1, CI 5.4.2, C2.1</p> <p>Amend Vol 2, EI 3.2, A3.2.3</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3				
<p><b>11. Access and Parking — Resident Parking</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and have good access to public transport.</li> </ul>	All development	<p>11.1. Location A parking requirements:</p> <p>Resident parking ratios shall be in accordance with Location A (SPP7.3) where:</p> <ol style="list-style-type: none"> <li>Development is within an 800 metre walkable catchment of a train station within or adjacent to a Housing Opportunity Area.</li> <li>Development is within a 200 metres walkable catchment of a high frequency bus stop.</li> </ol> <p>11.2. Location B parking requirements:</p> <table border="1" data-bbox="987 692 1693 863"> <tr> <td data-bbox="987 692 1256 778">Single Houses/ Grouped Dwellings</td> <td data-bbox="1256 692 1693 778">As per SPP7.3 — Volume 1, Clause 5.3.3</td> </tr> <tr> <td data-bbox="987 778 1256 863">Multiple Dwellings</td> <td data-bbox="1256 778 1693 863">As per SPP7.3 — Volume 2, Element 3.9, Table 3.9</td> </tr> </table> <p><b>Notes:</b></p> <p><i>Walkable catchments shall be measured along existing pedestrian infrastructure routes using the walkable catchment technique outlined in Liveable Neighbourhoods 2009.</i></p> <p><i>The City may require a traffic and/or parking assessment for multiple dwelling applications to demonstrate traffic impacts on adjacent streets and neighbouring residents.</i></p>	Single Houses/ Grouped Dwellings	As per SPP7.3 — Volume 1, Clause 5.3.3	Multiple Dwellings	As per SPP7.3 — Volume 2, Element 3.9, Table 3.9	<p>Amend Vol 1, CI 5.3.3 C3.1 Definition of Location A</p> <p>Amend Vol 2, Table 3.9 Definition of Location A</p>
Single Houses/ Grouped Dwellings	As per SPP7.3 — Volume 1, Clause 5.3.3						
Multiple Dwellings	As per SPP7.3 — Volume 2, Element 3.9, Table 3.9						

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>12. Access and Parking — Visitor Parking</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and have good access to public transport.</li> <li>• Achieve visitor parking that is accessible at all times and located outside of any security barrier.</li> <li>• Where provided, on-street visitor parking bays to be provided on the road pavement, and not in embayed parking to guarantee space for street trees, and to provide mobile traffic calming devices to slow vehicle speeds in local streets.</li> </ul>	<p>All development</p>	<p>12.1. All visitor parking bays shall be provided wholly onsite.</p> <p><b>Notes:</b></p> <p><i>The City may require a traffic and/or parking assessment for multiple dwelling applications to demonstrate traffic impacts on adjacent streets and neighbouring residents.</i></p>	<p>Augment Vol 1, CI 5.3.3 (include as C3.4)</p> <p>Augment Vol 2, EI 3.9 (include as A3.9.11)</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>13. Access and Parking — Crossovers</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and have good access to public transport.</li> <li>• Where practical, driveways are to be constructed from permeable paving.</li> </ul>	<p>All development</p>	<p>13.1. A crossover shall be limited to a maximum width as detailed below:</p> <ol style="list-style-type: none"> <li>Where the proposed development yield exceeds 10 dwellings, then a maximum crossover width of six metres is permitted.</li> <li>Where the proposed development yield does not exceed 10 dwellings, and a side-by-side (double or greater) garage / carport which fronts the primary street is proposed, then a maximum crossover width of 4.5 metres is permitted.</li> <li>Where the proposed development yield does not exceed 10 dwellings, and a single width garage / carport which fronts the primary street is proposed, then a crossover width of three metres is required.</li> </ol> <p>13.2. Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.</p> <p>13.3. Footpaths shall be maintained as the priority movement, with crossovers and car park entries terminating at the footpath. Where vehicle crossovers are agreed with the City and cross a key pedestrian route, appropriate measures to promote pedestrian safety shall be included to minimise conflict between pedestrians and vehicle traffic.</p> <p>13.4. Car park entries, service areas and bin refuse collection points shall be integrated into the development of each lot and be screened from the public realm.</p>	<p>Amend Vol 1, CI 5.3.5, C5.2</p> <p>Augment Vol 1, CI 5.3.5 (include as C5.8 - C5.11)</p> <p>Augment Vol 2, EI 3.8 (include as A3.8.8 - A3.8.11)</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3										
