



LOCAL PLANNING STRATEGY

Glossary of Planning Terms

Activity Centre

Activity Centres are defined by the State Planning Policy 4.2 - Activity Centres for Perth and Peel and include a mixture of activities such as commercial, retail, higher-density housing, entertainment, tourism, civic/community, higher education and medical services.

Affordable housing

Refers to dwellings that households on low to-moderate incomes can afford, while meeting other essential living costs. Affordable housing includes public housing, not-for-profit housing and other subsidised housing under the National Rental Affordability Scheme, together with private rental and home ownership options for those immediately outside the subsidised social housing system.

Affordable living

Recognises that direct rental or mortgage payments are not the only costs that households incur. Other expenses include the consumption of water, gas and electricity, property fees and taxes, the cost of transport (to work, education and shopping) and the price of food.

Amalgamation

The merging of two or more pieces of land into one larger piece, capable of registration for individual land titles with Landgate. Amalgamation is controlled by the Western Australian Planning Commission.

Density (see Figure 1 below)

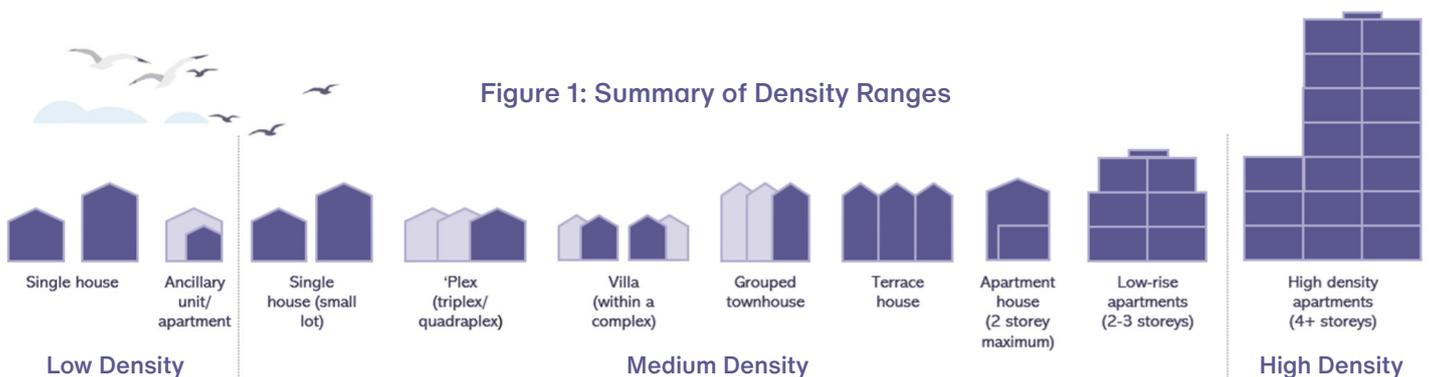
Density refers to the intensity of development, and provides a measure of the number of houses or dwellings in a given area. The standard measure of residential density in Western Australia is the number of dwellings per hectare, and this measure creates R-Codes that are applied in local planning schemes. For example, R20 anticipates 20 dwellings per hectare, and R80 anticipates 80 dwellings per hectare. As density increases, lot sizes decrease and the number of dwellings that can be built increases. This influences the type and intensity of housing that can be developed.

Density (low)

Low density typically refers to suburban housing styles, characterised primarily by detached houses on larger suburban lots. Low density areas typically have an R-Code of R25 or less.

Density (medium)

Medium density refers to the range of housing styles between traditional detached houses on larger suburban lots and high-rise apartment buildings. Medium density includes single, semi-detached, row and terrace houses, grouped dwellings (duplex, triplex and quadruplex villas) and multiple dwellings (apartments), up to four storeys high. Medium density areas typically have R-Codes ranging from R30 to R60.



Density (high)

High density typically refers to precincts with predominantly taller apartment developments, generally more than four storeys in height. High density neighbourhoods are typically high amenity areas, associated with activity centres and/or high-frequency transport nodes. High density neighbourhoods may also include mixed use developments. High density areas would typically have an R-Code of R80 or higher.

Department of Planning, Lands and Heritage

The State Government department responsible for state level land use planning and management, and oversight of Aboriginal cultural heritage and built heritage matters. The Department of Planning Lands and Heritage is commonly abbreviated to DPLH. DPLH operates to support the Western Australian Planning Commission in its functions by providing technical expertise, administrative services and corporate resources to assist in its decision making.

Development (planning) application

Commonly referred to as a 'DA', a development application is a formal application submitted for permission to carry out a particular development or land use. In considering a development application lodged with the City, the City will undertake an assessment of the proposal to determine if the development or use of land complies with various local and state planning requirements.

Development requirements

A generic term to describe the clauses, provisions or standards contained in planning instruments to guide and control land use and development. Development requirements may be mandatory, non-mandatory (discretionary), prescriptive or performance-based.

Dwelling

A self-contained suite of rooms, including cooking and bathing facilities, to be used for the purpose of human habitation on a permanent basis. Units (whether self-contained or not) within buildings offering institutional care (such as hospitals) or temporary accommodation (such as motels, hostels and holiday apartments) are not defined as dwellings.

Greenfield development

The development of currently un-developed areas which have been zoned for future residential land use. The City of Joondalup has limited greenfield development options remaining.

High Frequency Transit Corridor

A public transport route with timed stops that runs a service at least every 15 minutes during weekday periods (7.00am to 9.00am and 5.00pm to 7.00pm).

