

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:

“**landscape area**” means land developed with garden beds, shrubs and trees, or by the planting of lawns. Landscape area does not include rockeries, ornamental ponds, swimming pools, driveways, uncovered car parking, bin areas, alfresco areas or other areas finished with a non-permeable surface.

“**permeable surface / permeable pavement**” means soil or ground surface treatments that allow rainwater and stormwater to infiltrate to the underlying subsoil. Surfaces that do not meet these requirements are considered to be non-permeable.

“**walkable catchment**” means that actual area served within a walking distance along existing pedestrian infrastructure routes. Walkable catchments are to be determined using the technique outlined in Liveable Neighbourhoods with distances measured from the station platform (for train stations) and the lot boundary of the core or the largest commercial land holding within an activity centre.

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.

Character of Housing Opportunity Areas

Housing Opportunity Areas are neighbourhoods that provide a mix of single houses, grouped dwellings, low-rise apartments and ancillary accommodation.

Housing Opportunity Areas include streetscapes that have a landscaped character and a prevailing built form of up to two storeys.

More intense development should be located along distributor roads in close proximity to key nodes and services such as higher order activity centres and train stations.

Redevelopment of the Housing Opportunity Areas is occurring at densities greater than that of existing housing and as a result, the scale of new development may be greater than existing housing.

The Housing Opportunity Areas are in the early stages of transition and there is a need to moderate the scale of development to provide a considered change from present character to future character to ensure a suitable level of amenity is provided for residents and neighbours now and into the future.

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.

If a development site adjoins a site which is subject to a dual density code and that site is yet to be developed to the higher code, then the base density code applies for the purpose of the application of any relevant development standards that require consideration of the adjoining site.

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*

Table 1 Development Standards

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p>1. Urban Design — Public Domain Interface</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Contribute to the activation and vitality of the public realm. • Promote building interfaces that support interesting, attractive, safe streets and public spaces for residents, workers, commuters and visitors. • Buildings are to enhance the hierarchical system of landscaped streets and public spaces that give expression and character to the public domain. • Ensure building design facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm. • Provide opportunities for casual surveillance from buildings into the public realm that are sympathetic to the desired character for the area. • Maintain a clear but integrated distinction between the public and private realm. 	<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"> a. A3.6.1 b. A3.6.3 c. A3.6.4 d. A3.6.7 e. A3.6.8 	<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>2. Urban Design — Lot Subdivision</p> <p>Objectives:</p> <ul style="list-style-type: none"> Contribute to the neighbourhood character by facilitating suitable building typologies and street interfaces in particular Housing Opportunity Areas. Achieve appropriate standards for specific Housing Opportunity Areas to set desirable streetscape attractiveness. 	All development	<p>2.1. A minimum lot frontage of 9.0 metres is required (measured at the primary street setback line), except for development which has vehicle access from the rear of the dwelling via a laneway or communal street, where a minimum lot frontage of 7.5 metres is permitted.</p>	<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>3. Urban Design — Multiple Dwellings – Application of Average Site Area</p> <p>Objectives:</p> <ul style="list-style-type: none"> To ensure that residential intensity is focussed on appropriately designed streets that provide suitable opportunity for access/egress. To minimise the impact of residential intensity on suburban roads. To ensure residential intensity is focussed within areas located in close proximity to train stations and/or secondary and district centres. To ensure the distribution of residential intensity provides an 	Multiple dwelling	<p>3.1. Notwithstanding the provisions of SPP7.3 — Volume 2, multiple dwellings shall:</p> <ol style="list-style-type: none"> 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; and not be subject to maximum plot ratio requirements specified by SPP7.3 – Volume 2, <p>unless located:</p> <ol style="list-style-type: none"> within an 800 metre walkable catchment to any existing or proposed strategic metropolitan, secondary, district or specialised activity centre or railway station on a high frequency rail route; and on a road classified as a local distributor or above, as determined by the City. 	Augment Vol 2, EI 2.5 (include as A2.5.2)

