



Planning Consultation Local Planning Policy

Local Planning Policy

Responsible Directorate: Planning and Community Development

Objective: To state the City of Joondalup's commitment to effective, transparent and accessible community consultation on planning proposals to inform decision-making.

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.

2. Application:

This policy applies to all community consultation activities in the City of Joondalup related to planning proposals.

3. Definitions:

"community consultation" means any activity which seeks feedback from community members to inform decision-making.

"planning proposal" means an application for consideration against the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* or *Local Planning Scheme No 3*.

"R-Codes" means [State Planning Policy 7.3 Residential Design Codes Volumes 1 and 2](#).

4. Statement:

The City of Joondalup is responsible for processing planning proposals within legislative timeframes and must balance this responsibility with the community's desire to have input into the assessment outcome. Community consultation forms part of the City's assessment against the planning framework, and informs, but does not replace, the decision-making role of the relevant legislative body (e.g. City, Council, Development Assessment Panel, State Administrative Tribunal, and/or State Government authority).

The City will consult with the community whenever it is required to do so under legislation and in accordance with Tables 1–3.

5. Details:

5.1. Principles of Community Consultation:

To ensure the City's community consultation practices for planning proposals are effective, transparent and accessible, the following principles will apply, unless bound otherwise by statutory and legislative requirements (see Tables 1–3).

5.1.1. Stakeholders:

The City will identify stakeholders for consultation activities based on the following:

- The requirements of the R-Codes in relation to consultation requirements
- Scale and scope of the planning proposal.
- Location and proximity to the property in question.
- Potential impact of the planning proposal on local amenity, such as vehicle movements, streetscapes and landscaping, amongst others.

5.1.2. Methodology:

- a. The City will ensure consultation activities are communicated to stakeholders in accordance with the communication methods listed in Tables 1–3.
- b. Unless stated otherwise, the City will only accept feedback on planning proposals in writing, either electronically or in hard-copy.

5.1.3. Timing and Duration:

- a. The timing of consultation activities may be prescribed under legislation depending on the type of planning proposal. Where the timing is set to occur over the Easter or Christmas public holidays, the City will extend the duration of the consultation by seven days, where legislative timeframes can still be met.
- b. The City will ensure that the duration of consultation activities is planned in accordance with those listed in Tables 1–3.

5.1.4. Supporting and Technical Material:

The City will ensure appropriate supporting and technical material is made available to consultation participants for the duration of the consultation period to support understanding of the planning proposal.

5.1.5. Consultation Outcomes:

- a. The City will make a summary of the consultation outcomes available to the applicant of a planning proposal on request.
- b. The City will ensure consultation participants can register their details and 'opt-in' to receive information about the progress of a planning proposal. Information may be provided on the following, as relevant:
 - Dates of Council Meetings and meetings of the Joint Development Assessment Panel.
 - Initiation of State Administrative Tribunal applications.
 - Any additional community consultation required.
 - Final outcome/decision.

5.2. Costs associated with consultation:

In accordance with the *Planning and Development Regulations 2009*, the costs and expenses related to advertising and consultation procedures required in relation to an application are payable by the applicant in addition to the fee for the provision of the service. These costs are included in the City's *Schedule of Fees and Charges*.

Creation Date:	<mmmm yyyy (adopted by Council)>
Amendments:	<report ref. (if amendments have been made — not just review)>
Related Documentation:	<ul style="list-style-type: none"> • <i>Child Care Premises Local Planning Policy</i> • <i>Community Consultation Policy</i> • <i>Consulting Rooms Local Planning Policy</i> • <i>Elections Caretaker Policy</i> • <i>Home-Based Business Local Planning Policy</i> • <i>Non-residential Development in the Residential Zone Local Planning Policy</i> • <i>Satellite Dishes, Aerials, and Radio Equipment Policy</i> • <i>Short-Term Accommodation Local Planning Policy</i> • <i>Telecommunications Infrastructure Local Planning Policy</i> • <i>Land Administration Act 1997</i> • <i>Local Government Act 1995</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>Planning and Development Regulations 2009</i> • <i>Local Planning Scheme No. 3</i>

- *State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2*

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Table 1. Consultation Requirements — Residential Development Applications

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
New single house or additions to an existing/approved single house where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for following R-Codes provisions:^{1, 2} <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) 	14 days	Yes	No	No	No	No
New grouped dwellings (less than five) or additions to an existing/approved grouped dwelling where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions²: <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) 	14 days	Yes	No	No	No	No
Multiple dwellings (new and major additions^{3,4}), grouped dwellings (five or more) (new and major additions³)	14 days	Yes	Yes	No	Yes	No

Notes referenced in Table 1:

1. Single house proposals (including additions to an existing house) that comply with the deemed-to-comply provisions of the R-Codes and any other applicable local planning policy, do not require planning approval (and therefore do not require consultation).
2. Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.
3. “Major additions” include proposals such as additional storeys and significant increases to the overall building footprint and similar.
4. Minor additions or modifications to existing/approved multiple dwellings, where an Element Objective assessment or equivalent is required in accordance with the R-Codes, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

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Table 2. Consultation Requirements — Other Development Applications

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Home occupation and home business ¹	14 days	Yes	No	No	No	No
Child care centre — new or expansion in capacity	14 days	Yes	Yes	No	Yes	No
Consulting rooms — new or expansion in capacity (applies to the 'Residential' zone and 'Urban Development' zone where the structure plan applies the 'Residential' zone)	14 days	Yes	Yes	No	No	No
Short-term accommodation — new or intensified use (applies to the 'Residential' zone)	14 days	Yes	Yes	No	No	No
Non-residential development in the 'Residential' zone — new or intensified use	14 days	Yes	Yes	No	No	No
Telecommunications infrastructure	21 days	Yes — landowners/occupiers within 400 m of site	Yes	No	No	No
Satellite dishes, aerials and radio equipment	14 days	Yes	No	No	No	No
Change of land use 'P' use where all development standards are met	Not required					
Change of land use to 'D' uses where all development standards met ²	14 days	Yes	No	No	No	No
Change of land use to 'A' uses	14 days	Yes	Yes	No	Yes	No

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Commercial and mixed-use development (new and major additions³) where discretion is required against applicable development standards⁴	14 days	Yes	Yes	No	No	No

Notes within Table 2:

1. For home occupation and home business renewals, if any changes are proposed to the operation of the business, or complaints have been received within the previous 12 months, consultation may be required.
2. 'D' land uses will only be advertised where there is the potential for the use to impact on the amenity of adjoining properties, as determined by the City.
3. Major additions include proposals such as additional storeys and significant increases to overall building footprint and similar.
4. Minor additions or modifications to existing/approved commercial and mixed-use development, where discretion is required against applicable development standards, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity on the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

Table 3. Consultation Requirements — Strategic Planning Proposals

Strategic Planning Proposal Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Basic scheme amendment	Not required unless directed by the Minister for Planning					
Standard scheme amendment	42 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Complex scheme amendment	60 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Structure Plan and Activity Centre Plan ¹	28 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	No	Yes – if relating to a specific site	Yes
Local Development Plan ²	21 days	Yes	Yes	No	No	No
New local planning policy ³	21 days	No — unless it affects a specific property or sector/ group	Yes	Yes	No	Yes

Notes within Table 3:

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*:

1. The City may decide not to advertise an amendment to a structure plan or activity centre plan if, in the opinion of the City and the Western Australian Planning Commission, the amendment is of a minor nature.
2. The City may decide not to advertise an amendment to a local development plan if, in the opinion of the City, the amendment is of a minor nature.
3. The City may decide not to advertise an amendment to a local planning policy if, in the opinion of the City, the amendment is of a minor nature.

General notes:

1. Notification will include registered resident and ratepayer groups where appropriate.
2. Notification will include the Community Engagement Network where appropriate.

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COMMUNITY ENGAGEMENT OUTCOMES REPORT

Draft Planning Consultation Local
Planning Policy

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OVERVIEW

The community was invited to provide feedback from 31 October 2019 to 21 November 2019 on the draft Planning Consultation Local Planning Policy. The objective of the draft local planning policy was to state the City's commitment to effective, transparent and accessible community consultation on planning proposals to inform decision-making. Feedback was sought by way of a Comment Form with other written submissions also accepted.

The City collected a total of 142 valid submissions throughout the 22-day advertised engagement period. The majority came from stakeholders who had been engaged directly by the City, indicating an overall response rate of 3.0%. This included 4 submissions from the following resident/ratepayer groups:

- Beldon Residents Association Inc
- Edgewater Community Residents' Association
- Kingsley & Greenwood Residents Association
- Marmion, Sorrento, Duncraig Progress and Ratepayers Association

Respondents were asked to provide comments on the draft Planning Consultation Local Planning Policy. Common themes that emerged include a desire for:

- all planning proposals to be advertised for consultation via the website (especially for grouped dwellings)
- all planning proposals to be advertised for consultation where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan, is required
- all planning proposals for grouped dwellings to be advertised for consultation (including less than 5).

Similarly, a number of respondents also expressed the belief that:

- community members should always be able to provide feedback on planning proposals, or that they have the right to be consulted on planning proposals,
- the City should always take community feedback into account and/or the City should always respond to community feedback
- greater transparency is important/needed.

Note that a number of individual submissions contain identical or repeated statements, similar phrasing and/or similar paragraphing. This suggests that these may have been written by the same person or persons. Notwithstanding, these have been treated as individual submissions where different, individual contact details have been provided.

STAKEHOLDERS

A total of 3,231 stakeholders were *directly* engaged by the City. Stakeholders identified included:

- Community Engagement Network members = 3,213
- Resident/ratepayer groups = 18
 - Beldon Residents Association Inc
 - Burns Beach Residents Association Inc
 - Connolly Residents Association
 - Craigie Resident and Community Association
 - Currambine Residents Association Inc
 - Edgewater Community Residents' Association
 - Harbour Rise Home Owners Association
 - Heathridge Residents' Association
 - Hepburn Heights Landowner's Association
 - Iluka Homeowners Association
 - Kingsley & Greenwood Residents Association
 - Kinross Residents Association
 - Marmion, Sorrento, Duncraig Progress and Ratepayers Association
 - North Shore Country Club and Residents Association
 - Padbury Residents' Association Inc
 - Warwick Residents Group
 - Whitford Community, Ratepayers & Recreation Association Inc
 - Woodvale Waters Landowners Association

Additional stakeholders, including interested community members, were also indirectly engaged by the City via the engagement materials described below.

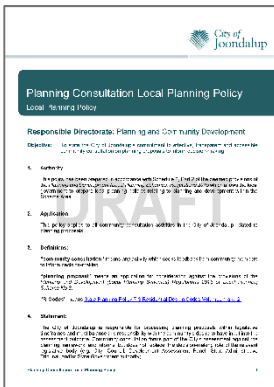
ENGAGEMENT MATERIALS

Members of the City's Community Engagement Network and representatives of resident/ratepayer groups were sent emails directing them to the City's website to view the draft Planning Consultation Local Planning Policy. These stakeholders were invited to submit feedback via the Online Comment Form, or in writing to the City via post or email.

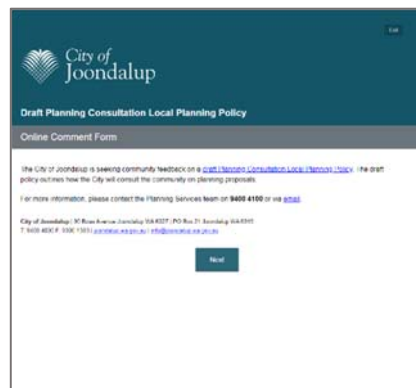
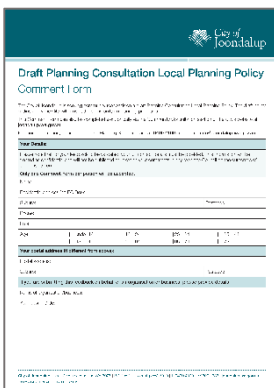
Email to Community Engagement Network members, and email to resident/ratepayer groups (see Appendix 1–2 for full):



Draft Planning Consultation Local Planning Policy (see Appendix 3 for full)



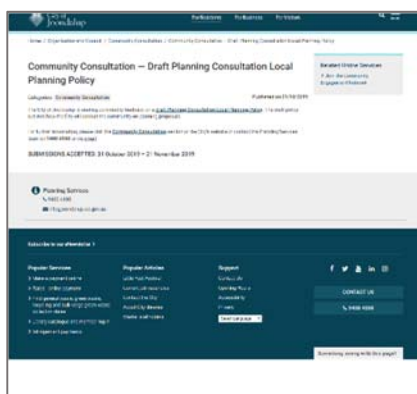
Hard-copy and Online Comment Forms (see Appendix 4–5 for full):



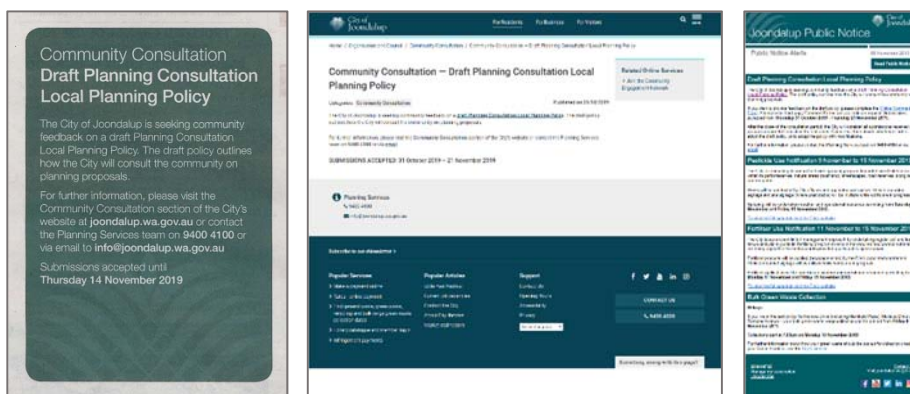
In addition to directly contacting identified stakeholders via post and email, the City advertised the engagement to other community members via the following means:

- Webpage linked through the “Community Consultation” section of the City’s website visible from 31 October 2019 to 21 November 2019.
- Public notice published in the *Joondalup Weekender* community newspaper on 31 October 2019, available online on 31 October 2019 and emailed to subscribers of the City’s Public Notices eNewsletter on 8 November 2019.
- E-screen displays visible on the e-screens located at the City’s customer services centres, libraries and Craigie Leisure Centre from 31 October 2019 to 21 November 2019.
- Facebook post published through the City’s Facebook account on 4 November 2019.
- Twitter post published through the City’s Twitter account on 4 November 2019.

Community Consultation webpage on the City’s website (see Appendix 6 for full):



Public notice (see Appendix 7–9 for full):



E-screen display (see Appendix 10 for full):



Facebook post and Twitter post (see Appendix 11–12 for full):



RESPONSE RATE

The City collected a total of 142 valid submissions throughout the 22-day advertised engagement period. Submissions that were considered valid include all those which contained contact details enabling identification and were submitted within the advertised engagement period. Where multiple submissions were received these were combined into one submission.

Of the 142 respondents, the majority provided feedback via the Online Comment Form (140) (although some of these respondents also provided additional feedback via email/letter). The remaining 2 respondents provided feedback via email.

Of the 3,218 Community Engagement Network members, 94 provided feedback and a further 44 community members (who were not engaged directly) also submitted feedback. The City received 4 submissions from representatives of resident/ratepayer groups, including:

- Beldon Residents Association Inc
- Edgewater Community Residents' Association
- Kingsley & Greenwood Residents Association*
- Marmion, Sorrento, Duncraig Progress and Ratepayers Association

Note that an analysis of these stakeholder submissions has not been included in this report. Full verbatim submissions are provided at Appendix 13–16.

