

PL403

PLANNING AND DEVELOPMENT ACT 2005
APPROVED LOCAL PLANNING SCHEME AMENDMENT
City of Joondalup
 Local Planning Scheme No. 3—Amendment No. 5

Ref: TPS/2592

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the City of Joondalup Local Planning Scheme amendment on 13 January 2021 for the purpose of—

- (a) Delete clause 26 (5) of Modifications of the R-codes, within Part 4 General Development Requirements, and replace it with the following—

- (5) Clause 5.1.1 of the R-codes Volume 1 is modified by inserting the additional ‘deemed-to-comply’ criteria—

C1.5 In Residential areas where dual coding applies, the higher coding may be applied subject to the following—

- i. Development of single and grouped dwellings which complies with a minimum frontage of 9 metres at the primary street setback; or
- ii. Development of grouped dwellings on corner lots with frontages to two streets, with rear common property access, which complies with a minimum frontage of 6 metres.

- (6) Clause 5.4.2 of the R-codes Volume 1 is modified by inserting the additional ‘deemed-to-comply’ criteria—

C2.3 For Residential areas with a dual code and the higher code is applied, 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—

- i. On adjoining sites coded R60 or greater—40% of the site area.
- ii. On adjoining sites coded R30 to R40 inclusive—35% of the site area.
- iii. On adjoining sites coded R25 and lower—25% of the site area.
- iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applies for the purposes of determining the maximum amount of shadow cast permitted.
- v. Buildings orientated to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.
- vi. 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 26(6)i-iii shall be reduced proportionate to the percentage of the affected property’s northern boundary that the development site abuts.

- (7) In addition to the Primary Controls Table 2.1 of the R-Codes Volume 2, the following development standards apply—

- i. Development of multiple dwellings which complies with a minimum site width street boundary of 20 metres; and
- ii. For Residential areas coded R20/40 multiple dwellings shall comply with the average site area per dwelling requirement specified for a single or grouped dwelling for the applicable density coding under SPP 7.3—Volume 1 unless the site—
 - a. has primary street frontage to a road with scheme reservation classification of Local Distributor Road or Other Regional Road; or
 - b. is located within an 800m walkable catchment, as defined on the Scheme map, from any existing or proposed strategic metropolitan, secondary, or specialised activity centre or railway station on a high frequency rail route; or
 - c. is located with a 400m walkable catchment, as defined on the Scheme map, from any existing or proposed district activity centre.

- (8) Section 3.2 of the R-Codes Volume 2, is modified by inserting the additional 'Acceptable Outcomes' criteria—

A 3.2.5 For Residential areas with a dual code and the higher code is applied, 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—

- i. On adjoining sites coded R60 or greater—40% of the site area.
 - ii. On adjoining sites coded R30 to R40 inclusive—35% of the site area.
 - iii. On adjoining sites coded R25 and lower—25% of the site area.
 - iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applies for the purposes of determining the maximum amount of shadow cast permitted.
 - v. Buildings orientated to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.
 - vi. 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 26(8)i-iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.
- (b) Update Clause 26 (4) to refer to 26 (7)i, in addition to 26 (5).
- (c) Renumber Clause 26 and sub clauses where appropriate.
- (d) Insert the walkable catchments described in 26(7)ii on the Local Planning Scheme Map (as they relate to the Housing Opportunity Areas) and cross reference Clause 26(7)ii within the map legend.

A. JACOB, Mayor.

G. HUNT, Chief Executive Officer.