

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF JOONDALUP

LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. 5

Resolved that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- 1 Deleting clause 26 (5) and replacing with:

The R-Codes Volume 1 and 2 are modified in accordance with Schedule B -
Modification of the R-Codes for Housing Opportunity Areas
- 2 Inserting Schedule B – Modification of the R-Codes for Housing Opportunity Areas
after Schedule A – Supplemental Provisions to the Deemed Provisions

AS ADOPTED BY COUNCIL

SCHEDULE B – MODIFICATION OF THE R-CODES FOR HOUSING OPPORUTNITY AREAS

The following provisions apply to Housing Opportunity Areas 1 – 10, shown on the Scheme Map with a dual density code.

Form of Development	Development Standard	Reference to State Planning Policy 7.3
1. Urban Design — Public Domain Interface		
All development	<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>
2. Urban Design — Lot Subdivision		
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, CI 5.1.1 (include as C1.5)</p> <p>Augment Vol 2, EI 2.3 (include as A3.2.0)</p>
3. Urban Design — Multiple Dwellings – Application of Average Site Area		

Form of Development	Development Standard	Reference to State Planning Policy 7.3															
Multiple dwelling	<p>3.1. Notwithstanding the provision of SPP7.3 — Volume 2, multiple dwellings shall:</p> <ul style="list-style-type: none"> a. 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 b. not be subject to maximum plot ratio requirements specified by SPP7.3 — Volume 2, unless located: c. 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 d. 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)															
4. Building Height																	
All development	<p>4.1 Building height</p> <table border="1" data-bbox="435 1122 1131 1283"> <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 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, A2.2.1</p>							
R20/R25	R20/R30	R20/R40	R20/R60														
Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys														
5. Street Setbacks																	
All development	<p>5.1 Street setbacks</p> <table border="1" data-bbox="435 1581 1145 1832"> <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</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>
	R20/R25	R20/R30	R20/R40	R20/R60													
Primary street	4.0 metres	4.0 metres	4.0 metres	2.0 metres													
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Form of Development	Development Standard	Reference to State Planning Policy 7.3
	<p>up to 1.0 metre shall not exceed 50 per cent of the building façade as viewed from the street.</p> <p>Note: <i>The setbacks listed above are minimum setbacks. Averaging is not permitted.</i></p>	
6. Side and Rear Setbacks — Side Setbacks		
Multiple Dwelling	<p>6.1. A minimum side lot boundary setback of:</p> <ul style="list-style-type: none"> a. 2.0 metres to the ground floor; and b. 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> <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; or d. Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions. <p>Notes: <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>	<p>Amend Vol 1, Cl 5.1.3, C3.1i</p> <p>Amend Vol 1, Cl 5.1.3, C3.2</p> <p>Amend Vol 2, El 2.4, A2.4.1a</p>

AS ADOPTED BY COUNCIL

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; or 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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	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													
8. Resident Parking – Location																	
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 size metres,</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</p>															

Form of Development	Development Standard	Reference to State Planning Policy 7.3
	<p>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>	as A3.8.8 - A3.8.10)
9. Solar Access for Adjoining Sites		
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: <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>	Amend Vol 1, Cl 5.4.2, C2.1 Amend Vol 2, E1 3.2, A3.2.3
10. Access and Parking — Resident Parking		
All development	<p>10.1. Location A parking requirements:</p> <p>Resident parking ratios shall be in accordance with Location A (SPP7.3) where:</p> <ul style="list-style-type: none"> a. Development is within an 800 metre walkable catchment of a train station within or adjacent to a Housing Opportunity Area. 	Amend Vol 1, Cl 5.3.3 C3.1 Definition of Location A Amend Vol 2, Table 3.9