In total, the majority of submissions came from stakeholders who had been engaged directly by the City, indicating an overall response rate of 3.0%. This data is shown in the tables below

	Forms sent	Forms received	Response rate
Submissions received by stakeholder type:	N	N	%
Community Engagement Network members	3,213	94	2.9%
Resident/ratepayer groups	18	4	22.2%
Beldon Residents Association Inc	1	1	0.0%
Burns Beach Residents Association Inc	1	0	100.0%
Connolly Residents Association	1	0	0.0%
Craigie Resident and Community Association	1	0	0.0%
Currambine Residents Association Inc	1	0	0.0%
Edgewater Community Residents' Association	1	1	100.0%
Harbour Rise Home Owners Association	1	0	0.0%
Heathridge Residents' Association	1	0	0.0%
Hepburn Heights Landowner's Association	1	0	0.0%
Iluka Homeowners Association	1	0	0.0%
Kingsley & Greenwood Residents Association	1	1	100.0%
Kinross Residents Association	1	0	0.0%
Marmion, Sorrento, Duncraig Progress and Ratepayers Association	1	1	100.0%
North Shore Country Club and Residents Association	1	0	0.0%
Padbury Residents' Association Inc	1	0	0.0%
Warwick Residents Group	1	0	0.0%
Whitford Community, Ratepayers & Recreation Association Inc	1	0	0.0%
Woodvale Waters Landowners Association	1	0	0.0%
Other community members (engaged indirectly)	—	44	—
Total response rate (engaged <i>directly</i>)	3,231	98	3.0%

Submissions received by type:	N	%
Online Comment Form	140	98.6%
Hard-copy Comment Form	0	0.0%
Email/letter	2	1.4%
Total submissions	142	100.0%

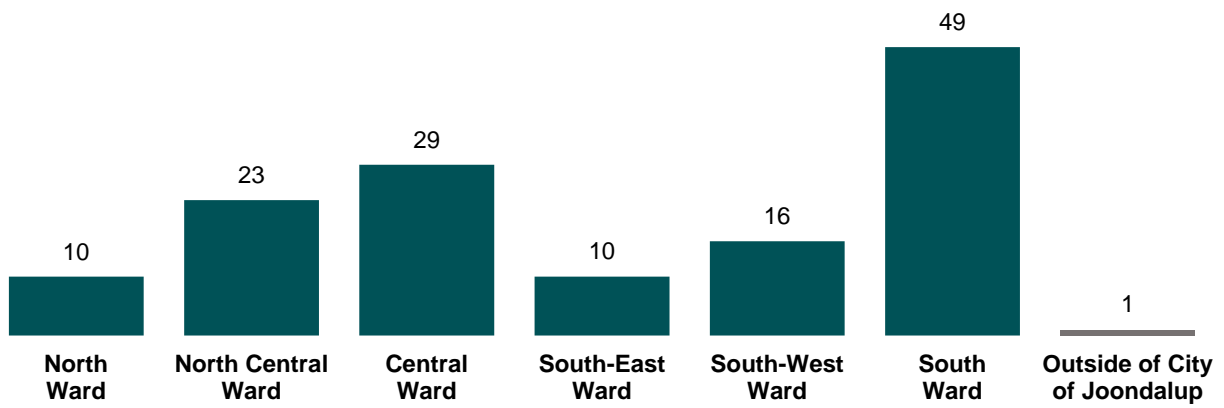
*The submission from Kingsley & Greenwood Residents Association was received after the closing date; however, the submission has been included in this report.

DEMOGRAPHICS

Respondent address

Respondents were asked to provide their contact address and over one-third reside in the South Ward (49), particularly Duncraig (31). A further 29 respondents reside in the Central Ward and 23 respondents reside in the North Central Ward. This data is shown in the table and chart below.

Submissions received by suburb and ward:	N	%
City of Joondalup	137	99.3%
North Ward	10	7.2%
Burns Beach	0	0.0%
Currambine	1	0.7%
Iluka	4	2.9%
Joondalup	4	2.9%
Kinross	1	0.7%
North Central Ward	23	16.7%
Connolly	1	0.7%
Edgewater	14	10.1%
Heathridge	2	1.4%
Mullaloo	3	2.2%
Ocean Reef	3	2.2%
Central Ward	29	21.0%
Beldon	1	0.7%
Craigie	3	2.2%
Kallaroo	10	7.2%
Woodvale	15	10.9%
South-East Ward	10	7.2%
Greenwood	2	1.4%
Kingsley	8	5.8%
South-West Ward	16	11.6%
Hillarys	7	5.1%
Padbury	3	2.2%
Sorrento	6	4.3%
South Ward	49	35.5%
Duncraig	31	22.5%
Marmion	0	0.0%
Warwick	18	13.0%
Outside of City of Joondalup	1	0.7%
Total submissions (excluding resident/ratepayer groups)	138	100.0%

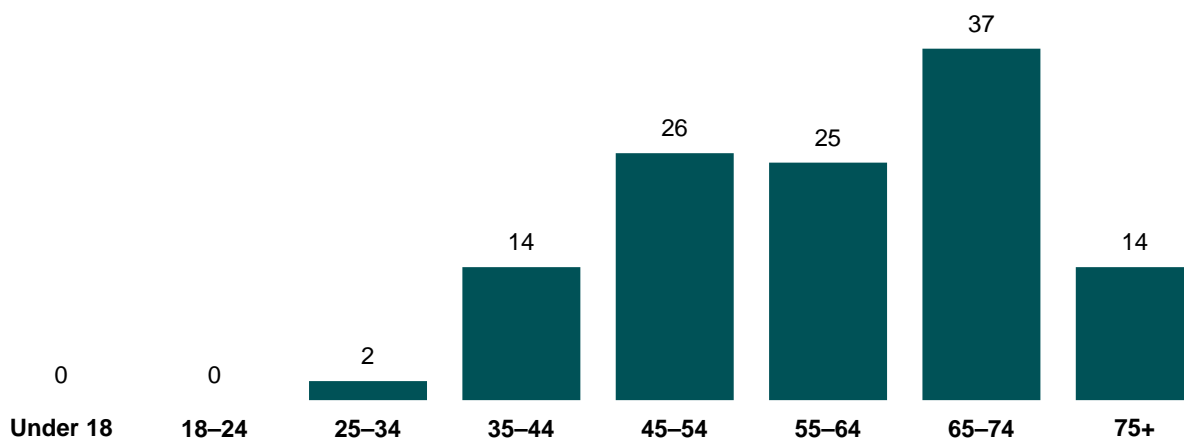
Submissions received by ward:

Respondent age

Respondents were asked to provide their age and over half are over the age of 55 years (76), with a large number of respondents aged 65–74 years (37). A total of 25 respondents are aged 55–64 years, and 26 respondents are aged 45–54 years. Few respondents are under 45 years of age (16). This data is shown in the table and chart below.

Submissions received by age:	N	%
Under 18 years	0	0.0%
18–24 years	0	0.0%
25–34 years	2	1.4%
35–44 years	14	10.1%
45–54 years	26	18.8%
55–64 years	25	18.1%
65–74 years	37	26.8%
75+ years	14	10.1%
No response	20	14.5%
Total submissions (excluding resident/ratepayer groups)	138	100.0%

Submissions received by age:



COMMENT FORM QUESTIONS

QUESTION: “Please provide your comments on the draft Planning Consultation Local Planning Policy”

Respondents were asked to provide comments on the draft Planning Consultation Local Planning Policy. Common themes include a desire for all planning proposals to be advertised for consultation via the website (especially for grouped dwellings) (43), a desire for all planning proposals to be advertised for consultation where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan, is required (37), and a desire for all planning proposals for grouped dwellings to be advertised for consultation (including less than 5) (36). Additionally, a number of respondents also expressed a belief that community members should always be able to provide feedback on planning proposals, or that they have the right to be consulted on planning proposals (37), a belief that the City should always take community feedback into account and/or the City should always respond to community feedback (37), and that greater transparency is important/needed (37). These comments have been broadly grouped and summarised in the table below. Verbatim comments have been randomised and are provided at Appendix 17.

Please provide your comments on the draft Planning Consultation Local Planning Policy (summary):	N*	%
Support policy (in general)	13	9.4%
Oppose policy (in general)	10	7.2%
Policy limits opportunities for feedback/prevents residents knowing what's going on	17	12.3%
City does not listen to residents/favours developers	24	17.4%
City should take community feedback into account/respond to community feedback on planning proposals	37	26.8%
Greater transparency is important/needed	37	26.8%
Community members should be able to/have the right to give feedback on planning proposals	37	26.8%
Stakeholders should be better identified/larger radii should be applied when targeting stakeholders	35	25.4%
All planning proposals should be advertised for consultation where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan, is required	37	26.8%
All planning proposals for grouped dwellings should be advertised for consultation (including less than 5)	36	26.1%
Planning proposals should be advertised for consultation via the City's website (especially for grouped dwellings)	43	31.2%
Planning proposals should be advertised for consultation via on-site signage (especially for telecommunications infrastructure)	18	13.0%
Planning proposals should be advertised for consultation via local newspaper and/or public notice board	12	8.7%
Planning proposals should be advertised for consultation via different communication methods (eg email, social media, etc)	8	5.8%
Duration of consultation should be longer (especially longer than 14 days)	20	14.5%
Neighbours should be provided with a hard-copy of the planning proposal	17	12.3%

Please provide your comments on the draft Planning Consultation Local Planning Policy (summary):	N*	%
Concerned about subdivisions, infill development, multiple dwellings and/or grouped dwellings in local area	32	23.2%
Concerned about radiation/health effects of 5G telecommunications	8	5.8%
Other/miscellaneous comment	41	29.7%
Total submissions (excluding resident/ratepayer groups)	138	100.0%

*Numbers may not add up to total, as respondents may have addressed more than one subject.

APPENDIX 1 — Email to Community Engagement Network members

From: Consultation
Sent: Thursday, 31 October 2019 9:12 AM
Subject: Community Consultation — Draft Planning Consultation Local Planning Policy

Dear Community Engagement Network Members,

The City of Joondalup is seeking community feedback on a [draft Planning Consultation Local Planning Policy](#). The draft policy outlines how the City will consult the community on planning proposals.

If you wish to provide feedback on the draft policy, please complete the [Online Comment Form](#). Alternatively, hard-copy Comment Forms are available on request via the contact details below. Feedback must be received by **21 November 2019**.

For further information, please visit the City's [website](#) or contact the City's **Planning Services** team on **9400 4100** or via [email](#).

Community Engagement Network
 City of Joondalup

Tel: 08 9400 4100
 Fax: 08 9300 1383
 Email: consultation@joondalup.wa.gov.au



A Global City: Bold | Creative | Prosperous

The information contained in this communication may be confidential or commercially sensitive. If you are not the intended recipient you must not copy this communication, disclose its contents to any other party, or take any action in reliance on it. Please delete and destroy all copies and immediately notify the sender on 9400 4000 or by reply email.

APPENDIX 2 — Email to resident/ratepayer groups

From: Consultation
Sent: Thursday, 31 October 2019 10:31 AM
Subject: Community Consultation — Draft Planning Consultation Local Planning Policy

Dear resident and ratepayer groups,

The City of Joondalup is seeking community feedback on a [draft Planning Consultation Local Planning Policy](#). The draft policy outlines how the City will consult the community on planning proposals.

If you wish to make a submission on behalf of your group, please complete the [Online Comment Form](#). Alternatively, hard-copy Comment Forms are available on request via the contact details below.

Feedback must be received by **21 November 2019**. The City would also appreciate you sharing the community consultation information with your members and networks.

For further information, please visit the City's [website](#) or contact the City's **Planning Services** team on **9400 4100** or via [email](#).

City of Joondalup

Tel: 08 9400 4100
 Fax: 08 9300 1383
 Email: info@joondalup.wa.gov.au



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APPENDIX 3 — Draft Planning Consultation Local Planning Policy



Planning Consultation Local Planning Policy

Local Planning Policy

Responsible Directorate: Planning and Community Development

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The City will identify stakeholders for consultation activities based on the following:

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- Scale and scope of the planning proposal.
- Location and proximity to the property in question.
- Potential impact of the planning proposal on local amenity, such as vehicle movements, streetscapes and landscaping, amongst others.

5.1.2. Methodology:

- a. The City will ensure consultation activities are communicated to stakeholders in accordance with the communication methods listed in Tables 1–3.
- b. Unless stated otherwise, the City will only accept feedback on planning proposals in writing, either electronically or in hard-copy.

5.1.3. Timing and Duration:

- a. The timing of consultation activities may be prescribed under legislation depending on the type of planning proposal. Where the timing is set to occur over the Easter or Christmas public holidays, the City will extend the duration of the consultation by seven days, where legislative timeframes can still be met.
- b. The City will ensure that the duration of consultation activities is planned in accordance with those listed in Tables 1–3.

5.1.4. Supporting and Technical Material:

The City will ensure appropriate supporting and technical material is made available to consultation participants for the duration of the consultation period to support understanding of the planning proposal.

5.1.5. Consultation Outcomes:

- a. The City will make a summary of the consultation outcomes available to the applicant of a planning proposal on request.
- b. The City will ensure consultation participants can register their details and 'opt-in' to receive information about the progress of a planning proposal. Information may be provided on the following, as relevant:
 - Dates of Council Meetings and meetings of the Joint Development Assessment Panel.
 - Initiation of State Administrative Tribunal applications.
 - Any additional community consultation required.
 - Final outcome/decision.

5.2. Costs associated with consultation:

In accordance with the *Planning and Development Regulations 2009*, the costs and expenses related to advertising and consultation procedures required in relation to an application are payable by the applicant in addition to the fee for the provision of the service. These costs are included in the City's *Schedule of Fees and Charges*.

Creation Date:	<mmmm yyyy (adopted by Council)>
Amendments:	<report ref. (if amendments have been made — not just review)>
Related Documentation:	<ul style="list-style-type: none"> • <i>Child Care Premises Local Planning Policy</i> • <i>Community Consultation Policy</i> • <i>Consulting Rooms Local Planning Policy</i> • <i>Elections Caretaker Policy</i> • <i>Home-Based Business Local Planning Policy</i> • <i>Non-residential Development in the Residential Zone Local Planning Policy</i> • <i>Satellite Dishes, Aerials, and Radio Equipment Policy</i> • <i>Short-Term Accommodation Local Planning Policy</i> • <i>Telecommunications Infrastructure Local Planning Policy</i> • <i>Land Administration Act 1997</i> • <i>Local Government Act 1995</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>Planning and Development Regulations 2009</i> • <i>Local Planning Scheme No. 3</i> • <i>State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2</i>

Table 1. Consultation Requirements — Residential Development Applications

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
New single house or additions to an existing/approved single house where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for following R-Codes provisions:^{1, 2} <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) 	14 days	Yes	No	No	No	No
New grouped dwellings (less than five) or additions to an existing/approved grouped dwelling where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions²: <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) 	14 days	Yes	No	No	No	No
Multiple dwellings (new and major additions^{3,4}), grouped dwellings (five or more) (new and major additions³)	14 days	Yes	Yes	No	Yes	No

Notes referenced in Table 1:

1. Single house proposals (including additions to an existing house) that comply with the deemed-to-comply provisions of the R-Codes and any other applicable local planning policy, do not require planning approval (and therefore do not require consultation).
2. Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.
3. "Major additions" include proposals such as additional storeys and significant increases to the overall building footprint and similar.
4. Minor additions or modifications to existing/approved multiple dwellings, where an Element Objective assessment or equivalent is required in accordance with the R-Codes, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

Table 2. Consultation Requirements — Other Development Applications

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Home occupation and home business ¹	14 days	Yes	No	No	No	No
Child care centre — new or expansion in capacity	14 days	Yes	Yes	No	Yes	No
Consulting rooms — new or expansion in capacity (applies to the 'Residential' zone and 'Urban Development' zone where the structure plan applies the 'Residential' zone)	14 days	Yes	Yes	No	No	No
Short-term accommodation — new or intensified use (applies to the 'Residential' zone)	14 days	Yes	Yes	No	No	No
Non-residential development in the 'Residential' zone — new or intensified use	14 days	Yes	Yes	No	No	No
Telecommunications infrastructure	21 days	Yes — landowners/occupiers within 400 m of site	Yes	No	No	No
Satellite dishes, aerials and radio equipment	14 days	Yes	No	No	No	No
Change of land use 'P' use where all development standards are met	Not required					
Change of land use to 'D' uses where all development standards met ²	14 days	Yes	No	No	No	No
Change of land use to 'A' uses	14 days	Yes	Yes	No	Yes	No

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Commercial and mixed-use development (new and major additions ³) where discretion is required against applicable development standards ⁴	14 days	Yes	Yes	No	No	No

Notes within Table 2:

1. For home occupation and home business renewals, if any changes are proposed to the operation of the business, or complaints have been received within the previous 12 months, consultation may be required.
2. 'D' land uses will only be advertised where there is the potential for the use to impact on the amenity of adjoining properties, as determined by the City.
3. Major additions include proposals such as additional storeys and significant increases to overall building footprint and similar.
4. Minor additions or modifications to existing/approved commercial and mixed-use development, where discretion is required against applicable development standards, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity on the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

Table 3. Consultation Requirements — Strategic Planning Proposals

Strategic Planning Proposal Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Basic scheme amendment	Not required unless directed by the Minister for Planning					
Standard scheme amendment	42 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Complex scheme amendment	60 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Structure Plan and Activity Centre Plan ¹	28 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	No	Yes — if relating to a specific site	Yes
Local Development Plan ²	21 days	Yes	Yes	No	No	No
New local planning policy ³	21 days	No — unless it affects a specific property or sector/ group	Yes	Yes	No	Yes

Notes within Table 3:

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*:

1. The City may decide not to advertise an amendment to a structure plan or activity centre plan if, in the opinion of the City and the Western Australian Planning Commission, the amendment is of a minor nature.
2. The City may decide not to advertise an amendment to a local development plan if, in the opinion of the City, the amendment is of a minor nature.
3. The City may decide not to advertise an amendment to a local planning policy if, in the opinion of the City, the amendment is of a minor nature.