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3								
appropriate transition of development within Housing Opportunity Areas.											
<p>4. Building Height</p> <p>Objectives:</p> <ul style="list-style-type: none"> The height of development responds to the desired future scale and character of the street and context of the Housing Opportunity Areas. The height of buildings within a development responds to changes in topography. 	All development	<p>4.1 Building height</p> <table border="1" data-bbox="1010 400 1715 568"> <thead> <tr> <th data-bbox="1010 400 1182 467">R20/R25</th> <th data-bbox="1182 400 1361 467">R20/R30</th> <th data-bbox="1361 400 1541 467">R20/R40</th> <th data-bbox="1541 400 1715 467">R20/R60</th> </tr> </thead> <tbody> <tr> <td data-bbox="1010 467 1182 568">Maximum 2 storeys</td> <td data-bbox="1182 467 1361 568">Maximum 2 storeys</td> <td data-bbox="1361 467 1541 568">Maximum 2 storeys</td> <td data-bbox="1541 467 1715 568">Maximum 2 storeys</td> </tr> </tbody> </table> <p>Note: 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 2 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								
Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys								

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Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3															
<p>5. Street Setbacks</p> <p>Objective:</p> <ul style="list-style-type: none"> 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. 	All development	<p>5.1. Street setbacks</p> <table border="1" data-bbox="1010 280 1715 555"> <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>Primary street</td> <td>4.0 metres</td> <td>4.0 metres</td> <td>4.0 metres</td> <td>2.0 metres</td> </tr> <tr> <td>Secondary street</td> <td>2.0 metres</td> <td>2.0 metres</td> <td>2.0 metres</td> <td>2.0 metres</td> </tr> </tbody> </table> <p>5.2. A porch, balcony, verandah, chimney or equivalent may (subject to the Building Code of Australia) project not more than 1.0 metre into the street setback area. Projections up to 1.0 metre shall not exceed 50 per cent of the building façade as viewed from the street.</p> <p>Note: The setbacks listed above are minimum setbacks. Averaging is not permitted.</p>		R20/R25	R20/R30	R20/R40	R20/R60	Primary street	4.0 metres	4.0 metres	4.0 metres	2.0 metres	Secondary street	2.0 metres	2.0 metres	2.0 metres	2.0 metres	<p>Amend Vol 1, CI 5.1.2, C2.1 to C2.4</p> <p>Amend Vol 2, EI 2.3, A2.3.1</p>
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<p>6. Side and Rear Setbacks — Side Setbacks</p> <p>Objective:</p> <ul style="list-style-type: none"> 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. 	Multiple Dwelling	<p>6.1. A minimum side lot boundary setback of:</p> <ol style="list-style-type: none"> 2.0 metres to the ground floor; and 3.0 metres to the upper floor. <p>6.2. A wall may be built up to one side lot boundary behind the street setback within the following limits:</p> <ol style="list-style-type: none"> A maximum length of 9.0 metres; A maximum height of 3.5 metres from natural ground level; and, An average height of 3.0 metres from natural ground level; <u>or</u> Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions. 	<p>Amend Vol 1, CI 5.1.3, C3.1i</p> <p>Amend Vol 1, CI 5.1.3, C3.2.</p> <p>Amend Vol 2, EI 2.4, A2.4.1a.</p>

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Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
	Single House / Grouped Dwelling	<p>6.3. A minimum side lot boundary setback of:</p> <ul style="list-style-type: none"> a. 1.5 metres to the ground floor; and b. 3.0 metres to the upper floor. <p>6.4. A wall may be built up to one side lot boundary behind the street setback within the following limits:</p> <ul style="list-style-type: none"> a. A maximum length of 9.0 metres; b. A maximum height of 3.5 metres from natural ground level; and, c. An average height of 3.0 metres from natural ground level; <u>or</u> d. Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions. <p>Notes:</p> <p><i>Greater setbacks may be required to achieve other Elements.</i></p> <p><i>The term 'up to the boundary' means a wall, on or less than 600mm from any lot boundary (green title or survey strata lot), other than a street boundary.</i></p> <p><i>The setbacks listed above are minimum setbacks. Averaging is not permitted.</i></p>	