<p><b>14. Tree Canopy and Deep Soil Areas — Landscape Area</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Achieve an attractive landscape environment that is complementary to the wider neighbourhood.</li> <li>• To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.</li> <li>• To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.</li> <li>• To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.</li> <li>• To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.</li> <li>• Permeable paving is encouraged to capture stormwater discharge into groundwater.</li> </ul>	<p>All development</p>	<p>14.1. Each lot shall have a minimum landscape area as a percentage (%) of the lot area as follows:</p> <table border="1" data-bbox="987 395 1727 651"> <thead> <tr> <th data-bbox="987 395 1357 443">Lot area (square metres)</th> <th data-bbox="1357 395 1727 443">Minimum landscape area</th> </tr> </thead> <tbody> <tr> <td data-bbox="987 443 1357 496">0–300 square metres</td> <td data-bbox="1357 443 1727 496">20%</td> </tr> <tr> <td data-bbox="987 496 1357 549">301–400 square metres</td> <td data-bbox="1357 496 1727 549">25%</td> </tr> <tr> <td data-bbox="987 549 1357 601">401–500 square metres</td> <td data-bbox="1357 549 1727 601">30%</td> </tr> <tr> <td data-bbox="987 601 1357 651">&gt;500 square metres</td> <td data-bbox="1357 601 1727 651">35%</td> </tr> </tbody> </table> <p>14.2. Where common property is applicable, then the common property land area shall also be included in the lot area (calculations above), as distributed proportionally to each lot.</p> <p>14.3. Permeable paving or decking within a landscape area is permitted provided it does not exceed 20% of the landscape area and will not inhibit the planting and growth of adjacent trees in the landscape area.</p> <p>14.4. The minimum dimension of any landscape area shall be 2.0 metres.</p> <p>14.5. A minimum of 50% of the area between the front of the dwelling and the street lot boundary (front setback area) shall be landscape area.</p>	Lot area (square metres)	Minimum landscape area	0–300 square metres	20%	301–400 square metres	25%	401–500 square metres	30%	>500 square metres	35%	<p>Replace Vol 1, Cl 5.3.2 C2</p> <p>Replace Vol 2, El 3.3</p>
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Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>15. Tree Canopy and Deep Soil Areas — Tree Sizes and Deep Soil Areas</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Achieve an attractive landscape environment that is complementary to the wider neighbourhood.</li> <li>• To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.</li> <li>• To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.</li> <li>• To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.</li> <li>• To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.</li> </ul>	<p>All development</p>	<p>15.1. For single, grouped and multiple dwelling development, tree sizes and deep soil area definitions and requirements are as per SPP7.3 — Volume 2:</p> <ul style="list-style-type: none"> <li>a. Figure 3.3a–f</li> <li>b. Table 3.3a and 3.3b</li> </ul> <p>15.2. The ground surface of deep soil areas shall be permeable and allow water to infiltrate the soil.</p>	<p>Replace Vol 1, CI 5.3.2 C2</p> <p>Replace Vol 2, EI 3.3</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>16. Tree Canopy and Deep Soil Areas — Trees</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Achieve an attractive landscape environment that is complementary to the wider neighbourhood.</li> <li>• To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.</li> <li>• To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.</li> <li>• To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.</li> <li>• To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.</li> </ul>	<p>All development</p>	<p>16.1. The minimum number of trees to be provided (with shade producing canopies) shall be determined by the landscape area as follows:</p> <ol style="list-style-type: none"> <li>a. 1 small tree for every 20.0 square metres; or</li> <li>b. 1 medium tree for every 60.0 square metres; or</li> <li>c. 1 large tree for every 100.0 square metres; or</li> <li>d. A combination of the above.</li> </ol> <p>16.2. The verge(s) adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City and shall include one street tree for every 10.0 metres of lot frontage width.</p>	<p>Replace Vol 1, CI 5.3.2 C2</p> <p>Replace Vol 2, EI 3.3</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>17. Tree Canopy and Deep Soil Areas — Tree Retention</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Achieve an attractive landscape environment that is complementary to the wider neighbourhood.</li> <li>• To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.</li> <li>• To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.</li> <li>• To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.</li> <li>• To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.</li> </ul>	<p>All development</p>	<p>17.1. The landscape area specified in Clause 14 can be reduced where existing medium and large trees (as per Table 3.3b of SPP7.3 — Volume 2) are retained onsite, equivalent to the following:</p> <ol style="list-style-type: none"> <li>a. Retention of a mature medium tree is equivalent to 75 square metres landscape area.