General notes:

1. Notification will include registered resident and ratepayer groups where appropriate.
2. Notification will include the Community Engagement Network where appropriate.

DRAFT

APPENDIX 4 — Hard-copy Comment Form (page 1)



Draft Planning Consultation Local Planning Policy Comment Form

The City of Joondalup is seeking community feedback on a draft Planning Consultation Local Planning Policy. The draft policy outlines how the City will consult the community on planning proposals.

This Comment Form can also be completed electronically via the Community Consultation section of the City's website at joondalup.wa.gov.au

For more information, please contact the Planning Services team on **9400 4100** or via email info@joondalup.wa.gov.au

Your Details:

Please note that for your feedback to be validated, your full contact details must be provided. This information will be treated as confidential and will not be published or linked to your comments in any report to Council on the outcomes of the consultation.

Only one Comment Form per person will be accepted.

Name:

Residential address (no PO Box):

Suburb:

Postcode:

Phone:

Email:

Age: ☐ under 18 ☐ 18 – 24 ☐ 25 – 34 ☐ 35 – 44
☐ 45 – 54 ☐ 55 – 64 ☐ 65 – 74 ☐ 75+

Your postal address (if different from above):

Postal address:

Suburb:

Postcode:

If you are submitting this feedback on behalf of an organisation or business, please provide details:

Name of organisation/business:

Your position/title:

[illegible]

Thank you for your feedback.

Submissions accepted: 31 October 2019 – 21 November 2019

APPENDIX 5 — Online Comment Form (page 1)

Exit


City of
Joondalup

Draft Planning Consultation Local Planning Policy

Online Comment Form

The City of Joondalup is seeking community feedback on a [draft Planning Consultation Local Planning Policy](#). The draft policy outlines how the City will consult the community on planning proposals.


For more information, please contact the Planning Services team on **9400 4100** or via [email](#).

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City of
Joondalup

Draft Planning Consultation Local Planning Policy

Online Comment Form

Please note that for your feedback to be validated, your full contact details must be provided. This information will be treated as confidential and will not be published or linked to your comments in any report to Council on the outcomes of the consultation.

Only one Comment Form per person will be accepted.

*** Your details:**

Name:	<input type="text"/>
Residential address (no PO Box):	<input type="text"/>
Suburb	<input type="text"/>
Postcode:	<input type="text"/>
Phone:	<input type="text"/>
Email:	<input type="text"/>

Your postal address (if different from above):

Postal address:	<input type="text"/>
Suburb	<input type="text"/>
Postcode:	<input type="text"/>

Your age:

If you are submitting this feedback on behalf of an organisation or business, please provide details:


Name of organisation/business:	<input type="text"/>
Your position/title:	<input type="text"/>

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 **City of
Joondalup**

Draft Planning Consultation Local Planning Policy

Online Comment Form

Please provide your comments on the [draft Planning Consultation Local Planning Policy](#) below:


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City of
Joondalup

Draft Planning Consultation Local Planning Policy

Online Comment Form

Request to be informed:

Community consultation assists Council in deliberating and then making decisions on certain matters. The analysis from this consultation will be provided to Council to assist them in their decision-making role first at a Briefing Session and then at a Council meeting. Deputations can be made at Briefing Sessions by appointment and questions and public statements can be presented at Council meetings.

☐ I would like to be informed via email when this consultation will be presented at a Briefing Session and Council meeting

Email address:

City of Joondalup Community Engagement Network:

The Community Engagement Network is a network of community members interested in being consulted and engaged on an ongoing basis about future strategic initiatives in the City of Joondalup. Contact details are kept strictly confidential and members can opt-out at any time. If you are interested in joining the City of Joondalup Community Engagement Network, subscribe on the City's [website](#) or select the box below.

☐ I would like to join the City of Joondalup Community Engagement Network


Email address (if not entered above):

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Online Comment Form


Thank you for your feedback.

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
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SUBMIT COMMENT FORM

APPENDIX 6 — Community Consultation webpage



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[For Business](#)
[For Visitors](#)

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Draft Planning Consultation Local Planning Policy

Categories: [Community Consultation](#)
Published on 31/10/2019


The City of Joondalup is seeking community feedback on a [draft Planning Consultation Local Planning Policy](#). The draft policy outlines how the City will consult the community on planning proposals.

If you wish to provide feedback on the draft policy, please complete the Online Comment Form. Alternatively, hard-copy Comment Forms are available on request via the contact details below.

After the close of the consultation period, the City will consider all submissions received and prepare a report to Council on the outcomes. Council will then decide whether or not to adopt the draft policy, or to adopt the policy with modifications.

If you would like to be informed via email when the outcomes of the consultation are presented to Council, please tick the box on the Online Comment Form and ensure you provide your email address.

[ONLINE COMMENT FORM](#)

 **Planning Services**
9400 4100
info@joondalup.wa.gov.au

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
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9400 4000

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APPENDIX 7 — Public notice (*Joondalup Weekender*,
31 October 2019, p 11)


Community Consultation
**Draft Planning Consultation
Local Planning Policy**

The City of Joondalup is seeking community feedback on a draft Planning Consultation Local Planning Policy. The draft policy outlines how the City will consult the community on planning proposals.



For further information, please visit the Community Consultation section of the City's website at joondalup.wa.gov.au or contact the Planning Services team on **9400 4100** or via email to info@joondalup.wa.gov.au

Submissions accepted until
Thursday 14 November 2019

APPENDIX 8 — Public notice webpage



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Community Consultation – Draft Planning Consultation Local Planning Policy


Categories: [Community Consultation](#)

Published on 31/10/2019

The City of Joondalup is seeking community feedback on a [draft Planning Consultation Local Planning Policy](#). The draft policy outlines how the City will consult the community on planning proposals.

For further information, please visit the [Community Consultation](#) section of the City's website or contact the Planning Services team on 9400 4100 or via [email](#).

SUBMISSIONS ACCEPTED: 31 October 2019 – 21 November 2019



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- > [Infringement payments](#)






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APPENDIX 9 — Public notice eNewsletter



Joondalup Public Notice

Public Notice Alerts

08 November 2019

[Read Public Notices](#)

Draft Planning Consultation Local Planning Policy

The City of Joondalup is seeking community feedback on a [draft Planning Consultation Local Planning Policy](#). The draft policy outlines how the City will consult the community on planning proposals.

If you wish to provide feedback on the draft policy, please complete the [Online Comment Form](#). Alternatively, hard-copy Comment Forms are available on request. Submissions accepted from **Thursday 31 October 2019 - Thursday 21 November 2019**.

After the close of the consultation period, the City will consider all submissions received and prepare a report to Council on the outcomes. Council will then decide whether or not to adopt the draft policy, or to adopt the policy with modifications.

For further information, please contact the Planning Services team on **9400 4100** or via [email](#).

Pesticide Use Notification 9 November to 15 November 2019

The City is conducting its annual herbicide spraying program to control weed infestation within its parks/reserves, natural areas (bushland), streetscapes, road reserves, along kerbs and footpaths.

Works will be conducted by City officers and appointed contractors. Vehicle-mounted signage and site signage (where practicable) will be in place while works are in progress.

Spraying will be undertaken weather and operational resources permitting from **Saturday 9 November and Friday 15 November 2019**.

[To view the full schedule visit the City's website.](#)

Fertiliser Use Notification 11 November to 15 November 2019

The City takes a scientific turf management approach by undertaking regular soil and leaf tissue analysis to guide its fertilising program to ensure the required and correct nutrients are being applied in the endeavour to provide quality public open spaces.

Fertiliser products will be applied (broadacre scale) by the City's appointed contractors. Vehicle-mounted signage will be utilised while works are in progress.

Fertiliser application will be undertaken weather and operational resources permitting from **Monday 11 November and Friday 15 November 2019**.

[To view the full schedule visit the City's website.](#)

Bulk Green Waste Collection

Hillarys


If you live in the section by Northshore Drive (including Merrifield Place), Mullaloo Drive and Dampier Avenue – your bulk green waste verge collection can be put out from **Friday 8 November 2019**.




Collections start at **7.00am on Monday 18 November 2019**.

For further information about how your green waste should be put out for collection check your Waste Guide or visit the [City's website](#).

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APPENDIX 10 — E-screen display



Community Consultation

Draft Planning Consultation Local Planning Policy

The City of Joondalup is seeking community feedback on a draft Planning Consultation Local Planning Policy. The draft policy outlines how the City will consult the community on planning proposals.

For further information, please visit the Community Consultation section of the City's website at joondalup.wa.gov.au or contact the Planning Services team on **9400 4100** or via email info@joondalup.wa.gov.au

Submissions accepted: **31 October 2019 – 21 November 2019**







APPENDIX 11 — Facebook post (4 November 2019)



APPENDIX 12 — Twitter post (4 November 2019)



APPENDIX 13 — Submission from Beldon Residents Association Inc

In relation to this point:

New grouped dwellings (less than five) or additions to an existing/ approved grouped dwelling where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions:

- 5.1.6 — *Building height*
- 5.4.1 — *Visual privacy (overlooking)*
- 5.4.2 — *Solar access for adjoining sites (overshadowing)*

We believe that the planning request should be “Yes” to City website, i.e. advertised on the website.

APPENDIX 14 — Submission from Edgewater Community Residents' Association

We applaud the opportunity to “opt in” on the progress of planned proposals as outlined on page 3. We would hope this would be extended to community groups as well as individuals.

However, we feel that all grouped dwellings, over 2 dwellings on a standard house block, significantly impact the residents further than your current consultation with stakeholders. We would like to see all grouped dwellings from between three and five being given the same consultation treatment as entertained in table 1 for multiple dwellings. Whether they are all on one level or stacked to the sky the increased pressure on the community from such numbers of cars, people etc all deserve proper consultation.

We would also like to see changes to Table 2 with on-street signage for non-residential development in the residential zone and for commercial and mixed-use development.

Like with most planning issues, a single increase in one area doesn't make a lot of difference but the impact of numerous changes does, so we ask, on behalf of the community we represent, that greater efforts be made to consult and advertise that consultation. An informed community can work towards better outcomes than one that feels disregarded in the process.

APPENDIX 15 — Submission from Kingsley & Greenwood Residents Association (page 1)*

*Note that this submission describes hyperlinks as not being functional, this is due to the submitter attempting to access the consultation webpages after the closing date.

From: [REDACTED]
Sent: Tuesday, 26 November 2019 11:44 AM
To: info@joondalup.wa.gov.au
Cc: [REDACTED]
Subject: Attn: Urban Design
Attachments: Planning Consultation LPP.pdf
Importance: High

Good Morning,

Following my discussion with [REDACTED] earlier please find attached our submission for Planning Consultation on the Local Planning Policy

As explained, none of the links in any of the emails received, including CEN Invitations lead to the correct website but instead to the old CoJ website - once on the new website I could not find this particular Consultation (it is not listed now, even as a closed consultation)

And so I tried to email direct to the Consultation email address before close of business on Thursday to only have the email bounce back - something I was unaware of until this morning when I logged on to my home pc

So I ask that you please accept our submission - as you will see we have previously engaged on this very topic with the City and would appreciate the chance to be heard now.

Thank you in anticipation

Kindest Regards,



Kingsley And Greenwood Residents Association (KAGRA) Inc



BEFORE PRINTING THIS E-MAIL
 please consider the environment

(page 2)

**Kingsley And Greenwood Residents Association (KAGRA INC) Submission
Planning Consultation Local Planning Policy**

Thank you for the opportunity to comment

We would encourage the maximum transparency with respect to planning matters, not just legal compliance. Why can't all the development activity in the city be reported each month?

In the KAGRA letter to the City dated 8/10/18 we suggested :

"It is requested that the City consider establishing a page on its website under "Building and Planning" titled "Monthly Development and Subdivision Applications" with a link to those PDF format reports as soon as they have been compiled.

The page could be structured like the "Briefing Council Agendas and Minutes" page, allowing Year to be selected and the Monthly report links to be displayed. A Search capability could also be provided. This would greatly improve public accessibility to the information."

That list of items determined under Delegated Authority could be enhanced by the addition of Building Permits to capture the "Deemed to Comply" component thereby giving the public a comprehensive picture of development.

We realise that the "Deemed to Comply" items don't require advertising, implying consultation, but see no reason why the general public should not be aware of them. If items requesting discretion are reported why shouldn't "Deemed to Comply" items be reported as well.

In the City's reply by the Director Planning and Community Development Ms D.Page, email 1/11/18 it was stated:

"Your suggestions regarding publishing the monthly list of applications determined under Delegated Authority (versus those determined by Council and the JDAP) will be considered as part of the City's review of our consultation policy and processes."

"Your suggestion about utilisation of the "Planning Alerts" website will also be considered as part of the City's review of our consultation policy and processes. The potential to include approved building permits for development which does not require development (planning) approval will also be explored."

In the Policy we see no reference to the above commitments made by the City. We accept that the Policy level may not be the place for such detail but we would like to be informed as to the progress to providing the comprehensive development picture we have suggested.

(page 3)

Para 4 “Statement”

The following statement is insufficient. It covers what is necessary but doesn't communicate any intent to go beyond that.

“The City will consult with the community whenever it is required to do so under legislation and in accordance with Tables 1–3.”

We propose that the following be added:

“The City will report all development applications and building permits to its website on a monthly DRAFT basis.”

This does not conflict with the formal consultation being proposed as it is only the detailed reporting of development activity. It is a statement of “Transparency” and shows that residents can be aware of the development proposed in the City.

5.1.3(a)

“...Where the timing is set to occur over the Easter or Christmas public holidays, the City will extend the duration of the consultation by seven days, where legislative time frames can still be met.”

The timing should avoid the Easter or Christmas public holidays.

Developers know the legislation and should not be allowed to time their submissions to take advantage of holiday periods when a lot of residents are not available.

An extension of time remedy would be “...extend the duration of the consultation such that the required number of consultation days are in periods outside the holidays.....”

The other consultation policy “Community Consultation Policy” has at 4.1(c):

“c. The City will ensure that the timing and duration of consultation activities has due regard for conflicting priorities such as public holidays, school holidays, Council elections and/or other consultation activities.”

There should be consistency between the two policies.

Table 1

“New grouped dwellings (less than five)”

Should be advertised on the website. There should also be on-site signage.

An addition of four dwellings on a site in a street is significant. Residents should know about it irrespective of the Note 2 “...f the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City...”

Table 2

Change of land uses should be advertised on the website. The community at large should be aware of proposed changes to land use. If letters are sent to stakeholders then why cant it be on the website?

(page 4)

General Notes

Any and ALL discretions should automatically trigger community consultation.

Letters to homes adjoining or adjacent to a proposed development should be provided with a letter and copy for the plans for review

Decisions made must include / demonstrate that they have taken into account the objections and concerns of respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon.

And Finally...

Resident and Ratepayer groups and the community engagement network should be notified on all occasions where it is posted to the Website - not just when it is considered by "someone" as "appropriate".

Why shouldn't they be notified? It enhances transparency which importantly is needed - especially in the current climate - to restore the trust of the residents, and Email costs next to nothing.

Thank you

APPENDIX 16 — Submission from Marmion, Sorrento, Duncraig Progress and Ratepayers Association

Online feedback regarding the proposed Planning Consultation Local Planning Policy.