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<p>7. Side and Rear Setbacks — Rear Setbacks</p> <p>Objective:</p> <ul style="list-style-type: none"> 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. 	All development	<table border="1"> <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>Ground Floor</td> <td>3.0 metres</td> <td>3.0 metres</td> <td>3.0 metres</td> <td>3.0 metres</td> </tr> <tr> <td>Upper Floor/s</td> <td>6.0 metres</td> <td>6.0 metres</td> <td>3.0 metres</td> <td>3.0 metres</td> </tr> </tbody> </table>					R20/R25	R20/R30	R20/R40	R20/R60	Ground Floor	3.0 metres	3.0 metres	3.0 metres	3.0 metres	Upper Floor/s	6.0 metres	6.0 metres	3.0 metres	3.0 metres	<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>
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Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p>8. Resident Parking - Location</p> <p>Objectives:</p> <ul style="list-style-type: none"> 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. To create streetscapes framed with appropriate building form in keeping with the desired character of the Housing Opportunity Area. Achieve building outcomes that promote excellent amenity for their interface to the public realm and for all neighbouring properties. Provide sufficient space for onsite visitor parking. 	All development	<p>8.1. Resident parking, including a carport, garage or other hardstand area, shall be setback a minimum of 5.5 metres from the public road boundary.</p> <p>8.2. Resident parking up to a boundary abutting a private street or right-of-way which is not the primary or secondary street for the dwelling, shall be provided with a manoeuvring space of at least six metres, located immediately in front of the parking and permanently available.</p> <p>8.3. 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>8.4. 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>Replace Vol 1, CI 5.2.1 C1.1 - C1.5.</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>9. Solar Access for Adjoining Sites</p> <p>Objective:</p> <ul style="list-style-type: none"> • Effective solar access for the proposed development and protection of the solar access. • Development is designed to protect solar access for neighbouring properties taking into account the potential to overshadow existing: <ul style="list-style-type: none"> ○ outdoor living areas; ○ north facing major openings to habitable rooms, within 15 degrees of north in each direction; or ○ roof mounted solar collectors. 	All development	<p>9.1. Where a development site shares its southern boundary with any other adjoining property capable of residential development, its shadow cast at midday 21 June shall not exceed the following limits:</p> <ul style="list-style-type: none"> a. On adjoining sites coded R60 or greater — 40% of the site area. b. On adjoining sites coded R30 to R40 inclusive — 35% of the site area. c. On adjoining sites coded R25 and lower — 25% of the site area. <p>9.2 Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.</p> <p>9.3 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 9.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.</p> <p>Note:</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 and A3.2.4</p>
<p>10. Access and Parking — Resident Parking</p>	All development	<p>10.1. Location A parking requirements:</p> <p>Resident parking ratios shall be in accordance</p>	<p>Amend Vol 1, CI 5.3.3 C3.1 Definition of Location A</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3				
<p>Objectives:</p> <ul style="list-style-type: none"> 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. 		<p>with Location A (SPP7.3) where:</p> <ol style="list-style-type: none"> Development is within an 800 metre walkable catchment of a train station within or adjacent to a Housing Opportunity Area. Development is within a 200 metres walkable catchment of a high frequency bus stop. <p>10.2. Location B parking requirements:</p> <table border="1" data-bbox="1010 587 1715 790"> <tr> <td data-bbox="1010 587 1245 687">Single Houses/ Grouped Dwellings</td> <td data-bbox="1245 587 1715 687">As per SPP7.3 — Volume 1, Clause 5.3.3</td> </tr> <tr> <td data-bbox="1010 687 1245 790">Multiple Dwellings</td> <td data-bbox="1245 687 1715 790">As per SPP7.3 — Volume 2, Element 3.9, Table 3.9</td> </tr> </table> <p>Note: <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 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						