Housing Opportunity Areas

Locations within the City of Joondalup currently identified for infill development at medium density by the City's current Local Housing Strategy and Local Planning Strategy.

The location for infill development will be subject to review by Building Sustainable Neighbourhoods.

Infill or urban infill

The redevelopment of existing urban areas at a higher density than currently exists.

Infill targets

A generic term for the number of additional dwellings that need to be accommodated by each local government from 2011 to 2050, as set out in Table 4 of Perth & Peel @ 3.5 million North-West Sub-Regional Planning Framework (WAPC, 2018).

The infill target for the City of Joondalup is 20,670 additional dwellings.

LPP – Local Planning Policy

LPPs are prepared to set out development requirements and provide guidance on the way in which a local government is able to exercise its discretion when determining a development (planning) application. LPPs may apply to the whole of the Scheme area or to parts of the Scheme area specified in the policy and are required to be given due regard by the deemed provisions.

LPS – Local Planning Strategy

The LPS sets out the long-term strategic direction for the City and guides the preparation and/or amendment of the Scheme.

The City's current local planning strategy was endorsed by the WAPC in November 2017.

LPS3 – Local Planning Scheme No. 3

The City of Joondalup's current local planning scheme is Local Planning Scheme No. 3 (commonly referred to as LPS3 or the Scheme) and consists of a Scheme Text and Scheme Maps. LPS3 came into effect in October 2018 replacing the 20-year old District Planning Scheme No. 2.

LPS3 includes the zoning and development requirements to guide and control land use and development (planning) applications made to the City.

MRS – Metropolitan Region Scheme

The MRS defines the future use of land and provides the legal basis for planning in the Perth metropolitan region, dividing it into broad zones and reservations. Local government planning schemes are required to provide the finer detail zones and local reserves to supplement the broad land use zones and reserves established under the MRS. Local planning schemes must be consistent with the MRS.

Performance-based development requirements

Performance-based development requirements apply qualitative performance criteria to evaluate proposals against desired outcomes and planning objectives as opposed to achieving compliance with specific standards which may otherwise limit the opportunity to achieve good design outcomes.

Perth & Peel @ 3.5 million North-West Sub-Regional Planning Framework (WAPC, 2018)

This is the State Government's land use strategy for the North-West Sub-region of the Perth & Peel metropolitan area. The strategy provides strategic guidance to government agencies and local governments on all aspects of land use and infrastructure provision in the North-West sub-region, and establishes infill housing targets for local governments.

To provide the capacity to accommodate population growth and meet infill targets, the framework states that urban land located in proximity to activity centres, transit corridors and/or areas of high amenity should be identified as a priority for increased density.

Planning and Development (Local Planning Schemes) Regulations 2015

Commonly referred to as 'the Planning Regulations', this document includes the legislative guidelines that prescribe how local governments must prepare strategic and statutory planning instruments, including the LPS and the Scheme.

Planning framework

A generic term to describe the planning system comprising planning instruments (eg LPS, Scheme, activity centre plans, structure plans) and planning processes (eg development (planning) applications, subdivision applications). Comprises the State Planning Framework and Local Planning Framework.

Plot ratio

A measure of the bulk and scale of a building. It is a ratio of the area of a building on a site to the area of land within the site boundary. The larger the plot ratio, the larger and/or taller a building is proportionate to the size of the land it is built on.

Precinct

Precincts are areas that require a higher level of planning and design focus due to their complexity, whether through mixed-use components, quality public transport infrastructure, higher levels of density, an activity centre designation or character, heritage and/or ecological value. State Planning Policy 7.2 – Precinct Design (SPP7.2) was gazetted and became operational on 19 February 2021, and provides the state planning instruments for precinct design for decision-making authorities and referral agencies when considering strategic and statutory planning proposals, subdivisions and development (planning) applications.

R-Code

A measure of residential density, which, based on the number of dwellings per hectare anticipated by the code, identifies various development requirements to control the intensity of development, including but not limited to lot size, setbacks, building height, plot ratio, open space and landscaping areas.

The development standards for each R-Code are set out in State Planning Policy 7.3 Residential Design Codes (or the R-Codes), and can be amended by local planning policy where local governments adapt parts of the R-Codes to local context. The City's relevant local planning policies include:

- Development in Housing Opportunity areas
Local Planning Policy
- Medium-density Single House Development
Standards Local Planning Policy
- Residential Development Local Planning Policy
- Subdivision and Dwelling Development Adjoining
Areas of Public Space Policy.

SPP – State Planning Policies

State planning policies provide the highest level of planning policy control and guidance in Western Australia and are prepared under Part 3 of the Planning and Development Act 2005 by the Department for Planning, Lands and Heritage for the Western Australian Planning Commission.

Subdivision

The division of land into two or more smaller pieces, each capable of registration for individual land titles with Landgate. Subdivision is controlled by the Western Australian Planning Commission.

Transit-oriented development

A Transit-oriented development is an urban development around public transport stations for the purpose of increasing use of public transport. The aim is to locate moderate to high intensity commercial, mixed use, community and residential development close to train stations and/or transit corridors to encourage public transport use over private vehicles.

Urban consolidation

Includes infill and greenfield development through increased densities and/or the logical extension or 'rounding off' of existing urban and industrial areas to more-effectively utilise existing social, service and transport infrastructure.

WAPC – Western Australian Planning Commission

The state body responsible for urban, rural and regional integrated strategic and statutory land use planning and development. Any new Local Planning Strategy developed by the City requires the approval of the WAPC and the Minister for Planning.