The City's current Community Consultation Policy states:

The City of Joondalup recognises the importance of effective, transparent and accessible community consultation in ensuring feedback from the community is considered as part of the City's decision-making processes.

The City's website goes on to state:

Our Community Consultation Policy outlines our commitment to ethical, transparent and accountable community engagement.

However, the proposed Planning Consultation Local Planning Policy seeks to limit community access to Design Applications, making the process considerably less transparent and accessible.

Key issues:

1. Stakeholders

The definition of Stakeholders is not clearly defined. It simply says that they will be identified based on a series of criteria, without providing definitions for how these criteria will be met. This is unsatisfactory and creates unnecessary uncertainty. Better practice would be explain the parameters more clearly.

For example: All owners and occupiers of properties directly or diagonally across the road from the site or adjacent to it will be notified. This may be extended at the discretion of the City. Other Cities, such as Vincent have provided diagrams to explain. Perhaps this would help also: <https://www.vincent.wa.gov.au/documents/579/4105-community-consultation-appendix-3>

Furthermore, whilst the above stakeholders should receive letters and hard-copies of the plans, any Development Application that does not comply with the R-Codes should be placed on the City's website for review by the wider community.

2. Methodology

The City's methodology would limit the transparency surrounding Development Approvals, making the decision-makers far less accountable to the community. Any development that does not comply with the R-Codes should be subject to community consultation.

3. Supporting and Technical Material

The policy needs to clearly spell out what will be considered, "appropriate supporting and technical material".

All items in the completed SPP 7-3 residential design codes check list should be included so that the consulted parties are aware of the compliant and non-compliant aspects of the application.

(continued)

4. Consultation Outcomes

Much like the City's JDAP Responsible Authority Report, the City should publish a table, including the community feedback received and how it resulted in amendments or the rationale for the concerns not being actioned. This would help the community and stakeholders have increased confidence that the consultation process does actually have meaning and effectiveness. The HOAs have many examples where a neighbour's amenity has been significantly degraded as a result of Development Approvals. Steps should be taken to avoid this in the future.

5. Table No. 1

It seems that consultation will only be triggered, where an R-Codes Design Principle Assessment, or equivalent under a structure plan or local development plan is required, for following R-Codes provisions:

5.1.6 — Building height

5.4.1 — Visual privacy (overlooking)

5.4.2 — Solar access for adjoining sites (overshadowing)

The scope, 5.1.6, 5.4.1 and 5.4.2 of the consultation requirements is far too limited. The Residential R-Codes Checklist has some 21 items with multiple sub-items. The City should consult on all applicable R-Codes Checklist items.

For the grouped dwellings (less than five) the current practice of listing these on the City's webpage should be maintained. The objective as stated above was "to increase the amount of consultation and notification". Not advertising such developments on the City's website has the exact opposite outcome.

6. Multiple dwellings and grouped dwellings (five or more)

The duration of advertising for these larger developments should be 21 days not 14.

APPENDIX 17 — Verbatim submissions

QUESTION: “Please provide your comments on the draft Planning Consultation Local Planning Policy”

Note: Words that may identify respondents or contain offensive language have been removed and replaced with square brackets, ie [- - -]. Minor alterations have been made to spelling/grammar to enhance readability.

Verbatim submissions — Please provide your comments on the draft Planning Consultation Local Planning Policy (N = 138):

Page 4 — Residential Development Application Type

Duration: extend to 28 days (from proposed 14 days), at the very least, 21 days, to allow for the now slow Australia Post delivery system and time for people to comment. Most people in the community have busy scheduled lives and can't respond immediately. Check the demographics in the Northern Suburbs, many elderly residents rely on Australia Post and do not engage in email correspondence.

Page 5 — 2. Proposals that require a Design Principle assessment etc.

Replace (may) with (will) be advertised to adjoining owners and occupiers...Feedback from adjoining neighbours is not sufficient. This should be extended to the households and residents also next to and behind of/in front of the adjoining neighbours effected by the proposed development. ie: A developer could also own the next door property. Extra traffic, parking, noise problems and overshadowing will affect properties further away from the adjoining properties.

Page 6 — Other Development Application Type

Extend Duration from 14 days to 28 days (or at least 21 days).

Note: the term 'As determined by the City' — clarify a non-biased team assessment, with Council approval. All proposal plans should be available for all to view on the City's Website. All correspondence concerning a proposal needs to be advertised to landowners in a certain circumference of proposed property development by mail and include plans of the proposed development. Regards [- -]

5.1.5 — I think if someone has registered and made the effort to comment, then they should at least receive feedback on the final decision. So “may” should read “shall” for the last point.

The proposed new “Planning Consultation Local Planning Policy” appears to be an attempt by the City of Joondalup to reduce the level of consultation with its residents on housing development projects, especially those in Housing Opportunity Areas. This is wrong. Let me explain. It is difficult to understand the City's motivation as they are already accused by thousands of their residents of engaging in too little consultation. This has already given the impression that the City's “Planning Department” favours developers rather than ratepayers. The City seems intent on confirming this impression. The motivation for this new policy seems to be: “Residents don't need to know about development projects unless they are really big and break lots of the rules. Even then, only a handful of adjoining neighbours should be allowed to make submissions. The submission period should be as short as possible to minimise the number of submissions. Most residents don't understand the complexities of urban planning and R-Codes. They should leave it to us (Planning Department) as we are the professionals, so we know what's good for residents. If we open up ‘small’ projects to comments and we allow too many stakeholders to express their views, it just slows down the approval process. Nearly all comments by residents are technically irrelevant and won't be considered in the decision-making process anyway so what's the point of having to wade through them.” If the preceding is an accurate reflection of the City's motivation when formulating their policy, then they have succeeded. If, on the other hand, the City wants to improve the consultation process, I'd suggest that they start over. As a first step, be honest. Declare up front the reasons why you want a new policy. Make sure you convey those reasons to us so we can understand. I'd also recommend that you look at similar policies already implemented by other local councils in Western Australia and other major cities in Australia. Even with a cursory search, I was able to find much better ones. I'm sure you too could find some good ones that you want to follow.

Given the difficulty of locating legitimate information about the current Council application of discretions to planning requirements and where they may or may not be applicable, I must register my significant concern at any proposal to restrict or, to be honest, hide any such information from the residents of the C of J. Our property is surrounded by [- -] adjacent properties. So far there have been applications for development for [- -] of those properties and the owner of the [- -] has advised that they also intend to develop their property. Of the [- -] current applications, none of the information supplied by the City concerning discretions has been correct. In each instance either the owners or myself have reviewed the planning requirements and have found significant errors in the City's advice. Of the [- -] applications, one of our responses has been 'lost' and later found after approval was given (ie ignored) and all [- -] have been amended in some form or other. We have had zero advice or information on what concessions have been granted nor have we any advice on what may have been changed to comply. Our indication that planning has been approved has been by the sound of demolition of the existing dwellings. Why would the City be seeking to provide less information about any development proposals? Don't the wishes of the existing residents matter? Is the City trying to reduce the incidence of any objections from the actual people who are directly impacted by their decisions? The entire HOA debacle has come about by the actions of the City in reducing information availability and obfuscation when trying to determine what is being proposed and/or approved. At the very least this suggests intent or ignorance on behalf of the City. This is not good enough. As our representatives you have a duty to do better. Please do so.

Consultation must be given to Residents. We were never asked to approve a [- -] of a [- -] on a subdivided block next door to us. This is not good enough! Now we have found out that the other two fence line blocks have been rezoned to R60 — 3 stories high!!! This will totally block us in if they go ahead. We have lived in our quiet, little cul-de-sac for [- -] years, we are [- -] and cannot afford to sell and relocate. Why should we have to? We have paid our rates for all this time; what is your Council doing to look after those who pay your wages??? It is time you earned your wages and supported those who vote you in. Now show us you are worthy of our votes!!

All development applications that seek Council planning discretion/s should be communicated to stakeholders for comment (community consultation)...not just for the short list of discretions listed in the draft policy.

All residential development applications should be advertised on the Council website.

Any resident should be able to register their details and 'opt-in' to receive information about the progress of a planning proposal...assume this to mean would become a consultation participant and/or stakeholder. For this to opportunity to be available to all residents would of course require all development applications to be advertised on the Council website as per point above.

All residents/stakeholders/consultation participants who have "opted-in" should be provided with details of all legitimate objections and concerns received by Council and the details of how addressed/resolved. This could be by email or more simply on website.

All residents/homes adjoining or adjacent to a proposed development should be provided with a letter and copy of the plans for review. The policy should be clear on this...draft appears to restrict this to only where specific discretions are sought.

All applications for change of land use to D uses should be published on website.

I am very satisfied that solar panel access is taken into account when assessing residential applications. It's necessary and in keeping with the climate emergency. I would like to see additional assessment criteria put into place, for assessing the environmental impact of any proposed development. Organisations such as Biota can assess the area then publish the results for the local residents to read. They can be published through social media (Twitter is the best option) as well as the community newspaper. If the Council demonstrates online that they're environmentally aware, then there is a potential for waves of support from a broader community. If Biota (or an equivalent and reputable surveying company) finds no risk to flora or fauna, with no objections from the informed residents, then the proposal is one step closer to approval. I'd imagine 'environmental impact' would be added alongside 'has a possible impact on the amenity of the street or adjoining properties'.

Development Application Plans for new grouped dwellings (less than five) or additions to an existing/approved grouped dwelling should be made available on the City website to enable enhanced community consultation. The draft provisions in Table 1 indicate that they will not be available on the website. Where any discretions are sought by developers from R-Code requirements, the matter should be the subject of notification to stakeholders and available on the website for community consultation. The use of the exercise of discretions should be minimal. If the exercise of discretions is to be given it must be clear and precise. If the same discretions keep reoccurring, then it may be that R-Code Design Principles need to be reconsidered. The relaxation of the design principles should not be made by the exercise of discretions. The basis of the exercise of the discretion must be clearly set out, documented and made available as part of the community consultation process. It must be preferable to have a robust set of Design Principles which are workable and adhered to with the necessity for the exercise of discretions minimal.

Community consultation is about achieving feedback from community members in order to inform decision making by Council. The 3 tables of the Planning Consultation Local Planning Policy appeared to be framed in a very narrow way, increasing the probability of reduced community consultation that would result in less informed decision making. This concern is further highlighted in the notes for Tables 1, 2 and 3 in the following type of wording: "may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the Council". There is an increased risk that if a narrow view is taken on planning proposals that there will be less opportunity for community consultation, consequently affecting the informed decision making process. In view of the above concerns, the Draft Planning Consultation should include provisions to identify instances of poor community feedback (rather than limiting feedback) and engineer better approaches to reach out to the community to ensure that there is adequate understanding, and that residents views are being factored into the process. I have a further comment on Table 2 Consultation Requirements — Other Development Applications. Row 8, Satellite Dishes, Aerials and Radio Equipment — this provision should also include elevated (30 to 45 degrees) photovoltaic panels and solar collectors that are retro-fitted to flat-roofed properties and significantly increase the height of the structure outside the approved building envelope.

The draft seems to cover all the communication concerns I might have. I am a little concerned that there are still those who rely on hardcopy for information. If this could be monitored and provided where applicable, for as long as possible, it would help a section of the community.

The City of Joondalup should be informing residents/ratepayers of all changes to their planning policy, not just a small percent. Just observing what is happening in the City of Joondalup now shows what a complete mess the COJ has made with bad Council decisions for all of the ratepayers to live with for many years.

I find the proposed amendments acceptable in the main. One area of concern is the notification of stakeholders. Given the appalling drop in efficiency of Australia Post mail service consideration should be given to extend the period by 2 business days from "date of notification" to allow for delays in normal postal delivery. Alternatively, perhaps a contract delivery service (or inhouse staff) could be arranged to ensure a timely delivery of notifications. In cases where the local newspaper is one of the methods of notification bear in mind that some areas do not receive local newspapers. I have not had one delivered for at least 5 years — they are sporadically delivered to the other side of the street. Having been involved in commenting on a local [- - -] application, the selection of the stakeholder area needs to be carefully considered. In the case I had some input in, the area selected for comment was far too narrow given the possible impact of the application. In this instance, one side of [- - -] was included and the other side not, yet both were impacted by the application and were close to the land subject to the application. Comments by residents outside the stakeholder area need to have some sort of framework to ensure their comments are given some consideration as they may well have valid comment.

I would like all future developments to continue to be on the COJ webpage for public consultation. Questions — It is unclear from policy's definition who will be considered a 'stakeholder' i.e. a landowner who receives a letter. Definition as follows: It is unclear how the plans will be shared to stakeholders. If no longer on the website, will they be included with the letter or will stakeholders only be able to view them at the City's offices?

I am concerned at the City's need to introduce a Planning Consultation Local Planning Policy. My reading of the existing provisions of the State Planning Policy 7.3 Residential Planning Design Codes provide more than adequate direction in respect to the City's obligations to carry out consultation in respect to planning proposals. Particular concerns I wish to express are:

I. The introduction a policy that effectively prevents development applications from going out to public consultation unless the development is seeking discretions relating to building height, visual privacy and solar access (overshadowing). This process appears to preclude the activation of any consultation arising from other discretions, such as reduced setbacks, reduction in minimum landscaping area, driveway widths and visitor parking etc.

II. The lack of a clear definition of who would be considered a "stakeholder" and more specifically how far will the location and proximity to the property in question extend. Will it simply be restricted to adjoining properties or will it extend to those properties not adjoining but are otherwise in close proximity i.e. properties facing the development property? As a long term resident of [- -] it seems that my opportunity to have any input in to the development of the immediate area surrounding me would be eroded by the introduction of the Planning Consultation Local Planning Policy.

All developments must be placed on the website, i.e. not just 5 or more group dwellings. Letters and copy of the plans must be given to homeowners adjoining or adjacent to a proposed development for review. All types of discretions being asked for must trigger community consultation. Each proposed redevelopment must require a minuted site meeting where adjacent homeowners can meet with a City Planning representative to discuss 'any potential adverse outcomes', i.e. many people (especially the elderly) do not understand what many of the discretions actually mean. The decision maker must record and demonstrate that they have taken into account any objections or concerns of respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon. The community is happy to work with the City and Council on redevelopment proposals; however, greater transparency and more effective community consultation is needed.

- *The policy does not actually say what is approvable and on what grounds.*
- *The policy only lists the number of days consultation needs to be open and in what form.*
- *3 or more dwellings on a single block is a significant development and should be signposted on the site.*
- *Likewise, web-based announcement should not be limited to developments of 5 or more group dwellings as this will provide less transparency, but instead start at 3.*
- *Do not limit types of discretions being asked for that will trigger community consultation. Any and all discretions should trigger community consultation.*
- *Letters to homes adjoining or adjacent to a proposed development should be provided with a letter and copy for the plans for review. The policy must make it clear that this will occur it is not clear this will indeed happen.*
- *The policy should already specify for multiple dwellings key aspects the development needs to comply with or make clear references where that information can be found. Such as: retaining trees, ensuring onsite parking etc.*
- *The decision maker must demonstrate that they have taken into account the objections and concerns of respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon. There needs to be an auditable trail how the decision is made.*
- *Decisions should be peer reviewed and the peer-reviewer be identified.*
- *Residents require greater transparency and more effective community consultation. This proposed policy offers neither and therefore delivers no benefit to the community.*

I noticed that this Council will not take into consideration any feedback. The Council is devising processes to do what they see please ignoring the community's interest. The purpose should be more important than the process.

Greater transparency — Residents, particularly those in the Housing Opportunity Areas expect the highest standard of transparency. That means transparency which is above and beyond the statutory requirements and that will build a relationship of trust between the City and the residents. The process in which Amendment 73 was enacted lacked a level of transparency and did not sufficiently engage or consult with all the residents affected by this. It may be considered by some that this process met the statutory requirements, but it very clearly it did not meet the community's expectations and has caused untold angst in the community and disappointment in communication processes at the City. Trust can be quickly broken and unfortunately does take a significant time to rebuild. The proposed Planning Consultation Policy is, in my view, a backward step when the City should be leading the way with their consultation policies, exceeding statutory requirements and meeting the community's expectations. Do not provide less transparency — By limiting developments placed on the website to 5 or more group dwellings you are decreasing transparency for the community and this is not acceptable particularly when dealing with development applications for subdivision. As development applications which involve subdivision have significant impact on both the neighbours and the area, all of them should be advertised on the City's website to ease of access. This will save time for planners, as residents can view plans online rather than having to visit the City's offices within office hours, which is simply not possible for some people and is time consuming. Do not limit the types of discretions being asked for that will trigger community consultation — Any and all discretions should trigger community consultation on the City's website. Making identification of stakeholders clearer — Could you make it clearer how the City will identify stakeholders for consultation. Looking at Stirling's Planning Consultation Policy they provide examples of the extent of consultation. <https://www.stirling.wa.gov.au/your-City/documents-and-publications/planning-and-building/checklists-and-information-sheets/planning-consultation-procedure>. This would allow residents to better understand what consultation to expect. Provide a letter and copy of plans — Please provide a letter and a copy of plans to the homes adjoining or adjacent. Address legitimate planning concerns — When dealing with legitimate planning concerns included in objections please ensure that the decision maker provides a written, plain English response detailing how these have been addressed, or a clear explanation as to why they have not been acted upon. Thank you for your consideration.