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Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p>11. Access and Parking — Visitor Parking</p> <p>Objectives:</p> <ul style="list-style-type: none"> • 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. • Achieve visitor parking that is accessible at all times and located outside of any security barrier. 	<p>All development</p>	<p>11.1. Visitor parking shall be provided at a rate of 0.5 bays for every lot/dwelling served by a common access.</p> <p>11.2. All visitor parking bays shall be provided wholly onsite.</p> <p>11.3. Onsite visitor parking may be located within the street setback area, parallel or perpendicular to the street, subject to meeting sub-section 13 (Access and Parking – Crossovers), sub-section 14 (Tree canopy and Deep Soil Areas – Landscape Area) and sub-section 15 (Tree Canopy and Deep Soil Areas – Tree Sizes and Deep Soil Areas).</p> <p>Note: <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>Replace Vol 1, CI 5.3.3 C3.2 and C3.3.</p> <p>Augment Vol 2, EI 3.9 (include 11.2 and 11.3 as A3.9.11 – A3.9.12)</p>

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Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p>12. Access and Parking — Crossovers</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Crossovers for development sites are minimised to provide for: <ul style="list-style-type: none"> ○ Pedestrian safety; ○ Safe access for vehicles to enter and exit a property; and ○ High quality landscaping with minimal hardstand • Where practical, driveways are to be constructed from permeable paving. 	<p>All development</p>	<p>12.1. A crossover shall be limited to a maximum width as detailed below:</p> <ol style="list-style-type: none"> a. Where the proposed development yield exceeds 10 dwellings, then a maximum crossover width of 6.0 metres is permitted. b. Where the proposed development yield does not exceed 10 dwellings, then a maximum crossover width of 4.5 metres is permitted, except where required to facilitate access to communal onsite visitor parking or onsite bin collection where a maximum crossover width of 6.0 metres is permitted. <p>12.2. Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement.</p> <p>12.3. The footpath infrastructure shall remain continuous in concrete through a crossover and shall not be removed. 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>Augment Vol 1, CI 5.3.5 (include as C5.8 - C5.10)</p> <p>Augment Vol 2, EI 3.8 (include as A3.8.11 - A3.8.13)</p>

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<p>13. Tree Canopy and Deep Soil Areas — Landscape Area</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Achieve an attractive landscape environment that is complementary to the wider neighbourhood. • To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas. • To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision. • To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining. • 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. • Permeable paving is encouraged to capture stormwater discharge into groundwater. 	All development	<p>13.1. Each lot shall have a minimum landscape area as a percentage (%) of the lot area as follows:</p> <table border="1" data-bbox="1010 316 1715 652"> <thead> <tr> <th data-bbox="1010 316 1361 381">Lot area (square metres)</th> <th data-bbox="1361 316 1715 381">Minimum landscape area</th> </tr> </thead> <tbody> <tr> <td data-bbox="1010 381 1361 448">0–300 square metres</td> <td data-bbox="1361 381 1715 448">20%</td> </tr> <tr> <td data-bbox="1010 448 1361 515">301–400 square metres</td> <td data-bbox="1361 448 1715 515">25%</td> </tr> <tr> <td data-bbox="1010 515 1361 582">401–500 square metres</td> <td data-bbox="1361 515 1715 582">30%</td> </tr> <tr> <td data-bbox="1010 582 1361 652">>500 square metres</td> <td data-bbox="1361 582 1715 652">35%</td> </tr> </tbody> </table> <p>13.2. 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>13.3. 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>13.4. The minimum dimension of any landscape area shall be 2.0 metres.</p> <p>13.5. 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, CI 5.3.2 C2</p> <p>Replace Vol 2, EI 3.3</p>
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>500 square metres	35%												

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p>14. Tree Canopy and Deep Soil Areas — Tree Sizes and Deep Soil Areas</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Achieve an attractive landscape environment that is complementary to the wider neighbourhood. • To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas. • To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision. • To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining. • 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. 	<p>All development</p>	<p>14.1. 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"> a. Figure 3.3a–f b. Table 3.3b <p>14.2. 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>

