

**Draft NEW**  
**DEVELOPMENT**  
**STANDARDS**  
For Housing Opportunity Areas



## Frequently Asked Questions

This document aims to respond to questions about 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](http://joondalup.wa.gov.au/community-consultation) or scan the QR code (web page will be live on 28 November 2019).

### What is the purpose of the consultation?

The City of Joondalup is seeking community feedback on Draft New Development Standards for Housing Opportunity Areas.

The draft new development standards include restrictions on the number of multiple dwellings (apartments) that can be built in some areas; new standards for landscaping areas and trees, car parking, setbacks from property boundaries; as well as other development standards that aim to better manage the impact of infill development.

The draft new development standards have been included in two separate documents: a draft Development in Housing Opportunity Areas Local Planning Policy and an associated amendment to the City's planning scheme (Scheme Amendment No 5).

The documents are similar in content and are being progressed concurrently because having development standards embedded in the City's planning scheme (versus solely in a local planning policy) gives more weight to these standards. Also, there are some standards which need a scheme amendment to give proper effect to them.

It is important to note that the development standards in the policy and scheme amendment are not the only standards that will apply to development, because the policy and scheme amendment will operate in conjunction with the State Government's *Residential Design Codes* (Volumes 1 and 2). The development standards contained in the policy and scheme amendment either amend, augment or replace certain standards of the *Residential*

*Design Codes*. The design standards of the *Residential Design Codes* remain in place for any provisions not modified by the policy and scheme amendment.

The draft new development standards do not propose to change the boundaries of the Housing Opportunity Areas, and they do not propose any changes to the density codes in Housing Opportunity Areas.

The draft new development standards will replace the standards of the City's existing *Residential Development Local Planning Policy* that currently apply to the Housing Opportunity Areas. Therefore, the *Residential Development Local Planning Policy* needs to be amended to delete the standards relating to Housing Opportunity Areas.

### What are Housing Opportunity Areas?

Housing Opportunity Areas are 10 areas that are identified in the City's Local Housing Strategy and the City's planning scheme as appropriate areas for increased density.

Detailed background information on the development of the Local Housing Strategy can be found in the Background Information document available via the Community Consultation section of the City's website at [joondalup.wa.gov.au/community-consultation](http://joondalup.wa.gov.au/community-consultation)

### Where are Housing Opportunity Areas located?

The locations of the 10 Housing Opportunity Areas are shown in the map overleaf.

Detailed maps of each Housing Opportunity Area can be found via the Community Consultation section of the City's website at [joondalup.wa.gov.au/community-consultation](http://joondalup.wa.gov.au/community-consultation)

### How do I know if my property is located within a Housing Opportunity Area?

Please refer to the detailed maps available via the Community Consultation section of the City's website at [joondalup.wa.gov.au/community-consultation](http://joondalup.wa.gov.au/community-consultation). Alternatively, you can search for your property via the City's online maps software, IntraMaps, also available via the City's website.



## Why are Draft New Development Standards for Housing Opportunity Areas being proposed?

Changes made to the State Government's *Residential Design Codes* to remove average site areas for multiple dwellings and a lack of State Government support for a City of Joondalup initiative to restrict the development of multiple dwellings to sites 2,000 square metres or larger, have resulted in development outcomes in the Housing Opportunity Areas that were not originally envisaged by the City.

Some residents are also concerned about the type of development currently occurring in Housing Opportunity Areas and have called on the City to review how infill development is managed.

The Council has responded to these concerns by agreeing to the preparation of new development standards for the City's Housing Opportunity Areas that require a higher quality of design and better manage the impact of development on existing residents and streetscapes.

Detailed background information on this issue can be found in the Background Information document available via the Community Consultation section of the City's website at [joondalup.wa.gov.au/community-consultation](http://joondalup.wa.gov.au/community-consultation)

## How do the draft new development standards affect the type of development that is currently taking place in Housing Opportunity Areas?

The draft local planning policy and scheme amendment do not propose to change the boundaries of the Housing Opportunity Areas, and they do not propose any changes to the density codes that currently apply to properties in Housing Opportunity Areas.

