



SMALL SCALE RENEWABLE ENERGY SYSTEMS POLICY

CATEGORY: City Policy—~~A policy that is developed for administrative and operational imperatives and has an internal focus.~~

~~City policies are referred to Council for review and endorsement.~~

RESPONSIBLE DIRECTORATE: Planning and Community Development

OBJECTIVE: To establish criteria for the development of small scale renewable energy systems on land or buildings within the City.

~~To protect the quality of the streetscape and amenity (particularly visual and acoustic amenity) of adjoining properties from the impact of renewable energy technologies.~~

1. AUTHORITY

This Policy has been prepared in accordance with Clause 8.11 of the City of Joondalup District Planning Scheme No.2, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. APPLICATION

This policy shall apply to the installation of all small scale renewable energy systems within the City of Joondalup.

3. DEFINITIONS

“solar energy system” means a system which converts energy from the sun into useable electrical energy, heats water or produces hot air or a similar function through the use of solar panels.

“small scale renewable energy system” means a solar energy system of up to 100 kilowatts capacity or a small wind energy system of up to 10 kilowatts capacity.

“total height” means the vertical distance from natural ground level to the tip of a wind generator blade when the tip is at its highest point.



“wind energy system” means equipment that converts and then stores or transfers energy from the wind into usable forms of energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component used in the system.

4. STATEMENT

The City supports and encourages the use of small scale renewable energy systems on land or buildings within its district in order to reduce the production of greenhouse gas emissions at a household level.

In doing so, it also seeks to balance and protect the quality of the streetscape and amenity (particularly visual and acoustic amenity) of adjoining properties from the impact of these technologies.

5. DETAILS

5.1 Solar Energy System

5.1.1 Approvals Required

- a. An *Application for Planning Approval* is required for a solar energy system installation, except where it is installed on a dwelling in a Residential Zone.
- b. A Building Permit is not required for the installation of a solar energy system. However, it remains the property owner's duty of care to ensure that any installation does not impact on the structural integrity of the building on which it is installed or any other structure.

5.1.2 Development Provisions

Where development is not subject to the provisions of the *Residential Design Codes of Western Australia*, solar energy systems should be designed and positioned on rooftops so as not to detract from the building itself or impose on the existing streetscape.

5.2 Wind Energy System

5.2.1 Approvals Required

- a. An *Application for Planning Approval* is required for all wind energy system installations.
- b. A Building Permit is required for the installation of any wind energy system.



5.2.2 Development Provisions

All wind energy systems are to comply with the general provisions listed below and the development standards provided in Table 1:

- a. The system must be well setback from any overhead power lines.
- b. The turbine system must be fitted with an automatic and manual braking system or an over-speed protection device.
- c. Unless colour-matched to the supporting roof, the wind energy system and any tower structure must remain painted or finished in the colour or finish applied by the manufacturer.
- d. No signage, other than the manufacturer's or installer's identification, shall be attached to the system.
- e. Any electrical components and wires associated with a small wind energy system must not be visible from the street.
- f. The system must not be located on a property/building on the City's Heritage List.

OTHER

5.2.3 Compliance with other Legislation

- a. All wind energy systems are required to comply with the *Environmental Protection (Noise) Regulations 1997*. In addition, wind energy systems that connect to the electric utility supply must comply with the requirements of the relevant public authorities.
- b. Manufacturer's specifications and a statement demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997* must be submitted with the planning Application for Planning Approval.

5.3 Advertising

- a. Applications for Planning Approval that do not comply with this Policy will require consultation with adjoining property owners likely to be affected by the proposal for a minimum period of 21 days prior to the determination of the Application. Consultation will include neighbours on the opposite side of the street where the structure may be visible from the street and will be undertaken by the City.
- b. Where planning approval is granted for development that complies with this Policy, the owners of adjoining properties will be notified of the approved development in writing.



5.4 Variations

Where a proposal does not meet the specific requirements of this Policy, the applicant is to provide appropriate justification, and the proposal will be considered in accordance with the objectives of this Policy.