Acceptable timeframes and notice provisions in my opinion.

Restrict number of units on 750 square metres. Block to 2 not 3, as people need space, lack of space causes social problems. Mature trees should be kept wherever possible and should be mandatory that every development have space for a tree, as our canopy is being lost. No Apartments in cul-de-sacs due to space for bins and parking. Consideration be given with multi-level developments for solar panels and privacy. Roofs should be non-reflective and eaves on buildings which should be no less than 1 metre from boundaries. We are not impressed with building design. We are not happy with the way HOA is changing our community.

It is a well thought out process and clear and concise.

I would hope that the communication methods for new grouped dwellings (less than five) or additions to an existing/approved grouped dwelling where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions:

- 5.1.6 — Building height*
- 5.4.1 — Visual privacy (overlooking)*
- 5.4.2 — Solar access for adjoining sites (overshadowing)*

Should be the same as multiple dwellings (new and major additions), grouped dwellings (five or more) (new and major additions) I would also like to see the consultation period extended from 14 days until at least 21 days.

I believe all applications for buildings, change of R-Codes, change of land use should be advertised as widely as possible so members of the community know what is being planned for their area, not just as neighbours next door, but further away as changes in a suburb can have detrimental effects to the people living there. If the Council doesn't do its best to advertise and let the public know what is happening in their neighbourhood it could be seen that the Council is hiding things and possibly colluding with developers. The people living in the City of Joondalup are ratepayers and as such deserve to be treated with respect.

The PCLPP should provide as much transparency as possible in Council's decision making processes. This proposed new PCLPP seems to be designed to increase limitations on community feedback to Council by reducing access to information and reducing the scope of what will be open to community consultation. I have a number of specific concerns with the proposed PCLPP, as follows: All group dwellings should appear on the Community Consultation section of the City's website. This should not be limited to group dwellings of 5 or more as proposed. Triggers for community consultation should be broadly based. This proposal appears to place yet more limitations on what the community can comment on. Any and all discretions should trigger community consultation. It is essential that all adjoining or adjacent properties receive notification in writing of proposed developments, together with copies of plans for review. This should be specified in the policy. Adjacent properties are the most affected and recent developments have been approved with devastating effect on existing residents. Residents must have the opportunity to put their case to Council. All concerns raised by respondents must be considered in a transparent way. The Council should provide written explanations showing how concerns have been addressed, including reasons for not acting on them. The time allowed for residents to respond with their concerns to development proposals (which can be a complicated process) is currently inadequate. The timeframes should be expanded and specified in the policy.

Thank you for the opportunity to comment on the consultation policy. My [- -] and I submit the following comments: As a general principle, consultation with owners and occupiers of neighbouring properties, including properties opposite, adjacent to, or close to the property being modified should be consulted about any discretions that are being sought. A person's home is the single greatest investment most people will make in their lifetime and it is important that they at least have the opportunity to comment on anything that can impact their use or enjoyment of their home and their comments should be given consideration as part of the deliberations by the Council on the planning or development application. Therefore, we do not consider that things like building height, visual privacy and solar access should be the only specified triggers, with all others being at the discretion of Council. Things like (but not confined to) reduced setbacks, visitor parking, driveway widths and reduced minimum landscaping can have an adverse impact on neighbours and should be subject to neighbour and stakeholder consultation, regardless of the number of dwellings on the site. The consultation process is not lengthy, nor costly, affords courtesy and aligns to good neighbour behaviour that we should be advocating within our community. Some further clarity regarding who stakeholders are would be useful and specifically stating neighbours (owners and occupiers) would be helpful. Further clarity is required regarding how plans would be made available to "stakeholders". Again, to expedite and make the process easy for all to engage with, the default should be to make the information available in as many ways as possible, and at very least, electronically on the City's website. Persons who have submitted objections should be provided with feedback as to whether their objection was upheld and if not, the rationale for this. Consultation needs to be a respectful process, whereby feedback is carefully considered and then, a decision made. If people have taken the time to submit feedback they deserve to be informed regarding the outcome and the rationale for not acting on their request (if indeed the objection was not supported). A person may not be happy with a final decision, but they will be somewhat happier if they can see that their objection was considered, and an explanation provided for the decision. Indeed, when a final decision on a proposal is made, any changes that were required by Council should be communicated in feedback provided, preferably to all stakeholders and, as a minimum, to all persons who submitted an objection. In this way, Council can demonstrate its responsiveness to the consultation feedback. Thank you for considering our comments.

I read them and have no issue when having the 1st read. I have no input as yet as unsure of their impact on our situation.

Members of the community appear to be concerned about the possibility of high rise apartments etc. being built near their homes. Rumours are often spread about what is supposedly going to happen in their community. A consultation policy on local planning will assist members of the community to have their say. Unfortunately, the policy may need to be widely advertised/promoted to encourage members of the community to provide input and to minimise rumours rather than community members expressing anger at the COJ for matters relating to rumour. Getting community members to provide input is difficult, regardless of any policy being put in place for them to do so. On a different note, just a suggestion as follows. I am already a long-term member of the community consultation process. At the end of your survey forms you ask if people would like to be a member of the consultation process, but you do not also provide a box to tick to say that the person is already a member. Because of this I always complete the section saying that I would like to join as I do not wish to either be crossed off the list or look like I am not interested in the consultation process.

Biased, answers are tailored in the favour of the government.

I propose the following amendments — Table 2 Telecommunications Infrastructure: Yes, provide 90 days' notice; Yes, letters to landowners/occupiers within 800 metres of site; Yes, advertisement on City website; Yes, City/Library noticeboard; Yes, on-site signage; Yes, advert in the local newspaper; Yes, the applicant must advertise a half page advertisements in the Saturday West Australian newspaper; Yes, independent environmental study. The Telecommunications Infrastructure Local Planning Policy also needs updating. Page 3, states "submissions received in response to public consultation, noting that submissions on health or safety grounds cannot be considered". This is outdated as there is clear negative health effects of increasing electromagnetic radiation (EMR) above 6GHz. 5G will be 6 times stronger radiation of which Ken Karipidis of ARPANSA (the Australian Radiation Protection and Nuclear Safety Agency) clearly stated on ABC radio he cannot guarantee 100% that 5G is safe! It should be noted that the Hiroshima bombs took scientists 30 years to unanimously agree that it was the cause for the increased cancer rates. IARC (International Agency for Research on Cancer) have just laid a plan for the next two years to the WHO (World Health Organisation) to reinvestigate EMR due to pressure from scientists, doctors and professors. The Joondalup constituents deserve to have a say on science that has not made its mind up yet when their health is potentially at risk. The applicant needs to demonstrate health and safety like all businesses. The reason I propose 800 metres to landowners is that they will be affected. There is conclusive PUB MED research clearly showing the pineal gland can't distinguish between light and artificially produced electromagnetic radiation (EMR). That is, the brain can't tell the difference! Light is also a frequency that the brain over millions of years has adapted to being shielded to by the earth until the sun rises. If you are in a dark room during the day, the pineal can still tell if it is day or night! The pineal gland has adapted to this frequency to control the release of melatonin. The negative effect is increased EMR from all the studies, clearly shows reduction in melatonin. Increasing bandwidth and stronger levels (ie 5G) will be clearly negative to the health of nearby population and more so on wildlife. The City of Joondalup needs to request an environmental study on bee/bird/wildlife numbers so there is a record as to what existed before the tower was installed and another environmental study 18 months later to confirm no negative effects. Both studies need to be published on the City's website. References —
<https://www.ncbi.nlm.nih.gov/pubmed/11068945>
<https://www.ncbi.nlm.nih.gov/pubmed/10544158> <https://www.ncbi.nlm.nih.gov/pubmed/9492170>
<https://pdfs.semanticscholar.org/7a41/2e1a6de1f73c3f0660ae636ad02f985632bc.pdf>
<https://www.nature.com/articles/s41598-018-22271-3>
https://www.youtube.com/watch?time_continue=3&v=QvPg1AyQ43I
https://www.aph.gov.au/Parliamentary_Business/Committees/Senate/Environment_and_Communications/Completed_inquiries/1999-02/emr/report/c02

On-site Signage — change of land use to 'A' uses, as an example, consulting rooms (e.g. a physiotherapist) is a common land use, especially in residential zones, and usually on busy roads. Immediate neighbours are sent a letter, and their comments are fundamental to assessing impacts. Conversely, a sign will attract the attention of people far and wide, resulting in objections from those who will not be impacted, and therefore an invalid planning consideration. It has been witnessed that Elected Members are more receptive to extensive community objections, irrespective of the Administration's recommendation. SAT cases are therefore more likely (and probably most likely) to follow, resulting in considerable costs to all parties (money, time and manpower). Currently, the City needs to be seen to be responsive to community concerns regarding multiple dwellings in HOAs; however, this should not be at the expense of other businesses and the general progress of development. The Scheme currently has limited 'A' uses however, the Scheme can be changed. Noting that most Schemes have far more 'A' uses, it would not be unusual for this to happen.

It would appear (if I understand what is written correctly) that the COJ can decide just what it wants to do and how it does it precisely as it did in the case of the [- -] fiasco even to the extent of changing the R-Coding from R30 to R40 without publishing that information to affected parties. I believe that this is completely unacceptable as was found by the unnecessary \$500,000 taxpayer-funded survey undertaken. The information was already available from an ECRA survey passed to the COJ but, as far as I am aware, this was not even copied to the Council members. The draft, funded report was very thorough, and the lack of consultation by the Council was reported to be of concern to every HOA segment of the draft report in both the Executive summary and main report. Unfortunately, the draft report in its original form did not remain available for even a full day but disappeared before I could re-examine it. By the time the report was published by the COJ, all criticism of the COJ's lack of consultation had been removed from the document. I am therefore of the opinion that if the document noted above is used as the basis for future consultation, the same problems would occur. Might I suggest that a first step should be to pass the document to the ACCC to ensure its suitability for use by any Council is ascertained?

*Dear Planning,
Please find attached my submission regarding the proposed Planning Consultation Planning Policy. I have not used the online proforma as I found it not to my liking as I was generating my submission. Please contact me if there are any matters for which you need clarification Thank you for your efforts*

Sincerely,

[- -]

[- -]

[- -]

M: [- -]

sans dieu — rien

To: CoJ Planning

From: [- -]

[- -]

[- -]

[- -]

[- -]

I am interested in being informed on the outcomes of this consultation process

Thank you for the opportunity to be involved in this process.

RE: Draft Planning Consultation Local Planning Policy

I note the following:

city of Joondalup — Minutes of Meeting of Council — 20.08.2019

At its meeting held on 21 November 2017 (CJ177-11/17 refers), Council requested a review of the City's consultation procedures be undertaken and that a new consultation process be adopted to increase the amount of consultation and notification undertaken on multiple dwelling development applications lodged in the City's Housing Opportunity Areas.

[continues]

The draft LPP applies the above consultation methods to grouped dwelling proposals of five dwellings or more, to align with the requirements for multiple and grouped dwelling proposals over five dwellings to be referred to the Joondalup Design Reference Panel.

I acknowledge the current Community Consultation Policy:

Community Consultation Policy

3. Statement:

The City of Joondalup recognises the importance of effective, transparent and accessible (my emphasis) community consultation in ensuring feedback from the community is considered as part of the City's decision-making processes. Community consultation informs, but does not replace, the decision-making role of the City and the Council.

With regards to the proposed Community Consultation Local Planning Policy I make the following comments:

Draft Planning Consultation Local Planning Policy

4. Statement:

The City will consult with the community whenever it is required to do so under legislation and in accordance with Tables 1–3.

I interpret this statement as meaning that Tables 1–3 will define the consultation process and as such the wording within these tables is critical. They define both the “how” and the “scope” of the consultation process.

5. Details:

5.1. Principles of Community Consultation:

To ensure the City's community consultation practices for planning proposals are effective, transparent and accessible, the following principles will apply, unless bound otherwise by statutory and legislative requirements (see Tables 1–3).

One has to then assess how these proposed Tables meet these criteria of “effective, transparent and accessible”

5.1.4. Supporting and Technical Material:

The City will ensure appropriate supporting and technical material is made available to consultation participants for the duration of the consultation period to support understanding of the planning proposal.

This ought to state some idea as to what constitutes, “appropriate supporting and technical material “. What will mean the minimum levels of specification? Drawings showing placement, plans and elevations ought to be considered as a minimum.

What would be most desirable to be made available is the completed SPP 7-3 residential design codes checklist so that the consulted parties are aware of the compliant and non-compliant aspects of the application.

5.1.5. Consultation Outcomes:

b. The City will ensure consultation participants can register their details and 'opt-in' to receive information about the progress of a planning proposal. Information may be provided on the following, as relevant:

- Dates of Council Meetings and meetings of the Joint Development Assessment Panel.
- Initiation of State Administrative Tribunal applications.
- Any additional community consultation required.
- Final outcome/decision

What would be helpful would be communication explaining how the assessment and feedback from the consultation process resulted in amendments to the application. This would help the community and stakeholders have increased confidence that the consultation process does actually have meaning and effectiveness.

With respect to the Tables 1 and 2 I make the following submissions:

Table No 1

New single house or additions to an existing/approved single house where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for following R-Codes provisions:

- 5.1.6 — Building height
- 5.4.1 — Visual privacy (overlooking)
- 5.4.2 — Solar access for adjoining sites (overshadowing)

[continues]

New grouped dwellings (less than five) or additions to an existing/approved grouped dwelling where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions:

- 5.1.6 — Building height
- 5.4.1 — Visual privacy (overlooking)
- 5.4.2 — Solar access for adjoining sites (overshadowing)

I reject the very limited scope of 5.1.6, 5.4.1 and 5.4.2 consultation requirements for both of these proposal categories. The Residential R-Codes Checklist has some 21 Items with multiple sub-items and Table 1 has selected but three. The policy apparently offers no justification for this. Why should the consulted stakeholders not have the opportunity to be consulted on all applicable R-Code checklist items?

For grouped dwellings (less than five) I also object to the proposed change to the current practice of listing these on the CoJ's webpage. They should still be listed as currently happens. The objective as stated above was "to increase the amount of consultation and notification". Not advertising such developments on the CoJ website has the exact opposite outcome.

Multiple dwellings (new and major additions),

grouped dwellings (five or more) (new and major additions)

The duration for these ought to be 21 days not 14. Given that these types of proposed development have the potential to have a more significant neighbour and neighbourhoods impacts; extending the duration is reasonable and prudent.

Table 2.

Home occupation and home business

Child care centre — new or expansion in capacity

Consulting rooms — new or expansion in capacity (applies to the 'Residential' zone and 'Urban Development' zone where the structure plan applies the 'Residential' zone)

Short-term accommodation — new or intensified use (applies to the 'Residential' zone)

Non-residential development in the 'Residential' zone — new or intensified use

Telecommunications infrastructure

Satellite dishes, aerials and radio equipment

Change of land use 'P' use where all development standards are met

Change of land use to 'D' uses where all development standards met

Change of land use to 'A' uses

Commercial and mixed-use development (new and major additions) where discretion is required against applicable development standards.

All of these proposals ought to be advertised on the CoJ website and also require on-site signage. The stakeholders ought to include the local residents' association, if one exists, as these proposals not only affect the immediate neighbours but also the neighbourhood.

Philosophically, I believe sufficient due weight is not given to how developments affect a neighbourhood as well as the immediate neighbours. I think that a bigger picture needs to be considered when developments are being assessed. Incremental changes ought to be considered in terms of the long term consequential effects. There ought to a mentality and philosophy of "does this enhance the neighbourhood"?