Instead, the draft new development standards improve on current *Residential Design Codes* requirements and aim to better manage the impact of development on existing residents and streetscapes in the City's Housing Opportunity Areas.

More information on the development standards can be found in the Key Development Standards document available via the Community Consultation section of the City's website at [joondalup.wa.gov.au/community-consultation](http://joondalup.wa.gov.au/community-consultation)

Examples of how the draft new development standards would affect the type of development currently evident in the Housing Opportunity Areas can be viewed graphically through an interactive online tool also available via the City's website.

## Where do I go to find out how the draft new development standards could affect my property?

If you would like specific information about the potential impact of the draft new development standards on your property, please contact the City's Planning Services team on **9400 4019** or email [HOAPanningFramework@joondalup.wa.gov.au](mailto:HOAPanningFramework@joondalup.wa.gov.au)

You are also encouraged to attend a Community Information Session to be held between 10.00am and 2.00pm on Saturday 7 December 2019 at the Joondalup Reception Centre (next to the Joondalup Library). City staff will be on hand to answer any questions you may have about the draft new development standards.

If you are unable to attend the Community Information Session, the City's urban planners also welcome the opportunity to discuss any queries with you in person, by appointment.

## Am I obliged to develop my property in a Housing Opportunity Area?

No. As is the case under the current provisions, property owners are not obliged or required to develop their property and can choose to do nothing.

## Will development applications still be processed while the draft new development standards are being considered?

Yes. The City is legally required to continue accepting, assessing and determining applications for planning approval under the current planning framework, until any new development standards are approved by the Council and the State Government.

## Who is being consulted on the draft new development standards?

The City has directly contacted the following stakeholders for feedback:

- All residents and landowners of properties within and adjoining the 10 Housing Opportunity Areas;
- Participants of previous consultation activities who requested ongoing engagement;
- Community Engagement Network members;
- City of Joondalup resident/ratepayer groups;
- Industry groups and peak bodies;
- Utility providers and agencies;
- Relevant State Government departments; and
- Local Members of Parliament.

In addition, all information is available on the City's website and anyone interested in the draft new development standards can complete an Online Submission Form. Responses are limited to one per person.



## How do I provide feedback?

If you are interested in providing feedback, you are encouraged to complete an Online Submission Form available via the Community Consultation section of the City's website at

**[joondalup.wa.gov.au/community-consultation](http://joondalup.wa.gov.au/community-consultation)**

While submissions will be accepted in other formats, (ie emails and letters containing your full name and address), the Online Submission Form is the City's preferred method. Collecting responses this way allows the demographic information provided to be easily authenticated and enables a more efficient data analysis process.

## When does the community consultation period close?

Community consultation will be conducted from **28 November 2019** to **16 January 2020**, in accordance with the requirements of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

## Will my submission or personal details be released to the public?

The City will not publish your name and address in the Council report on this consultation. However, your full (anonymous) comments may be published.

## What happens next?

After the close of the advertising period, the City will consider all submissions received and prepare a report for Council on the outcomes of the consultation. Council must resolve to either endorse the draft local planning policy and scheme amendment with or without modification, or not endorse the draft local planning policy and scheme amendment.

Council's decision is then forwarded to the Western Australian Planning Commission who will make a decision on the draft local planning policy, and a recommendation to the Minister for Planning on the scheme amendment. The Minister can either grant final approval to the scheme amendment, with or without modifications, or refuse to approve the scheme amendment.

