

Multiple Dwellings Within Portion of Housing Opportunity Area 1 Local Planning Policy

Responsible Directorate: Planning and Community Development

Objectives:

- To ensure that the form of residential development within the specified area of Housing Opportunity Area 1 protects and retains the existing character and residential amenity of the area.

1. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area, and Part 7 of the *Residential Design Codes of Western Australia (R-Codes)*.

2. Application:

This policy applies to the area of Housing Opportunity Area 1 bounded by the Mitchell Freeway, Warwick Road, Davallia Road and Beach Road, Duncraig.

3. Definitions:

“**Housing Opportunity Area 1**” means the area as outlined in the City of Joondalup *Local Housing Strategy*.

4. Details:

- 4.1 Development applications for multiple dwellings within the application area will not be approved unless:

- a. the proposed development meets the deemed-to-comply provisions of Part 5 of the R-Codes and any replacement deemed-to-comply provisions for Housing Opportunity Areas within Table 1 of the *Residential Development Local Planning Policy*.
- b. building height does not exceed that outlined in Table 3 Category B of the R-Codes.

Creation Date: <mmmm yyyy (adopted by Council)>

Amendments:

Related Documentation:

- *State Planning Policy 3.1: Residential Design Codes of Western Australia*
- *Residential Development Local Planning Policy*