CREATION DATE: March 2011

AMENDMENTS: [CJXXX-XX/XX](#)

RELATED DOCUMENTATION:

- [City of Joondalup District Planning Scheme No. 2](#)
- *Environmental Protection (Noise) Regulations 1997*
- [Residential Design Codes of Western Australia](#)

Table 1 — Development Standards

		Applicable Zones
		<ul style="list-style-type: none"> Residential Zones Special Residential Zones Single and Grouped Dwellings in City North Lakeside District of the Joondalup City Centre
		<ul style="list-style-type: none"> All other Zones
Number of turbines	max. of 1 per lot	max. of 1 per 1,000 m ² of lot area
Minimum lot size	350 m ²	1,000 m ²
Nameplate capacity	max. 2 kW	unlimited
Height	Pole Mounted: max. 5 m total height above natural ground level Roof Mounted: max. total height 3 m above roofline if mounted on a single-storey dwelling min. 1 m clearance above roofline not permitted on dwellings 2 storeys or more	Pole Mounted: max. 10 m total height above natural ground level Roof Mounted: max. total height 7.5 m above roofline
Diameter	max. blade diameter 2 m	max. blade diameter 5.5 m
Boundary setbacks (street)	not permitted between the building and the street alignment	not permitted between the building and the street alignment
Boundary setbacks (side and rear)	Pole Mounted: setback from boundaries is not less than the total height of the wind energy system Roof Mounted: no min. setback from boundary, however, wind energy system to be located a minimum of 7.5 m from major opening of adjoining dwelling	Pole Mounted: Setback from boundaries is not less than half of the total height of the wind energy system Roof Mounted: no minimum setback from boundary, however, wind energy system to be located a minimum of 7.5 m from major opening of adjoining building



SATELLITE DISHES, AERIALS, AND RADIO EQUIPMENT POLICY

CATEGORY:	City Policy – A policy that is developed for administrative and operational imperatives and has an internal focus. Developed by the Policy Committee and/or the administration and adopted by Council.
RESPONSIBLE DIRECTORATE:	Planning and Community Community Development
OBJECTIVE:	To specify standards relating to the installation of devices including satellite dishes, aerials and radio equipment in residential areas.

1. **AUTHORITY**

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2*, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. **AREA APPLICATION**

This Policy applies to the Residential Zone of the City of Joondalup.

3. **STATEMENT AIMS**

To The City of Joondalup values the protection of the quality of the streetscape and the amenity of adjoining residents by minimising the visual impact of satellite dishes, aerials and radio equipment.

4. **DETAILS STATEMENT**

4.1 **Planning Approval Requirement**

An *Application for Planning Approval* is required prior to the issuing of a Building Permit (where required) for the erection of a satellite dish, aerial, or radio equipment except when:

- a satellite dish is located on the roof and has a diameter of not greater than 0.9 metres;
- a satellite dish (combined dish and support) is located at existing ground level and is 2.4 metres or less in any dimension (the dish is to be located so as not to be visible from any street or adjoining property);



- a radio antenna is not greater than 2.0 metres in height if mounted on the roof, or does not project more than 2.0 metres above the roof ridge if located at ground level and is not located between the street and the house; and/or
- a domestic TV television antenna not greater than 4.0 metres in any dimension.

A maximum of one satellite dish and one form of radio equipment is permitted, exclusive of a domestic antenna. Where additional equipment is sought, an *Application for Planning Approval* is required.

4.2 Development Provisions

Where an *Application for Planning Approval* is required, the proposal is to conform to the following:

4.2.1 Satellite Dishes

- a. The satellite dish is to be located so to minimise the visual impact on the adjoining owners.
- b. The satellite dish is to be located or screened so as not to be visible from the street.
- c. Satellite dishes with a diameter greater than 0.9 metres should be located at ground level only. Any dish located at ground level is to be a maximum height (combined dish and support) of 4.0 2.4 metres above natural ground level.

4.2.2 Aerials and Masts

- a. Such Applications will be considered on their individual merits, however, assessment will include consideration of the visual impact of the aerial or mast on the streetscape and adjoining properties.