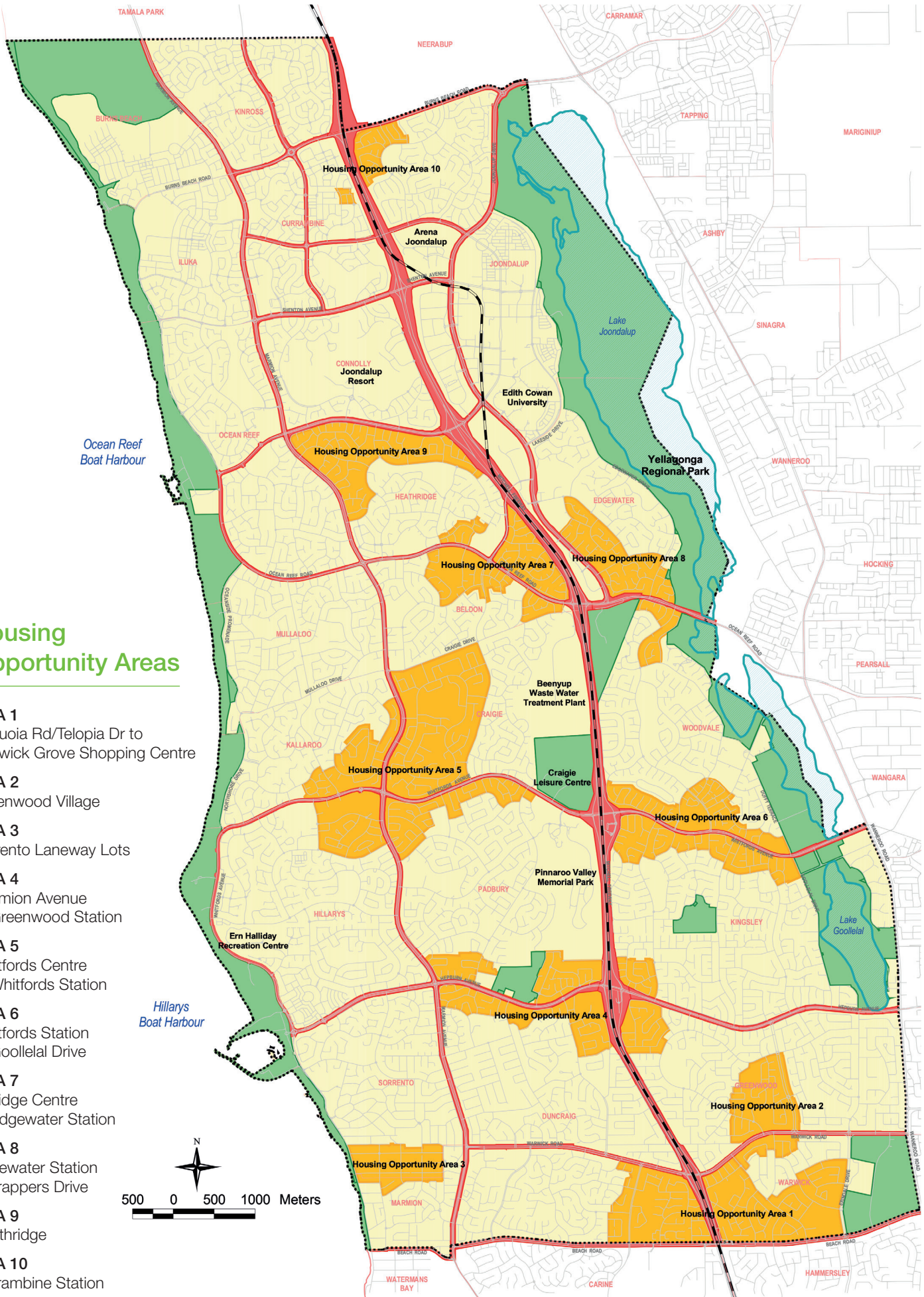
This process will take many months and the exact timing of any final decision on the draft new development standards by the State Government is unknown.

## Who do I contact for further information?

If you would like further information on the draft new development standards or the consultation process, please contact the City's Planning Services Team on **9400 4019** or email

**[HOAPanningFramework@joondalup.wa.gov.au](mailto:HOAPanningFramework@joondalup.wa.gov.au)**

The City's urban planners also welcome the opportunity to discuss any queries with you in person, by appointment.



## Housing Opportunity Areas

- HOA 1**  
Sequoia Rd/Telopia Dr to Warwick Grove Shopping Centre
- HOA 2**  
Greenwood Village
- HOA 3**  
Sorrento Laneway Lots
- HOA 4**  
Marmion Avenue to Greenwood Station
- HOA 5**  
Whitfords Centre to Whitfords Station
- HOA 6**  
Whitfords Station to Goollelal Drive
- HOA 7**  
Belridge Centre to Edgewater Station
- HOA 8**  
Edgewater Station to Trappers Drive
- HOA 9**  
Heathridge
- HOA 10**  
Currambine Station