</li> <li>b. Retention of a mature large tree is equivalent to 125 square metres landscape area.</li> </ol> <p>17.2. Criteria for acceptable ‘tree retention’ is as per SPP7.3 — Volume 2, A3.3.1, and shall be supported by an Arboriculture Report. This report is to include tree protection zone provisions that area to be met before, during and after construction.</p>	<p>Replace Vol 1, Cl 5.3.2 C2</p> <p>Replace Vol 2, El 3.3</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>18. Tree Canopy and Deep Soil Areas — Landscape Design</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Achieve an attractive landscape environment that is complementary to the wider neighbourhood.</li> <li>• To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.</li> <li>• To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.</li> <li>• To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.</li> <li>• To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.</li> <li>• Quantity of paving and concrete shall be minimised generally in favour of soft landscape to reduce radiant heat build-up.</li> </ul>	All development	<p>18.1. For single, grouped and multiple dwelling development, landscape design objectives are as per SPP7.3 — Volume 2, 4.12 Element Objectives:</p> <ul style="list-style-type: none"> <li>a. O4.12.1</li> <li>b. O4.12.2</li> <li>c. O4.12.3</li> <li>d. O4.12.4</li> </ul>	<p>Replace Vol 1, CI 5.3.2 C2</p> <p>Replace Vol 2, EI 3.3</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>19. Tree Canopy and Deep Soil Areas — Outdoor Living Areas</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Achieve an attractive landscape environment that is complementary to the wider neighbourhood.</li> <li>• To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.</li> <li>• To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.</li> <li>• To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.</li> <li>• To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.</li> </ul>	<p>All development</p>	<p>19.1. Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.</p>	<p>Augment Vol 1, CI 5.3.1 (include as C1.3)</p> <p>Augment Vol 2, CI 4.4 (include as A4.4.5)</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>20. Size and Layout of Dwellings</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.</li> <li>Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.</li> </ul>	All development	<p>20.1. For single, grouped and multiple dwelling development:</p> <ol style="list-style-type: none"> <li>Minimum floor areas shall be as per SPP7.3 — Volume 2, Table 4.3a.</li> <li>Minimum floor areas and dimensions of habitable rooms shall be as per SPP7.3 — Volume 2, Table 4.3b.</li> </ol> <p>20.2. Dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4 metres in non-habitable spaces.</p>	Augment Vol 1, CI 5.1.6 (include as C6.2 - C6.3)
<p><b>21. Solar and Daylight Access</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>Ensure that built form provides good solar access to the public realm and adjacent buildings, whilst achieving comfortable internal and external environments for its occupants.</li> <li>Incorporate passive solar design principles to optimise solar gain in winter and protection from heat gain in summer.</li> </ul>	All development	<p>21.1. For single and grouped dwelling development, solar and daylight access are as per SPP7.3 — Volume 2, Acceptable Outcomes:</p> <ol style="list-style-type: none"> <li>A4.1.1</li> <li>A4.1.3</li> <li>A4.1.4</li> </ol> <p>21.2. A site plan is to be prepared to demonstrate solar design outcomes for the Responsible Authority assessment.</p>	<p>Augment Vol 1, CI 5.4.2 (include as C2.3 - C2.4)</p> <p>Augment Vol 2, EI 4.1 (include 21.2 as A4.1.5)</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p><b>22. Natural Ventilation</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning.</li> <li>• To ensure the dwelling's orientation and layout is designed to maximise capture and use of prevailing cool breezes in habitable rooms.</li> </ul>	<p>All development</p>	<p>22.1. All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.</p> <p>22.2. Habitable rooms shall have a window in an external wall which:</p> <ol style="list-style-type: none"> <li>Has a minimum glass area not less than 15% of the floor area of the room;</li> <li>Comprise a minimum of 50% clear glazing; and,</li> <li>Is openable for 50% the size of the window.</li> </ol> <p>22.3. Further requirements for natural ventilation are as per SPP7.3 — Volume 2, Acceptable Outcomes:</p> <ol style="list-style-type: none"> <li>A4.2.1</li> <li>A4.2.4</li> </ol>	<p>Augment Vol 1, CI 5.1.3 (include as C3.4 - C3.6)</p> <p>Augment Vol 2, EI 4.2 (include 22.1 and 22.2 as A4.2.5 and A4.2.6)</p>