4.3 Advertising of Applications for Planning Approval, including Satellite Dishes, Aerials and Radio Equipment

All *Applications for Planning Approval* will require the City of Joondalup to consult with adjoining property owners in accordance with the provisions of the *Residential Design Codes of Western Australia*, prior to the determination of the Application. Consultation will include neighbours on the opposite side of the street where the structure may be visible from the street.



CREATION DATE: October 2006

AMENDMENTS: CJXXX-XX/XX

RELATED DOCUMENTATION:

- *City of Joondalup District Planning Scheme No. 2*
- *Register of Delegation of Authority*
- *Residential Design Codes of Western Australia*

DRAFT



NOTIFICATION OF APPROVED COMMERCIAL DEVELOPMENT POLICY

CATEGORY:	City Policy – A policy that is developed for administrative and operational imperatives and has an internal focus. City policies are referred to Council for review and endorsement.
RESPONSIBLE DIRECTORATE:	Planning and <u>Community</u> Development
OBJECTIVE:	To ensure that owners of Residential Zoned land are informed of approved development occurring on adjoining Mixed-Use, Business, Commercial or Service Industrial Zoned land.

1. AUTHORITY

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2 (DPS2)* which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. APPLICATION AREA

This Policy applies to the whole of the City of Joondalup.

3. STATEMENT BACKGROUND

From time to time, the City receives applications that comply with the provisions of the Scheme and Council Policies. In these instances, or where minor variations to standards are unlikely to affect adjoining owners, the application is not referred to adjacent or nearby landowners for comment.

Within the City, there are many areas where the a Residential Zone abuts a Mixed-Use, Business, Commercial or Service Industrial Zone. It is considered appropriate that these landowners be notified of development that is approved, notwithstanding that the proposal complies with standards, or only involves minor variations to standards.

This Policy has been developed to set out the process of notification of approved commercial development on land that abuts the a Residential Zone, where public advertising has not otherwise been carried out.

4. DETAILS STATEMENT

4.1 Notification Process

- a. Where planning approval is granted for a development on land zoned in a Mixed-Use, Business, Commercial or Service Industrial Zone that:
 - complies with the provisions of the Scheme City of Joondalup District Planning Scheme No. 2 and Council Policies; or
 - public advertising has not otherwise been carried out,
 the owners of any land zoned in a Residential Zone that directly abuts, or is within 30 metres of the development site, will be notified of the approved development in writing.
- b. Notification will include details of the proposed development and/or land use.