Appendix.

<https://www.dplh.wa.gov.au/rcodes>

Home

Information and services

Subdivisions, development and property

SPP 7.3 Residential design codes — Volume 1

Summarised R-Codes Assessment Checklist Headings.

5.1.1 Site Area

5.1.2 Street Setback

5.1.3 Lot Boundary Setback(s)

5.1.3 Boundary Walls

5.1.4 Open Space

5.1.5 Communal open space (grouped dwellings only)

5.1.6 Building height

[continues]

5.2.1 Setback of garages and carports

5.2.2 Garage width

5.2.3 Street surveillance

5.2.4 Street walls and fences

5.2.5 Sightlines

5.2.6 Appearance of retained dwelling

5.3.1 Outdoor living areas

5.3.2 Landscaping

5.3.3 Parking

5.3.4 Design of car parking spaces

5.3.5 Vehicular access

5.3.6 Pedestrian access

5.3.7 Site works

5.3.8 Retaining walls

5.3.9 Stormwater management

5.4.1 Visual privacy

5.4.2 Solar access

5.4.3 Outbuildings

5.4.4 External facilities

5.4.5 Utilities and facilities (Grouped and Multiple Dwellings)

5.5.1 Ancillary dwellings

[multiple submissions] With regards to the proposed Planning Consultation LPP I make the following comments additional to those submitted via an earlier email addressed Att Planning.

The following are with respect to Table 3. Basic scheme amendment, standard scheme amendment, complex scheme amendment, Structure Plan and Activity Centre Plan. Local Development Plan, new local planning policy. With regards to Scheme Amendments (Standard and Complex) as well as Structure Plans and Activity Centre Plans, the On-site signage ought to require suitable neighbourhood signage advising residents of the applications. Situations like the scheme amendments relating to areas such as Housing Opportunities ought to have suitable neighbourhood signage(s) alerting residents to the scheme amendments proposed in their neighbourhood. With respect to the Notes, 1, 2 and 3, the City ought to consult the Council on its intention prior to making a decision "not to advertise an amendment".

[multiple submissions]

Dear [- - -],

Many thanks for your email response below. Very unfortunately I had just submitted my submission to this consultation when your email appeared in my Inbox.

So please consider this when considering my submission.

It has always been of concern to me that the R-Code provisions allow the decision maker to deem a non-compliant application to be compliant and thus negating the need to consult. It is very reassuring to read that the CoJ Administration is recommending to Council that even deemed compliant multiple developments will be consulted. Unfortunately, the factors listed for consultation are far too limited for my personal liking.

Thanks once again for your reply and for all your efforts on behalf of the City of Joondalup and all its stakeholders

Ciao

[- - -]

sans dieu — rien

I wish to oppose the developments and dwellings which are planned for Woodvale. This suburb is not suitable to the plans of apartments and flats. Please do not spoil our suburb by overpopulating it. We live in a country with plenty of land, reconsideration should be putting these dwellings elsewhere.

I would like to oppose the draft Planning Consultation Local Planning Policy as it is insufficient in regard to: Telecommunications Infrastructure Planning. In Table 2 Page 6 the City is proposing the following: Yes, provide 21 days' notice; Yes, letters to landowners/occupiers within 400 metres of site; Yes, advertisement on City website; No, City/Library noticeboard; No, on-site signage; No, advert in the local newspaper. It is unacceptable that only landowners within 400 metres of the site to be advised by mail or by email. It should be at least a 1 kilometre radius. Further, it is unacceptable for there to be no advertising in the local newspaper for at least 4 weeks leading up to any submission deadline. Also, on-site signage and City/Library noticeboard submissions should be mandatory. Anything less than the above and many would consider the Council or related stakeholders might be trying to hide something.

*To whom it may concern, in relation to Table 1 — I strongly believe that all new grouped dwellings and multiple dwellings should be advertised in all available mediums, ie City website, City/Libraries noticeboard, on-site signage and local newspaper advertising. The City of Joondalup needs to be absolutely transparent with its local planning policy and as many stakeholders as necessary must be shown any applications which may affect them, not just aesthetically but also socially, culturally and financially. I advise that similar to the City of Stirling policy that all homes within a 200 metres radius of the proposed new and grouped dwellings should receive a letter advising of both new grouped and multiple dwellings. Again, in relation to Table 1 — I am opposed to the reduced provisions for the community consultation as per this proposal. All Residential Development Applications need to also have provisions for setbacks, landscaping, visitor parking and excess water run-off as well as the documented building height, visual privacy and solar access so that the community can see the bigger picture of what is actually being developed. Again, in relation to Table 1 — the duration time for comment should be expanded from 14 days to 21 days to cover school holidays when neighbours etc maybe away for the full 14 days and not have chance to comment on developments that could significantly have an impact on their lives and wellbeing. This would bring us in-line with other municipalities, ie City of Stirling who have a period of 21 days. Further, I have attached the link to the City of Stirling policy which I believe should be given very serious consideration in the development of any new City of Joondalup policy guidelines. Trust the above matters will be met with due consideration Kind Regards [- - -] COJ resident for [- - -] years.
Link to City of Stirling: <https://www.stirling.wa.gov.au/your-City/documents-and-publications/planning-and-building/checklists-and-information-sheets/planning-consultation-procedure?fbclid=IwAR1IXxSxOmxVzYrRrQRSoh8WJ7A8Zb6oXH7rTWMce0EvbD6OomBFDBo38J4>*

- 1. All multi-unit development proposals to be placed on the City's website when received by planning department. This is not difficult or onerous online.*
- 2. All discretions to be made available for community consultation and the reasons for allowing their consideration, before approvals can be given.*
- 3. All residents of properties adjoining the proposed development to be canvassed via paper mail. This includes those in properties adjoining rear corners. So usually this will be 5 properties. Residents directly opposite and their adjacent neighbours should also be included. Please put yourselves in these properties when considering development approvals.*
- 4. Replies to communications from residents addressing their concerns.*
- 5. The topography of an area to be considered.*
- 6. No current parks to be used for housing or commercial development.*
- 7. Reduce building footprints to make more space available for vegetation. Far too much ground is being covered in concrete. We need plants to clean and cool the air. Breezes are being blocked. Don't allow solar panels to be shaded by buildings too close to boundaries.*
- 8. With the price of solar systems today there really is no reason why a developer cannot be required to fit solar systems to all units.*

You're not allowing communities to have their say on proposed developments in our suburbs. Infill is a requirement, we get it, but when it's not impacting anyone on the Council who is making decisions, then it seems like anything is acceptable! 2 or 3 units on a 1,000 square metres block is fine, knocking down multiple houses and building 12/16/20 units in a suburb like Edgewater is not fair and is not complemented by investment in infrastructure, transport, amenities. I feel very sorry for those people who will have large blocks of flats next to their forever homes, it's not on.

I am objecting against the following: "Development Application Plans will no longer be available online for group dwellings of four or less". This will mean other discretions, such as reduced setbacks, reduction in minimum landscaping area, driveway widths, visitor parking etc. will not trigger any community consultation for single dwellings or group dwellings of four or less. In addition,

- It is unclear from policy's definition who will be considered a 'stakeholder' i.e. a landowner who receives a letter.*
- It is unclear from the policy what the role of any stakeholder or community feedback plays, as part of the assessment of the development application, beyond triggering a notice of the final decision.*
- It is unclear from the policy if stakeholders will be provided with a rationale/evidenced based explanation as to why discretions which they object to are granted. One of the criticisms often levelled at the review process is that it is unclear what — if any — changes are made in response to objections made. I am seriously concerned that I could be impacted by new nearby developments without being given the opportunity to comment. Nearby residents will understand the full impact the best and should therefore be consulted.*

The draft Planning Consultation Local Planning Policy is an appalling abuse of power and any right of the community must be protected and anything that removes the transparency from the community rejected outright! Everyone I speak to in my community here in [- - -] is disgusted with the COJ. The policy is not clear on the role of feedback or community consultation. The policy must have an evidence-based approach as to why any discretions objected to are granted. The policy is unclear on what changes are made in response to objections. The policy must benefit the people of Joondalup and put our interests first. The recent zoning changes are not improving the local community and the Council appears inept. The Council should represent the community no one else.

With respect to to all residential and commercial developments increase in vehicular and foot traffic is a major concern with existing residents. I have seen a 3 unit R40 development where driveway access to the 3 units was along an existing side boundary. This means up to 6 cars manoeuvring beyond a fence where a back yard used to be. It definitely needs a part of any consultation process.

I am concerned that under the City's draft 'Development Application Plans' proposal, to amend the current public consultation system for seeking discretions (not complying with the rules set out in the R-Codes) and multiple dwellings, I will not be able to review any potential developments close to my address or in my street. As a long-term resident in [- - -], a quiet cul-de-sac, I wish to ensure that I continue to get the opportunity to review all proposed changes to dwellings and land redevelopment nearby. Multi-dwelling potential currently being planned will likely have a detrimental effect to me personally and that of our neighbours without proper review and consultation.

Thank you for the opportunity to comment on the draft policy. From my perspective it appears a comprehensive and reasonable policy that's fair for all stakeholders. I support the proposed policy and do not wish to suggest any amendments.

Thank you for the opportunity to comment on your proposed policy. One suggestion that I would like to make is that in relation to table one, row 2 — New grouped dwellings (less than five) — and ask that you include this information on your website (currently it is not suggested that this be the case). I make this request as, although the number of developments is relatively small, if a number of separate different developments occur at the same time this becomes a bigger development. Although it would still fall under your 'less than 5 ' category because each application is less than five, the impacts would actually be much greater. An increasing number of these developments are occurring in our suburbs and this is information that I believe people should be freely and easily able to access. I also feel that by being up-front about this information and having it easily accessible you will help to ease residential fears that mass development is just going to happen without information being available.

I object to the draft because it almost completely removes ratepayer's ability to be aware of developments in their neighbourhood until developers commence building. Where is the transparency the Mayor promised us?

I have concerns with the residential infill that is happening in our area and consider, as a landowner, it is essential, should there be a proposed development next door to my property, we be consulted for comment. Having purchased the land back in [- - -] as single residential (as was the entire area) our expectation our street would continue to be a quiet cul-de-sac.

I strongly believe that there should be amendments to the policy regarding Telecommunications infrastructure and satellite dishes, aerials and radio equipment as listed under Other Development Application Types. The amendments should be as follows: Stakeholder notification letters: Yes; landowners/occupiers within 800 metre of site City/libraries noticeboard: Yes; Onsite signage: Yes; Local newspaper advert: Yes.

Amendments would be acceptable to continue the City's policy.

I didn't notice that anything had changed.

*As attached pdf file — [- - -] comments/submission
[multiple submissions] Attention to: Planning Services*

I attach my comments/submission.

I submitted the form on the City's website to comply with the submission deadline but there wasn't an opportunity to attach my comments which were prepared as a file and are attached to this email.

Please consider the attached as my actual comments/submission.

Another comment: Your online form should allow for attachments to be part of submissions without having to write a separate email (or did I miss it somehow?).

Please confirm the attached comments have been accepted as a submission.

Regards,

[- - -]

[- - -]

City of Joondalup

draft Planning Consultation Local Planning Policy

[- - -] submission 21 November 2019

1. Item 5.1.1

The following should be added to the dot points in the identification of stakeholders:

- *Potential impact on the amenity of adjoining and surrounding properties such as visual amenity, scale, bulk, building design, loss of vegetation amongst other aspects that would affect quality of living in and enjoyment of the adjoining and surrounding properties*

2. Item 5.1.5 a

Add "and all consultation participants" as follows:

The City will make a summary of the consultation outcomes available to the applicant of a planning proposal and all consultation participants on request.

3. Revise Table 1 (and notes) as follows:

Table 1. Consultation Requirements — Residential Development Applications

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Any new single house or additions to an existing/approved single house whether or not they comply with the deemed-to-comply provisions of the R-Codes and any other applicable local planning policy to be notified to adjoining owners.	14 days	Yes	No	No	Yes	No
New single house or additions to an existing/approved single house where any and all R-Codes Design Principle assessments, or equivalent under a structure plan or local development plan are required, for following R-Codes provisions: ^{1,2} <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) 	21 days	Yes	No	No	Yes	No

[continues]

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
New grouped dwellings (less than five) or additions to an existing/approved grouped dwelling whether or not they comply with the deemed-to-comply provisions of the R-Codes and any other applicable local planning policy to be notified to adjoining owners	14 days	Yes	Yes	No	Yes	No
New grouped dwellings (less than five) or additions to an existing/approved grouped dwelling where any and all R-Codes Design Principle assessments, or equivalent under a structure plan or local development plan are required, an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions²:	21 days	Yes	Yes	No	Yes	No
<ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 6.4.2 — Solar access for adjoining sites (overshadowing) 						
Multiple dwellings (new and major additions ^{3,4}), grouped dwellings (five or more) (new and major additions ³)	21 days	Yes	Yes	No	Yes	No

Notes referenced in Table 1:

1. Single house proposals (including additions to an existing house) that comply with the deemed-to-comply provisions of the R-Codes and any other applicable local planning policy, ~~do not require planning approval and consultation with adjoining owners (and therefore do not require consultation).~~
2. Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined ~~may~~ must be advertised to all stakeholders whether or not the City deems the proposal has or has not adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.
3. "Major additions" include proposals such as additional storeys and significant increases to the overall building footprint and similar.
4. Minor additions or modifications to existing/approved multiple dwellings, where an Element Objective assessment or equivalent is required in accordance with the R-Codes, ~~must~~ may be advertised to ~~adjoining owners and occupiers~~ all stakeholders whether or not the City deems the proposal has or has not if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

I suggest under "Duration" make all items 42 days, as people are traveling or on business assignments for longer than 14 days. I also suggest that under "Communication Method" all should be "Yes" to give each item maximum exposure. Makes it also easier to administer. Regarding table 2 — "Telecommunications Infrastructure" — I have a serious issue: 4G has 10 times the radioactivity than 3G, 5G has 100 times more than 4G. 5G will be needed for automated cars and face recognition. In Japan, the standards are under discussion and the parameters are that these towers need to be much further away from people and much higher than 4G towers. We need to address these questions when discussing approval of a tower. We owe this to the health and welfare of our residents. To approve towers without knowing what these towers will do is irresponsible.

1. With particular reference to the approval of grouped dwellings/block sub-divisions. This issue relates to the "infill" housing strategy and the cumulative effect of such approvals over time on the overall amenity and lifestyle and possibly economic values in a suburb. I am of the strong belief that creating a larger number of higher density dwellings in existing suburbs without due regard to congestion and other social impacts, will lead to negative social consequences, a change in the demographic profile of the suburb and further financial imposts on existing land-owners as Council retrospectively attempts to correct these problems. This is clearly evident from experience in the Eastern States, USA, Britain and other overseas countries. All such proposals should be subject to public scrutiny, and a "cumulative impact statement" with clear parameters and maximum impact ceilings against a recognised baseline regarding overall amenity values including traffic, parking, public open space, mean income and age, and land ownership etc included in Joondalup City's assessment.
2. It is unclear how the City defines "stakeholders". At minimum this should include all land-owners and residents in the affected suburbs.
3. There is an opportunity for Joondalup to set itself up as an area of "preferred residence" where quality of lifestyle and experience takes precedence over quantity of housing. Why not take it?

Existing residents should know about all developments and have the opportunity to be consulted. Limiting the developments placed on the website to 5 or more group dwellings means that people won't know about development proposals until the start being built. This is not transparent and favours developers. I object to limits on the types of discretions requested that will trigger community consultation. All discretions should trigger community consultation. This proposal favours developers and ignores the views of existing residents. Letters to all homes adjoining or adjacent to a proposed development should be provided with a letter and a copy of the plans for review. The policy does not specify this. The decision maker must demonstrate that they have taken into account the objections and concerns of respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed. Decision makers should put the views of existing residents over and above the developer. Where a concern is not addressed, a clear explanation as to why should be provided. Residents require greater transparency and more effective community consultation. This proposed policy offers neither and is of no benefit to existing residents. I ask that the City please put existing residents first and provide proper representation for us. The community deserves to maintain the quality of life we are accustomed to. People deserve better quality development than what the City is allowing. Revert the zoning back to what it was prior to HOAs and stop the damage being done to our communities. No groups dwellings in Woodvale. No flats in Woodvale. No discretions allowed.