Form of Development	Development Standard	Reference to State Planning Policy 7.3				
	<p>b. Development is within a 200 metre walkable catchment of a high frequency bus stop.</p> <p>10.2. Location B parking requirements:</p> <table border="1" data-bbox="435 443 1145 663"> <tr> <td data-bbox="435 443 671 566">Single Houses/ Grouped Dwellings</td> <td data-bbox="671 443 1145 566">As per SPP7.3 — Volume 1, Clause 5.3.3</td> </tr> <tr> <td data-bbox="435 566 671 663">Multiple Dwellings</td> <td data-bbox="671 566 1145 663">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	Definition of Location A
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					
11. Access and Parking — Visitor Parking						
All development	<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>				
12. Access and Parking — Crossovers						
All development	<p>12.1. A crossover shall be limited to a maximum width as detailed below:</p> <p>a. Where the proposed development yield exceeds 10 dwellings, then a maximum crossover width of 6.0 metres is permitted.</p> <p>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> <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</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>				

Form of Development	Development Standard	Reference to State Planning Policy 7.3										
	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.											
13. Tree Canopy and Deep Soil Areas — Landscape Area												
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="435 674 1145 994"> <thead> <tr> <th data-bbox="435 674 791 741">Lot area (square metres)</th> <th data-bbox="791 674 1145 741">Minimum landscape area</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 741 791 801">0–300 square metres</td> <td data-bbox="791 741 1145 801">20%</td> </tr> <tr> <td data-bbox="435 801 791 862">301–400 square metres</td> <td data-bbox="791 801 1145 862">25%</td> </tr> <tr> <td data-bbox="435 862 791 922">401–500 square metres</td> <td data-bbox="791 862 1145 922">30%</td> </tr> <tr> <td data-bbox="435 922 791 994">>500 square metres</td> <td data-bbox="791 922 1145 994">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>
Lot area (square metres)	Minimum landscape area											
0–300 square metres	20%											
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14. Tree Canopy and Deep Soil Areas — Tree Sizes and Deep Soil Areas												
All development	<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>										
15. Tree Canopy and Deep Soil Areas — Trees												
All development	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:	Replace Vol 1, CI 5.3.2 C2										

Form of Development	Development Standard		Reference to State Planning Policy 7.3
	Lot area	Minimum requirement for trees	Replace Vol 2, EI 3.3
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.		
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.			
16. Tree Canopy and Deep Soil Areas — Tree Retention			
All development	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: <ul 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. 16.2. Criteria for acceptable ‘tree retention’ is as per SPP7.3 — Volume 2, A3.3.1, and shall be supported by an		Replace Vol 1, CI 5.3.2 C2 Replace Vol 2, EI 3.3

Form of Development	Development Standard	Reference to State Planning Policy 7.3
	Arboriculture Report. This report is to include tree protection zone provisions that area to be met before, during and after construction.	
17. Tree Canopy and Deep Soil Areas — Landscape Design		
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>
18. Tree Canopy and Deep Soil Areas — Outdoor Living Areas		
All development	18.1. Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.	<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>
19. Size and Layout of Dwellings		
All development	<p>19.1. For single, grouped and multiple dwelling development:</p> <ul style="list-style-type: none"> a. Minimum floor areas shall be as per SPP7.3 — Volume 2, Table 4.3a. b. 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)
20. Solar and Daylight Access		
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> <ul style="list-style-type: none"> a. A4.1.1 b. A4.1.3 c. 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>

Form of Development	Development Standard	Reference to State Planning Policy 7.3
21. Natural Ventilation		
All development	<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"> a. Has a minimum glass area not less than 15% of the floor area of the room; b. Comprise a minimum of 50% clear glazing; and, c. 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"> a. A4.2.1 b. 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>
22. Waste Management		
All development	<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. 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. b. A suitable area for bulk hard waste and green waste collection shall be provided. c. 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"> a. There is insufficient space on the kerbside to temporarily place bins for waste collection; b. Collection of waste from the kerbside is unsafe; c. Collection of waste from the kerbside would cause significant traffic disruptions; d. Collection of waste from the kerbside would occur in an excessively restrictive area; and/or e. 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>