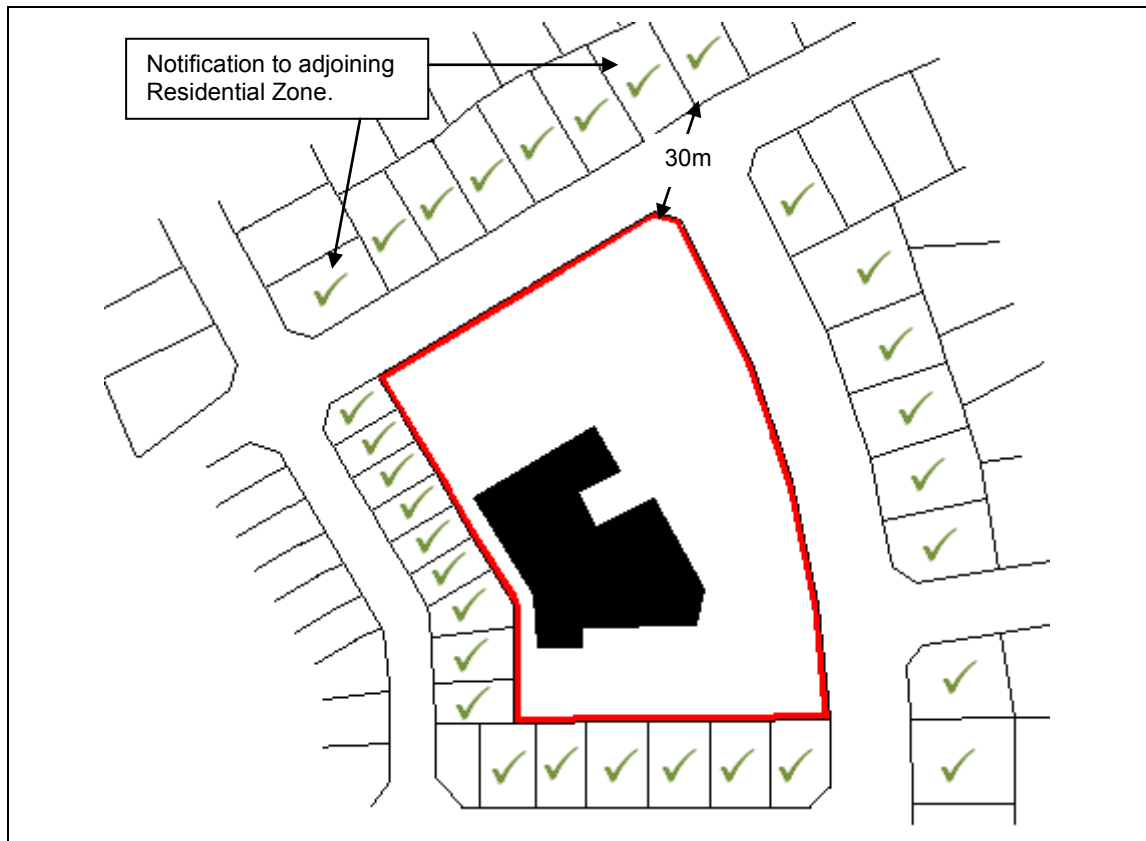


Figure 1. Example of residences requiring notification

Creation Date: October 2009

Amendments: CJXXXX

Related Documentation:

- City of Joondalup District Planning Scheme No. 2



CASH-IN-LIEU OF CAR PARKING POLICY **(~~Excluding the Joondalup City Centre~~)**

CATEGORY:	City Policy – A policy that is developed for administrative and operational imperatives and has an internal focus. Developed by the Policy Committee and/or the administration and adopted by Council.
RESPONSIBLE DIRECTORATE:	Planning and Community Development <u>Planning and Community Development</u>
OBJECTIVE:	To ensure an adequate provision of off street parking to cater for the normal parking demand of land uses in all areas. To provide an option for developers for the development of on-site parking. To provide an equitable basis for apportioning charges for cash-in-lieu of the provision of car parking to contribute towards a fund for Council to meet future parking demand within the locality of the City of Joondalup. <u>To provide guidance on the application of cash-in-lieu parking arrangements for developments outside of the Joondalup City Centre.</u>

1. AUTHORITY

This Policy has been prepared in accordance with Clause 8.11 of the City of Joondalup District Planning Scheme No. 2, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. APPLICATION

This Policy applies to all non-residential development in the City of Joondalup, except in the Joondalup City Centre Zone, the Rural, and Special Residential Zones.

3. STATEMENT

The Council acknowledges the need to provide to ensure an adequate provision of off-street parking to cater for the normal parking demand of land uses in all areas: as well as the importance of providing an options for developers for the development of to establish alternative on-site parking arrangements.



~~In accordance with Part 4.8 of Council's *District Planning Scheme No. 2*, all developers must provide parking bays, as required under Table 2.~~

The Council's *City of Joondalup District Planning Scheme No. 2* provides that Council may accept a cash payment in lieu of the provision of on-site parking in certain circumstances. Council may approve a development involving the payment of cash-in-lieu of car parking provided at least 75 per cent of the required car park is provided on-site.

It is also the City's position that the proceeds of any cash-in-lieu of parking arrangements should be appropriately apportioned to car parking infrastructure needs as they arise within the City of Joondalup. ~~To provide an equitable basis for apportioning charges for cash-in-lieu of the provision of car parking to contribute towards a fund for Council to meet future parking demand within the locality of the City of Joondalup.~~

Policy Area

1. Policy Statement

4. DETAILS

4.1 Parking Bay Valuation

For the purpose of this Policy, a typical parking bay and its associated manoeuvring and landscaping areas is assumed to occupy an area of 30 square metres. The cash value in any particular case will depend on the land value.