Consultation implies that the opinions of residents or developers will be acted upon in accordance with the stipulated code. As stated in 5.1.1. is vague and subjective. A person could have a legitimate concern and there is no independent objective benchmark that it can be assessed against. Hence, as it is stated, one can seek consultation input but there is no obligation to act on this opinion if it is objectively justified. What is an objective measure of impact on amenity? What is an objective measure of scale and scope? Too often the concept of "performance solutions" and "acceptable outcomes" are used to justify subjective indefensible decisions. Unless objective measures are used, the decision of Council will always be vulnerable to arguments of "vested interests", "conflicts of interest", "corrupt dealings", etc. This can be avoided by objective inflexible measures of the proposed codes. The stated points in 5.1.1. needed to be revisited, tightened-up and made defensible. It is not good enough to rely on the process of appeal to right the wrongs of the process. Developers and Council have an enormous advantage over residents who do not have the resources or know how to mount a defensible and rigorous appeal. It is the function of this process to ensure that legitimate objective concerns are acted upon in a meaningful way; they do not work currently and Council should take this opportunity to institute meaningful change that protects residents.

I feel that the HOA community consultation process has been handled very badly with many expensive reports adding ever-confusing layers of jargon and confusion that no person, who is not a professional town planner, could understand or, alternatively, a person willing to give up their employment to try to understand what is going on. Meanwhile, what the residents want is totally ignored. The term if you can't dazzle them with brilliance they baffle them with [- - -] seems to be the strategy used. Why are residents forced to ask for more transparency? Why is the City trying to reduce transparency by seeking to limit developments to 5 or more dwellings? This is totally wrong. Do not limit the discretion's that will trigger community consultations. Homes adjacent must be notified in writing with as much detail as possible. There should be a transparency of financial or personal interests by any decision maker. When a community member, such as myself, contacts the Council we should not be dealt with in a rude or abrasive manner as has personally happened to myself. You have heard all the arguments, all it takes now is someone to do the right thing by your residents. The blocks are becoming smaller, with many people subdividing into 2 or 3. We do not want apartments in our suburbs, they are not necessary.

1. Community consultation — 5.1 — I am opposed to the limiting of consultation requirements as contained in Table 1, ie 5.1.6. 5.4.1, and 5.4.2. I support the current situation which requires all group dwellings that are seeking discretions and multiple dwellings are put out for public consultation by letter to adjoining and nearby landowners and online for review and comment. I am opposed to Development Application Plans not being available online for group dwellings of four or less seeking approval. I support making Development Application Plans being available online for group dwellings of four or less seeking approval.

2. Stakeholders — 5.1.1 — It is unclear how the plans will be made available to stakeholders. If no longer on the website, will they be included with the letter, or will the stakeholders only be able to view them at the City's offices? If the latter, its limitation is unacceptable.

3. Supporting and technical material — 5.1.4 (a) — It is unclear from the policy what the role of any stakeholder or community feedback plays, as part of the assessment of the development application, beyond triggering a notice of the final decision. (b) — It is unclear from the policy if the stakeholder will be provided with a rationale/evidence-based explanation as to why discretions, which they object to, are granted. One major criticism of past Council actions has been the lack of evidence of changes, if any, made in response to objections made.

4. Consultation procedure — SPP7.3, Vol 1, 4.1.3 states (inter alia) '...it is not necessary to seek comment from adjoining owners and occupiers about the proposal, except where specifically required by the scheme or relevant local planning policy.' I support including this requirement in the local planning policy.

I decline this proposal as it's taking away the voice of the local community. These laws are aimed to stop people having a voice and allows the Council just to push plans ahead, which violates the whole reason to have community input on planning. Huge no from me.

If I notice a demolition or development in the City of Joondalup, I should be able to discover what is proposed for that site. All development applications and building permits should be reported on the City's website. The stakeholder definition is subject to discretion by planners. As a minimum, I think it should include all residents in the street and relevant registered residents' associations. The proposal not to consult for 4 or less grouped dwellings is wrong. The transformation of a one dwelling site to 4 dwellings is significant and consultation should be undertaken. I think the City should be more open in reporting planning activity. There should be an effort to give more residents the opportunity to comment on developments.

I am concerned that the COJ wishes to reduce our current ability to be consulted on new grouped dwellings by limiting the time available for response by the community. Not putting the development applications up on the City's website, and not putting up signs at the actual property, as is currently done. I believe this will hide from the public a lot of developments the community would rather not be built and limit our community's capacity to voice concerns about them. I believe that all development applications should be public and accessible for comment and 100% transparency is essential for good communication and governance.

<p>1. I think that the current rule, where any group dwelling seeking discretion is published on the website and all adjoining or nearby neighbours are notified.</p> <p>2. I think that community comments, particularly those of near and adjoining neighbours, should be taken into consideration when assessing developments and allowing discretions.</p> <p>3. I believe that the City should be made to respond with a sound and reasoned rationale behind the discretions granted and/or a clear explanation of how the design are being principles are being achieved.</p>
<p>I may have misunderstood the definition of "duration" for consulting periods, but I believe that a minimum of two months would be required for all consultation periods. I have missed the chance to attend meetings etc, just as a result of annual leave being taken.</p>
<p>1. Community consultation — 5.1 — I am opposed to the limiting of consultation requirements as contained in Table 1, ie 5.1.6. 5.4.1, and 5.4.2. I support the current situation which requires all group dwellings that are seeking discretions and multiple dwellings are put out for public consultation by letter to adjoining and nearby landowners and online for review and comment. I am opposed to Development Application Plans not being available online for group dwellings of four or less seeking approval. I support making Development Application Plans being available online for group dwellings of four or less seeking approval.</p> <p>2. Stakeholders — 5.1.1 — It is unclear how the plans will be made available to stakeholders. If no longer on the website, will they be included with the letter, or will the stakeholders only be able to view them at the City's offices? If the latter, its limitation is unacceptable.</p> <p>3. Supporting and technical material — 5.1.4 (a) — It is unclear from the policy what the role of any stakeholder or community feedback plays, as part of the assessment of the development application, beyond triggering a notice of the final decision. (b) — It is unclear from the policy if the stakeholder will be provided with a rationale/evidence-based explanation as to why discretions, which they object to, are granted. One major criticism of past Council actions has been the lack of evidence of changes, if any, made in response to objections made.</p> <p>4. Consultation procedure — SPP7.3, Vol 1, 4.1.3 states (inter alia) '...it is not necessary to seek comment from adjoining owners and occupiers about the proposal, except where specifically required by the scheme or relevant local planning policy.' I support including this requirement in the local planning policy.</p>
<p>I've had a read through the draft policy and I am happy with all aspects.</p>
<p>Insufficient consideration is given when approving sub-divisions in as much that the roads, traffic congestion and accessibility for traffic to cross major intersections does not seem to be of great importance. Increased traffic requires more traffic lights and mini roundabouts at busy intersections.</p>
<p>I am objecting against the following: "Development Application Plans will no longer be available online for group dwellings of four or less". This will mean other discretions, such as reduced setbacks, reduction in minimum landscaping area, driveway widths, visitor parking etc. will not trigger any community consultation for single dwellings or group dwellings of four or less. In addition,</p> <ul style="list-style-type: none"> • It is unclear from policy's definition who will be considered a 'stakeholder' i.e. a landowner who receives a letter. • It is unclear from the policy what the role of any stakeholder or community feedback plays, as part of the assessment of the development application, beyond triggering a notice of the final decision. • It is unclear from the policy if stakeholders will be provided with a rationale/evidenced based explanation as to why discretions which they object to are granted. One of the criticisms often levelled at the review process is that it is unclear what — if any — changes are made in response to objections made. I am seriously concerned that I could be impacted by new nearby developments without being given the opportunity to comment. Nearby residents will understand the full impact the best and should therefore be consulted.
<p>Regarding Table 1 — I think that any additions to existing/approved houses and grouped dwellings, regardless of the numbers, should be communicated on-site and in the local newspaper, e.g. Joondalup Times.</p>

<i>In addition, the City may want to consider less formal and simpler forms of consultation for all developments posted on the City's website. For example, a simple like or dislike with a short comment and an e-mail address could provide additional information to assist planning developments decision-making. A similar system could be offered on social media platforms.</i>
<i>Although I support the policy, it is the land development applications which the City of Joondalup reject, and the developer then applies to Department of Planning, which then has no public consultation. Why are there different levels of public consultation and how, as a resident, can we provide feedback to the Department of Planning, who, in several cases in our area, have approved multi-house development for lots which were not zoned for multi-house development?</i>
<i>I believe new group dwellings (less than five) should also have onsite signage, as well as in the local newspaper, as parking, noise etc impacts on neighbours.</i>
<i>Do not limit the developments placed on the website to 5 or more group dwellings as this will not capture all developments. Do not limit types of discretions being asked for what will trigger community consultation. Any and all discretions should warrant community consultation. Letters to homes adjoining or adjacent to a proposed development should be provided with a letter and a copy for the plans for review. The policy must make it clear that this will occur. The decision maker must demonstrate that they have taken into account the objections and concerns of respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon. Residents require greater transparency and more effective community consultation. This proposed policy offers neither and is of no benefit to the community.</i>
<i>Policy does not include a requirement to forecast the unsocial effects of the draft changes.</i>
<i>Online comments for developments need to remain available. Information on developments seeking discretions needs to be increased, not reduced. This constant shift towards clearing the perceived "obstructions" for developers is disgraceful. Your main duty should be to the welfare of your current ratepayers, and developments should be open to scrutiny to ensure they are not destroying all that makes the community great. Please consider the impacts on the community, of which you are responsible for engaging with and working for.</i>
<i>I would like to see any applications for developments or planning to have clear, open and fair consultation with the public and the communities with which they reside.</i>
<i>Keep everybody impacted by these developments fully informed. People will protest against any inappropriate development. Always remember the development of this area is not what people bought into.</i>
<i>The aim of the consultation process is commendable, but the practice is something else. I am not convinced that the new process of open and transparent consultation will be any different from the process as it currently stands. In terms of the HOA and densification dictates there is sufficient evidence to suggest that many in the community are strongly opposed, as evidenced in those attending Council meetings, talkback radio and articles in the press. Faith in the ability of the City of Joondalup to act in the interests of the greater community is not an overwhelming feeling. My view is that the City of Joondalup will continue to use the socialist agenda of the McGowan government as an excuse to barrel ahead and allow developers to destroy the environment for their own selfish gain. In fact, the City is conflicted, as it has shown in divesting of its assets and providing a zoning that it knows destroys the look, feel and fabric of suburbs. The consultation process will allow the City to say that it "has consulted" but will not show that it listens. It has not in the past and will not in the future. Just because there is a small community group who raise objections does not mean that the large silent community group is accepting of your madness.</i>
<i>What are "P", "D" and "A" codes? I was not able to find their definitions.</i>
<i>I believe that the City of Joondalup should be required to give residents adequate information regarding 5G proposed installations. We should have the right to our say as there has been ongoing research regarding the harmful effects overseas, therefore its proposal is going to put the health of local residents at risk. Are we going to be looking at a similar situation with the detrimental health effects of the use of roundup, as we have seen in the USA, as it has created numerous severe health risks to its users.</i>

I believe that more of the items in the "other development options" need to be signed-posted on-site, not just on the City website. I think it is very unfair to ask members of the community to check very regularly on the website to make sure no new applications have been made. In a lot of cases, only 14 days is allowed for feedback, but if you don't check the site, well you don't get a say what is happening next door to you. Also, not everyone has access to modern technology, signage on-site gives the community on a whole a fair and equal footing.

Dear Mayor, Dear Elected Members,

I am writing to you to provide feedback about the Draft Planning Consultation Local Planning Policy.

First of all let me remind you that I am of the view that there are alternatives ways of achieving infill targets rather than by erecting grouped dwelling (of four and more) and/or multiple dwellings in established residential areas. I have previously e-mailed you my thoughts. Unfortunately, having reviewed the draft planning consultation policy, it is quite clear that City of Joondalup is in strong favour of sizable grouped dwellings and multiple dwellings, by trying to implement changes to make it much easier for developers to build the above mentioned, and much harder for the local residents to be aware of what is being planned for construction close to them. It is very disappointing that resident's concerns about overdeveloping existing residential areas are ignored to such extent.

The changes proposed in the draft will significantly reduce the parameters that trigger consultation and nearly completely remove residents' ability to see what grouped dwellings (less than five — but majority of grouped dwellings being constructed are five or less!) and small apartments are being planned. I personally would like to be notified of any development in my area, other than single-storey houses, because it would significantly change the street appeal/ landscape of my street (currently exclusively single-storey houses), not to mention other factors, like increase in traffic etc. The proposed changes favour developers, not residents. In fact, they are a massive step back for local communities, as currently we can see all grouped dwellings/ multiple dwellings applications, where any discretion is being sought after (with all the discretions being listed). This allows us to provide feedback on a proposed development and give the developers an opportunity to rectify any design faults. My understanding is that if a developer is looking for a discretion, this is a deviation from the R-Codes Design Principle.

These are usually done to reduce construction costs/time and to maximise developer's profits, not to improve overall outcome for the future residents. Keeping local communities properly informed about any discretions sought after by developers will act as an effective buffer to prevent cheap, sub-standard, non-sustainable developments.

The draft is also very vague in relation to defining who the stakeholders are. There is no detailed definition of stakeholders (ie. neighbouring properties within 100 metre) and it is as such left to open interpretation. This opens the door to misuse and poor planning outcomes. It leaves the residents in HOAs extremely vulnerable, with no guarantee that the Council will be always acting in the best interest of the community, and not the developers.

I believe that the planning consultation policy should be not about keeping the residents in the dark about planned developments and therefore I object to the proposed changes. At the same time, I am looking forward to a policy that brings transparency into the consultation process and that keeps local communities well informed and safe from poor developments.

Kind regards,

[- - -]

[- - -]

[- - -]

The policy states "The City will identify stakeholders for consultation activities based on...Location and proximity to the property in question..." This is not clear and has been left deliberately vague to avoid committing the Council to contact all affected residents in the areas where the Council is allowing property developers to destroy. All residents in the suburb should be mailed hard-copy by Australia Post directly to be informed about the developer intentions.

The document is a good attempt at describing the manner in which the City of Joondalup wishes to explain planning proposals to interested and affected community members.

I approve of the idea of enabling homeowners to make additions (under certain conditions) without having to gain Council consent. This include garage additions. The timesaving and financial benefits are positive for the City of Joondalup as Council staff can focus on more invasive construction and ensure the City continues to be a nice place to live.

Dear Mayor/Councillors, As previously communicated, I am a long term resident of [- -] (since [- -]) and have enjoyed the location, community, parks and amenities provided and, whilst I am not against progress, it should be a tailored approach allowing for differences in approach to individual areas. I firmly believe that the area I live in deserves some special considerations so as not to destroy it by a hotch-potch of uncoordinated developments which only benefit the developers and builders. For example, one must make special allowance for the Davallia Primary School traffic in and out of Juniper Way and safety for the pupils and their SUV-driving mums. My main concern is that the proposed policy will make it easier for developers to rush in with lots of ambit design proposals which are way over the top and, due to a lack of available information and transparency, they will get away with, perhaps slightly reduced, but nevertheless still overly-large apartment buildings. I am also concerned about the lack of forward planning for infrastructure, including roads, electricity, water, sewerage and drainage, and fair allocation of the associated costs. Needless to say, the area will be denuded of most of its mature tree canopy and the associated environmental impact on local flora and fauna. It is with the above in mind that I would urgently ask that due consideration is given to the following:

- A limit to the developments placed on the website to 5 or more group dwellings is not acceptable as it will provide less transparency compared to the current arrangements.*
- A limit on types of discretions being asked for that will trigger community consultation is not acceptable. Any and all discretions should trigger community consultation.*
- Letters to homes adjoining or adjacent to a proposed development should be provided with a letter and copy for the plans for review. The policy must make it clear that this will occur.*
- The decision maker must demonstrate that they have taken into account the objections and concerns of respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon.*

As residents we require greater transparency and more effective community consultation. Unfortunately, the proposed policy offers neither and is of no benefit to the community. Thank you in anticipation. Regards [- -] [- -]

Why is the City of Joondalup being so lazy by allowing less scrutiny of developers plans in HOAs? Allowing a number of discretions to be waived without allowing consultation or even advising existing residents and ratepayers is not on? Developers don't care about what they build in the suburbs affected by HOAs. They just look at the dollars they can make. They don't care about the people living next to or close to these "out of character" developments. The City some time ago requested input from the residents regarding R-Codes. The City didn't get the answer it wanted so it changed them anyway. Some of these proposed developments are just plain stupid. A number of apartments built on what was 2 original blocks is totally out of character with the area, is destroying gardens and vegetation and filling the streets with concrete jungles. The City needs to wake up to itself. Or is it that the people making these decisions don't live in affected HOAs so they really don't care what is happening in the suburbs and the affect it is having on long-term residents and ratepayers.