<p>15. Tree Canopy and Deep Soil Areas — Trees</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Achieve an attractive landscape environment that is complementary to the wider neighbourhood. • To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas. • To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision. • To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining. • 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. 	<p>All development</p>	<p>15.1. The minimum number of trees to be provided onsite (with shade producing canopies) within deep soil areas shall be determined by the landscape area as follows:</p> <table border="1" data-bbox="1010 284 1713 1401"> <thead> <tr> <th data-bbox="1010 284 1227 363">Lot area</th> <th data-bbox="1227 284 1713 363">Minimum requirement for trees</th> </tr> </thead> <tbody> <tr> <td data-bbox="1010 363 1227 655">0–300 square metres</td> <td data-bbox="1227 363 1713 655"> 1 small tree for every 20.0 square metres of landscape area; or 1 medium tree for every 60.0 square metres of landscape area; or 1 large tree for every 100.0 square metres of landscape area; or A combination of the above. </td> </tr> <tr> <td data-bbox="1010 655 1227 879">301–400 square metres</td> <td data-bbox="1227 655 1713 879"> 1 large tree for every 100sqm of landscape area. OR 1 medium tree for every 60.0 square metres of landscape area and 1 small tree for every 20.0 square metres of landscape area thereafter. </td> </tr> <tr> <td data-bbox="1010 879 1227 1161">401–1000 square metres</td> <td data-bbox="1227 879 1713 1161"> 1 large tree for every 100sqm of landscape area and 1 small tree for every 20.0 square metres of landscape area thereafter; OR 1 medium tree for every 60.0 square metres of landscape area and 1 small tree for every 20.0 square metres of landscape area thereafter. </td> </tr> <tr> <td data-bbox="1010 1161 1227 1401">>1000 square metres</td> <td data-bbox="1227 1161 1713 1401"> 1 large tree for every 100sqm of landscape area; and 1 medium tree for every 60sqm of landscape area thereafter; and 1 small tree for every 20.0 square metres of landscape area thereafter. </td> </tr> </tbody> </table>	Lot area	Minimum requirement for trees	0–300 square metres	1 small tree for every 20.0 square metres of landscape area; or 1 medium tree for every 60.0 square metres of landscape area; or 1 large tree for every 100.0 square metres of landscape area; or A combination of the above.	301–400 square metres	1 large tree for every 100sqm of landscape area. OR 1 medium tree for every 60.0 square metres of landscape area and 1 small tree for every 20.0 square metres of landscape area thereafter.	401–1000 square metres	1 large tree for every 100sqm of landscape area and 1 small tree for every 20.0 square metres of landscape area thereafter; OR 1 medium tree for every 60.0 square metres of landscape area and 1 small tree for every 20.0 square metres of landscape area thereafter.	>1000 square metres	1 large tree for every 100sqm of landscape area; and 1 medium tree for every 60sqm of landscape area thereafter; and 1 small tree for every 20.0 square metres of landscape area thereafter.	<p>Replace Vol 1, CI 5.3.2 C2</p> <p>Replace Vol 2, EI 3.3</p>
Lot area	Minimum requirement for trees												
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>1000 square metres	1 large tree for every 100sqm of landscape area; and 1 medium tree for every 60sqm of landscape area thereafter; and 1 small tree for every 20.0 square metres of landscape area thereafter.												