- a. The cash value that will be accepted for each parking bay is the sum of the construction cost of an at-grade car bay as determined by the Council and the land component.

For practical purposes, these costs have been calculated and grouped into two categories:

- Service industrial/commercial land
- Beachfront commercial (being any lot which is directly opposite the coastal Regional Parks and Recreation Reservation)

The cash value of a car bay within each of the above categories is as notated in the *Schedule of Fees and Charges*. The cash value of a car bay is reviewed on an annual basis.

4.2 Policy Exceptions

- a. In particular instances involving compatible land uses in close proximity, Council may approve, as an alternative to the payment of cash-in-lieu:
 - an aggregate reduction in car parking;
 - support by reciprocal parking; and/or



- access agreements when the different land uses are located on separate lots.
- b. In case of purpose-built developments involving a single occupancy where the parking demand can be estimated with a high degree of confidence, the Council may approve a reduction in required parking without the payment of cash-in-lieu. In these instances the Council may require an appropriate area of land to remain undeveloped for the provision of additional car parking or the payment of cash-in-lieu, if, in Council's opinion, additional parking becomes required.

4.3 Royce Court, Joondalup

4. Policy Area

~~This policy~~ The following applies to all lots that abut Royce Court, Lot 65 Winton Road, Joondalup.

5. Policy Statement

- a. The public parking provided in Royce Court is considered adequate for development up to 0.7 plot ratio on the surrounding lots. Any development on lots within this policy area above a plot ratio of 0.7 will require a cash-in-lieu of car parking contribution to be made to Council in accordance with the Service Industrial Category of Council's ~~Cash-In-Lieu of Car Parking Policy~~ this Policy.
- b. Should the applicant provide on-site car parking for the equivalent portion of the proposed development that is above a plot ratio of 0.7, a cash-in-lieu payment is not required.

4.4 Sustainability

~~This policy promotes sustainability by allowing the opportunity for a mix of public and private car parking. Cash in lieu of car parking enables public car parking to be provided in strategic locations, and assists in reducing the amount of private land that is given over to car parking, and which could be used for other development.~~

CREATION DATE: June 1999

AMENDMENTS: CJ206-10/05, CJ056-04/06, CJXXX-XX/XX

RELATED DOCUMENTATION:

- *City of Joondalup District Planning Scheme No. 2*



REQUESTS FOR SALE OF PUBLIC OPEN SPACE RESERVES POLICY

CATEGORY:	<p>Council Policy —A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations.</p> <p>Council policies are developed by the Policy Committee for approval by the Council.</p>
RESPONSIBLE DIRECTORATE:	Planning and Community Development <u>Planning and Community Development</u>
OBJECTIVE:	To establish guidelines for the assessment of requests for sale of public open space reserves.

1. AUTHORITY ~~RELATED DOCUMENTATION~~

This Policy has been prepared in accordance with Clause 8.11 of the City of Joondalup District Planning Scheme No. 2, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

~~This policy should be read in conjunction with Part 2 ("Reserves") of District Planning Scheme No.2 ("DPS2").~~

2. APPLICATION

This Policy applies to all local public recreation reserves within the City and land reserved for parks and recreation under City of Joondalup District Planning Scheme No. 2.

3. STATEMENT

1 Policy Aims

It is the Council's position that requests for the sale of public open space reserves should be considered within the context of the following aims:

- a. To preserve land reserved for public recreation, being public open space (POS), where it provides a benefit to the community.
- b. To give due consideration to the current and future needs of the community and environmental matters in assessing requests for excision or sale of POS public open space.



2 ~~Policy Area:~~

~~This Policy applies to all local public recreation reserves within the City and land reserved for parks and recreation under District Planning Scheme No. 2.~~

4. DETAILS

3 ~~Policy Statement~~

4.1 Assessment Guidelines

- a. The Council views POS public open space as an extremely valuable community asset.
- b. A clear benefit to the community, outside of any direct financial contribution, is to be established before a proposal seeking the sale of a portion of a POS public open space reserve is advertised for public comment.
- c. Maintenance of a reserve is not a relevant matter in assessing whether the proposed excision would have a clear benefit to the community.
- d. If such a proposal does not provide a clear benefit to the community and/or does not promote sustainability objectives, the Director Planning and Community Development and Manager Planning Services have the delegated authority to determine that the request not proceed.
- e. If the proposed excision of portion of the POS public open space reserve provides a benefit for the community and promotes sustainability objectives, the request will be advertised for a minimum period of 30 days as follows:
 - i. A sign ~~is to be~~ erected on the site, at the applicant's cost.
 - ii. A notice ~~is to be~~ placed in a local newspaper, at the applicant's cost.
 - iii. Letters sent to nearby landowners.
 - iv. Liaison with identified local community and interest groups.
 - v. Referral to the ~~Department of Land Information~~Department of Regional Development and Lands, Department of Planning and other relevant servicing authorities for comment.
 - vi. A notice ~~is to be~~ placed on the City's notice boards and the City's website.
- f. Upon the closure of advertising, the request shall be referred to Council having due regard for the aims and statements of this Policy.



Comments received as a result of advertising carried out in accordance with Clause 3(e) above, and the requirements of the ~~Department of Planning's~~ Department of Regional Development and Lands' *Guidelines for Administration of Section 20A 'Public Recreation' Reserves*.

The applicant shall also obtain a valuation at their cost, from the Valuer General's Office, on the portion of land proposed to be purchased.

4. ~~Sustainability~~

This policy promotes sustainability objectives by:

- ~~Ensuring existing natural bush land is retained within the POS reserves.~~
- ~~Recognising that the role of POS reserves in providing visual relief in addition to passive and active recreation areas should not be diminished without appropriate benefit to the community.~~
- ~~Recognising that POS reserves are a public asset for the enjoyment of the wider community, and ensuring that any proposed excision of POS is of benefit to the community, outside of any direct financial contribution.~~

CREATION DATE: September 2006

AMENDMENTS: CJXXX-XX/XX

- RELATED DOCUMENTATION:
- City of Joondalup District Planning Scheme No. 2
 - *Guidelines for Administration of Section 20A 'Public Recreation' Reserves*
 - *Register of Delegation of Authority*

**PROPOSED AMENDMENT TO VARIOUS POLICIES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 28 JUNE 2012)**

NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER RECOMMENDATION
Cash-in-Lieu of Car Parking Policy				
1	R Repke	1 Pittwater Close Kallaroo WA 6025	<p>Disagrees with policy. All required parking bays should be built. More infill buildings in Joondalup and residential buildings in Wanneroo, which will have an impact on parking availability in Joondalup, as it is not expected that public transport will reduce the need for parking bays.</p> <p>Also, fewer bays will reduce business opportunities for shops, it is the interest of businesses to have as many parking bays as required.</p> <p>In order to keep Joondalup as a well managed City with no chaotic parking all parking bays should be built. An applicant trying to pay the City off for not providing all required parking bays, should not received approval for his plans.</p>	<p>Not supported.</p> <p>Although it is understood that the submitter disagrees with the policy, it is an existing policy that is already in operation.</p> <p>Notwithstanding, the provision of cash in lieu of car parking is not a right, requires the discretion of Council, and is based on the merits of a particular proposal.</p>

**PROPOSED AMENDMENT TO VARIOUS POLICIES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 28 JUNE 2012)**

NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER RECOMMENDATION
Notification of Approved Commercial Development Policy				
1	R Repke	1 Pittwater Close Kallaroo WA 6025	Believes that properties within 100m, not 30m, of the subject development should be notified to give residents a maximum chance to be heard.	Not supported. Although the views of the submitter are noted, it is an existing policy that is already in operation. The submitter may have misinterpreted the policy. The policy is about notifying adjoining and adjacent properties when complying commercial development is approved. The policy is not a consultation policy.
Satellite Dishes, Aerials and Radio Equipment Policy				
1	R Repke	1 Pittwater Close Kallaroo WA 6025	Agrees.	Noted.
Small Scale Renewable Energy Systems Policy				
1	R Repke	1 Pittwater Close Kallaroo WA 6025	Agrees. The submitter comments on small wind turbines in combination with solar panels.	Noted.