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
		15.2. 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>16. Tree Canopy and Deep Soil Areas — Tree Retention</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Achieve an attractive landscape environment that is complementary to the wider neighbourhood. • To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas. • To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision. • To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining. • 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. 	All development	<p>16.1. 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"> a. Retention of a mature medium tree is equivalent to 75 square metres landscape area. b. Retention of a mature large tree is equivalent to 125 square metres landscape area. <p>16.2. 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, 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>17. Tree Canopy and Deep Soil Areas — Landscape Design</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Achieve an attractive landscape environment that is complementary to the wider neighbourhood. • To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas. • To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision. • To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining. • 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. • Quantity of paving and concrete shall be minimised generally in favour of soft landscape to reduce radiant heat build-up. 	All development	<p>17.1. For single, grouped and multiple dwelling development, landscape design shall be in accordance with SPP7.3 — Volume 2, 4.12 Acceptable Outcomes:</p> <ul style="list-style-type: none"> a. A4.12.1 b. A4.12.2 c. A4.12.3 d. A4.12.4 	<p>Replace Vol 1, CI 5.3.2 C2</p> <p>Replace Vol 2, EI 4.12</p>

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p>18. Tree Canopy and Deep Soil Areas — Outdoor Living Areas</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Achieve an attractive landscape environment that is complementary to the wider neighbourhood. • To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas. • To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision. • To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining. • 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. 	<p>All development</p>	<p>18.1. 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>19. Size and Layout of Dwellings</p> <p>Objectives:</p> <ul style="list-style-type: none"> 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. Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access. 	All development	<p>19.1. For single, grouped and multiple dwelling development:</p> <ol style="list-style-type: none"> Minimum floor areas shall be as per SPP7.3 — Volume 2, Table 4.3a. Minimum floor areas and dimensions of habitable rooms shall be as per SPP7.3 — Volume 2, Table 4.3b. <p>19.2. 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>20. Solar and Daylight Access</p> <p>Objectives:</p> <ul style="list-style-type: none"> 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. Incorporate passive solar design principles to optimise solar gain in winter and protection from heat gain in summer. 	All development	<p>20.1. 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"> A4.1.1 A4.1.3 A4.1.4 <p>20.2. 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>21. Natural Ventilation</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning. • To ensure the dwelling's orientation and layout is designed to maximise capture and use of prevailing cool breezes in habitable rooms. 	<p>All development</p>	<p>21.1. All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.</p> <p>21.2. Habitable rooms shall have a window in an external wall which:</p> <ol style="list-style-type: none"> Has a minimum glass area not less than 15% of the floor area of the room; Comprise a minimum of 50% clear glazing; and, Is openable for 50% the size of the window. <p>21.3. Further requirements for natural ventilation are as per SPP7.3 — Volume 2, Acceptable Outcomes:</p> <ol style="list-style-type: none"> A4.2.1 A4.2.4 	<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>

AS ADOPTED

Sub-section	Form of Development	Development Standard	Reference to State Planning Policy 7.3
<p>22. Waste Management</p> <p>Objectives:</p> <ul style="list-style-type: none"> Waste storage facilities and collection minimises negative impacts on the streetscape, building entries and the amenity of residents. Waste services are consolidated for medium and large scale developments to maximise efficiency. For shared bin services, waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste. 	<p>All development</p>	<p>22.1. For all multiple dwelling developments, and five or more grouped dwellings where two or more of the dwellings is serviced by a common access:</p> <ol style="list-style-type: none"> A communal bin store shall be provided, with a shared bin service. The number of bins provided for each development will be determined by the City. A suitable area for bulk hard waste and green waste collection shall be provided. The development shall be designed to facilitate on-site bin collection by the City. The collection point and access for service vehicles shall be constructed to the City's specification. <p>22.2. Onsite collection may be required for single house or grouped dwellings of less than five where it is determined by the City:</p> <ol style="list-style-type: none"> There is insufficient space on the kerbside to temporarily place bins for waste collection; Collection of waste from the kerbside is unsafe; Collection of waste from the kerbside would cause significant traffic disruptions; Collection of waste from the kerbside would occur in an excessively restrictive area; and/or The City otherwise considers that kerbside collection inappropriate. 	<p>Augment Vol 1, CI 5.4.4 (include as C4.8 and C4.9)</p> <p>Augment Vol 2, EI 4.17 (include as A4.14.5 and A4.14.6)</p>