Do not limit the developments placed on the website to 5 or more group dwellings as this will provide less transparency. In many instances, it is the group dwellings that are less than 5 that require the most scrutiny. Don't place any limit on the types of discretions being asked for that will trigger community consultation. Any and all discretions should trigger community consultation. Letters to all homes adjoining or adjacent to a proposed development (suggest setting a minimum square metre radius) should be provided with a letter and copy for the plans for review. The policy must make it clear that this will occur. The decision maker must demonstrate that they have taken into account the objections and concerns of respondents to the community consultation, with written explanations to all adjoining homes (as above) to show how legitimate planning concerns have been addressed, or a clear explanation as to why they have not been acted upon. Residents of Joondalup, particularly those effected by HOAs require greater transparency and more effective community consultation. The proposed policy does not adequately provide this and offers little benefit to the community.

I would like to suggest that the distance to a telecommunication tower upgrade (or new tower) in which people need to be directly notified via mail should be 1 kilometre. In regard to small cell installations, which will soon happen everywhere, everyone living within 200 metres of a proposed small cell installation should be notified by mail. The consultation period should be extended to at least 4 weeks, as the current period is too short. In addition to this, the consultation process should be far more transparent — everyone in the area, as well as Councillors, should be informed as to how many objections were received. The company doing the consultations should have no direct ties with the telecommunication industry. Owners of properties within 100 metres of a small cell, and especially those within 50 metres or less, should have the right to deny permission to have a small cell installed so close to their homes. Instead, consultation periods are, at the moment, only perfunctory and serve no other purpose than to meet the requirements of the law. In this regard, it is important that you are aware of the following: During the deployment of 5G and all infrastructure relating to 5G, the carriers are required to comply with the provisions of the Communications Alliance Mobile Phone Base Station Deployment Code C564:2018. In all communications with Telstra we are being referred to this Deployment Code and assured that they are in compliance with the Code. They state in correspondence: “carriers are required to comply with the provisions of the Communications Alliance Mobile Phone Base Station Deployment Code C564:2018”. I would like to draw your attention to the following: (a) Appendix A: Page 35: The Precautionary Principle. Here it states: Where action is deemed necessary, measures based on the Precautionary Principle should be...

- *subject to review, in the light of new scientific data*
- *capable of assigning responsibility for producing the scientific evidence necessary for a more comprehensive risk assessment.*

It then goes on to say: “There is a need to balance the requirement for the telecommunications industry to provide adequate service with the need of the community to be ensured of living in an environment that will not be a potential threat to health.” This is of course, true; however, it is followed by a link to advice on electromagnetic fields and public health from the World Health Organisation written in 2006!!! Therefore, this information is outdated (13 years old) and irrelevant in the context of 5G as Australia did not have 4G until 2011, and there was of course definitely no 5G in 2006. In the meantime, there has been a considerable amount of new scientific data proving that electromagnetic radiation does cause harm and scientists are calling for an upgrade of the WHO classification. However, these outdated guidelines and deployment code, which do not take latest developments into account at all, give the telecommunication companies the opportunity to do what they want by simply calling any upgrade and small cell installation a “low impact” facility (which can surely be only be based on visual impact and not on health impact, which is atrocious!) and therefore have the rights of the Councillors and public seriously violated and removed. This has to stop now! This is why it is important that residents have far more say in what gets installed in front of their homes and bedrooms and why Councillors need to help residents in this regard. Kind regards, [- - -].

9 pages of waffle. What a waste of ratepayers’ money.

[multiple responses] *9 pages of waffle. Waste of money.*

The following comments relate to Table 2, specifically to Telecommunications Infrastructure. I believe that the duration should be increased to 28 days. There is a wealth of legislation relating to this area, and the man on the street will have little knowledge of it, thus, time will be needed to read and digest it. In addition, there is much discussion about this topic at present, including a parliamentary inquiry, which increases the volume available to read. I agree that landowners /occupiers within 400 metres should be notified by letter and that adverts should be put on the City's website. I feel that adverts should also be put on City and library noticeboards, and I feel strongly that on-site signage must be displayed, as well as adverts put in local newspapers.

I disagree with this draft policy. It is vital that the community is involved with the process of planning and this draft blocks our involvement in potentially inappropriate dwellings being approved and built near our single dwellings and appropriate homes in Woodvale. As has been the case recently.

Please change the policy regarding the fact that submissions received from the public with concerns about their health and safety are not to be taken into consideration. This should be the first consideration. As a real person and a real human being who breathes air and relies on the atmosphere to be free from pollution with higher than safe EMF radiation, I have seen the evidence in the bio-initiative report about what harm it does to my health, and I am the one experiencing its ill effects, every day, 24/7. It effects my skin as well, not only the air I breath-in, as the RF waves cross the blood brain barrier ,and also penetrate my skull and, by these reports, I have no protection from this. As the Telecommunications infrastructure Local Planning Policy states "submissions received in response to public consultation, noting that submissions on health or safety grounds cannot be considered". I feel that this is unacceptable, as they are engineers and do not have any vested interest in health and are not considering any living being at all with any damaging side effects and should be made to do so. Therefore, it should be changed to state that, if they are involving all living beings with their 5G technology, and they are, an independent study has not been done on the outcome of longer term effects of all living beings by scientists and medical personnel who have no monetary gain or invested interest, then they should not be allowed to have free reign in their deployment of 5G without health considerations and it should be crucial to the final decision making.

[multiple submissions] Hello, when I put in my online form I left off information which addresses the planning consultation policy local planning proposal as the link below
<https://www.joondalup.wa.gov.au/draft-planning-consultation-local-planning-policy?nocache=true>
 as it says only 1 online form may be used I would like to add this below to the online submission which already has been sent off to you on the 1st of November by me, though I did not also receive a confirmation email. Please add this to my online submission for the draft local planning policy as I left it off by mistake and only submitted 1/2 of my submission.

Telecommunication Infrastructure in Joondalup

Table 2 Telecommunications Infrastructure

My reply to your proposal is:

Yes to providing 28 days' notice.

Yes to letters to landowners/occupiers within 1 kilometre of site, not only 400 metres.

Yes to advertising on City's website.

Yes to City/Library noticeboard.

Yes to on-site signage.

Yes to advert in the local newspaper.

(<https://www.joondalup.wa.gov.au/draft-planning-consultation-local-planningpolicy?nocache=true>)

(<https://www.joondalup.wa.gov.au/draft-planning-consultation-local-planningpolicy?nocache=true>)

[- -]

[- -]

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All new residential development within the rezoned infill areas should be advertised on the City of Joondalup website.

I strongly disagree with any reduction in the need to consult with local residents regarding developments, especially small multiple dwellings, eg 4 or less dwellings. With the reduction in the use of print media, digital information is essential to provide for all interested and potentially impacted parties to be informed. Open and transparent information is the basis of modern government. I would like the Joondalup Council to explain why it is considering reducing the transparency of information and whose interests this serves? Many thanks [- -].

Stakeholders of all new constructions should include immediate neighbours to ensure their satisfaction with line-of-sight from the new construction to ensure privacy is not unreasonably impacted. Reason for this is past experience — neighbour constructed new 2-storey residence with windows overlooking our property. When I contacted City regarding this, I was advised that the decision was the City's and there was no need for consultation. This is unreasonable. Such consultation can be designed so it does not impact building timelines.

Does "duration" allow time for how long it takes for letters to be sent received by Australia Post? If not, it needs to. Table 2 "Change of land use 'P' use where..." Should this actually say "Change of land use to 'P' uses..."? What are "P", "D" and "A" uses — hard to comment without knowing what they are!

'Part 5.1.1. Stakeholders' should stipulate in more detail who is identified as a stakeholder. As certain changes could significantly impact the quality of living in my neighbourhood, I would like to ensure that I am notified of all planning applications in the streets surrounding my property where the dwelling changes from one to multiple, particularly for new grouped dwellings (less than five). I would also like to see them published on the City website as well as on-site signage, I also would like to see on-site signage for 'non-residential development in the 'Residential' zone — new or intensified use'.

To be honest, I have found the consultation, once again, is rather a farce with the City of Joondalup. Most residents, who have not actively been involved in having their street affected by the HOA joke and subsequent inappropriate developments, still do not know about any of this. Your presence in the community is weak on this matter. However, some people who have been affected are aware and, as one of them, my opinion is that the document steers away from allowing the existing residents any real say on the process. It is arrogant for the City to assume that the only people who need to know about a new grouped dwelling are the immediate neighbours. A development, such as this, affects everyone who lives in an area. This must be advertised on your website for everyone to see and comment on. We are all affected by the traffic, noise and heat island effect that these dwellings tend to cause. It is also important that the public can see that these developments meet basic human decency. Many that have been proposed would be horrible to live in, with poor natural light and ventilation, making them not only uncomfortable but environmentally irresponsible. Developers don't care about these factors anywhere near as much as existing residents who have high stakes in the areas. I find it exceedingly autocratic that the City would like to be the only body that decides whether proposals which require a Design Principle assessment actually meet the principles. Not only are the principles highly subjective, but the City is effectively thumbing its nose at people who live anywhere but adjoining to the properties. This is not acceptable. Furthermore, who is the City to judge for the local residents whether proposed amendments to multiple dwellings have a possible impact on the amenity of the street? The City thought that putting flats into our cul-de-sacs was a good idea and continues to ignore the complaints of residents, succumbing to the will of developers who care not for the long-term amenity of our areas and the possible impact on residents present and future. It is self-indulgent and egotistical of the City to assume that it makes the right decisions on behalf of residents unless it consults with them through a regular and transparent process where the residents actually have a say. Thinking that the City may decide what is and is not a minor amendment to (and therefore not advertise) the local development plan or policy is absolutely not acceptable and once again shows the sheer audacity in which the City sees itself. The City may have forgotten that it made sweeping changes to the zoning of our areas without consultation; however, we, the residents, have not. This is a poor plan. It needs reworking and should not progress any further. The residents who pay the City deserve much better treatment than this. If this means that the speculators who call themselves developers take longer to design homes that suit, all the better for our communities, and for the City of Joondalup as a whole. Feel free to contact me if you would like further input. [- - -].

The Telecommunications Local Planning Policy states submissions received in response to public consultation which highlight the effects on health and safety cannot be included. This needs to be changed. When small cell towers are proposed to be directly in front of people's houses, the people should be allowed to deny permission to have them placed in front of their houses.

We consider that any planning applications for new grouped dwellings, regardless of their size, should be advertised on the City's website so that residents can consider and make comment on any adverse impact on their neighbourhood.

In Table 1, Consultation Requirements — it is meaningless to refer to applications where a Design Principle assessment is required for solar access. Clause 5.4.2 of the Codes provides that an application is Deemed Compliant without any need to give consideration to solar access for neighbouring properties. There is therefore never any need to put in Design Principle justification. This is one of the paradoxes built into the Codes as a result of last-minute changes in the 2013 Codes. Insertion of this clause gives the community a false sense of security that their solar equipment will be protected where, in fact, Council has no such power. This power should be assumed by other provisions in the LPP.

I feel, at times, that resident concerns are not being considered enough regarding the above. I have lived in [- - -] for over [- - -] years and love living here. However, the proposals that are currently being initiated are taking away some of the beauty of the suburb. We have never had any flats/units in [- - -] until recently and find it very difficult how these can be approved and people can say they have no effect on local residents. It affects greatly the value of residents' homes, privacy, and increases traffic flows on already black spot roads; but no one in authority seems to be concerned. I can understand that the housing infill program is being driven by the State Government, but why should I be penalised for living [- - -], as, when I purchased my property, a [- - -] was not even proposed or thought of. Why should people in some suburbs be affected when others are not. If we have to have housing infill, then it should be evenly spread across all suburbs in the City. There is no problem with an existing residence being demolished and replaced by 3 smaller houses; however, flats/units do not add anything to the City apart from increasing the rate base. Flats/units that especially can only be leased, do not add to community enhancement or engagement. These people will not become involved in local community groups etc as they have no connection to the City. Also no one has yet to come up with a logical reason as to how flats/units can add anything to the suburb, as never having had any previously, what are they compared to, especially as the construction of a 2-storey house is a lot more complex and requires more consultation than 2 storeys of flats/units. In addition, the City should be looking after the concerns of existing residents first and foremost before looking at any additional construction of any type.

I am concerned that under the City's draft 'Development Application Plans' proposal, to amend the current public consultation system for seeking discretions (not complying with the rules set out in the R-Codes) and multiple dwellings, I will not be able to review any potential developments close to my address or in my street. As a long-term resident in [- - -], a quiet cul-de-sac, I wish to ensure that I continue to get the opportunity to review all proposed changes to dwellings and land redevelopment nearby. Multi-dwelling potential currently being planned will likely have a detrimental effect to me personally and that of our neighbours without proper review and consultation.

The amendments to LPP Consultation stated in the draft policy will exclude virtually all community comments on development proposals because the majority of these plans will not be easily accessible for public viewing. This is a step backwards and implies a lack of community inclusion by the Council. This flies in the face of the Council's Community Development Plan 2015–2020 which states "This plan provides strategic direction for driving positive social outcomes across the City of Joondalup. It identifies current and projected challenges, objectives and strategies to assist the City and the wider community in overcoming issues that affect the quality of life of people living, working and visiting the City". Excluding the people who would be commenting on these changes to the environment in which they live is, in fact, excluding the very people who desire to be strongly involved in addressing issues which affect the quality of life of people living in the City. It should not be left solely to the developers to impose their will on the residents of the City. The developers are, after all, driven by a profit motive, whereas the residents are driven by an imperative to generate solutions and achieve outcomes that maintain or improve the quality of life for those within the community (once again from the City's 2015–2020 Community Development Plan). Excluding the residents from making constructive comments on developments by virtually hiding the availability of planned development proposals, is autocratic and counterproductive to ensuring that Joondalup maintains a quality urban environment which is, after all, a common ground for both the City planners and the City's residents. Allowing residents to be involved in the process may well involve some work on the Council's part, but ensuring that Joondalup remains a liveable City is, in the end, a worthy outcome.

Do not think it is fair on residents as it will remove residents' ability to see what concessions are being given to developers. Under the new policy we will only see approximately 1% of grouped dwelling proposals and not any small apartment proposals. There will be no transparency that the Mayor in 2017.

1. What shall be consulted? All cases where discretions are given. Each discretion is an erosion of the policy and, if given routinely, become the new standard without a consideration of the policy makers. If a 5% discretion is always given, the standard becomes 95% of the policy. There should be good reasons for the policy standard (if not change the policy). There should not be a need for policy makers to make the policy 105% of the correct standard so officials can give 5% discretions. That is not to say that officials should be penal when there is a very minor excess, but if users know that discretions will not be given or be hard to get, then they design to that level.

2. Who should be consulted? All affected. There will be those with immediate impact, including all in a 200 metres radius and whose egress from a no-through-road includes the development, and they should be consulted directly (by mail and email), and those with an interest in maintaining the policy standard by City website. People should know what is happening in their street or directly adjoining their property and have a right of reply, and those with an interest in upholding community standards should have right to comment.

Group development should not be limited to 5 or more group dwellings, I want to see triplexes and duplexes and single dwellings and the like being made available on the website. Transparency is vital. Any and all discretions should trigger community consultation. A letter and plans should be provided to adjoining and adjacent properties for review. The policy must make it clear that they will provide a letter and copy of these plans to the affected properties. The decision maker must demonstrate that they have taken into account the objections and concerns of the respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon. As a resident I do not feel this policy provides adequate transparency and shows a lack of community consultation.

[multiple responses] Availability on the website: group development should not be limited to 5 or more group dwellings, I want to see triplexes and duplexes and single dwellings and the like being made available on the website. Transparency is vital. Any and all discretions should trigger community consultation. A letter and plans should be provided to adjoining and adjacent properties for review. The policy must make it clear that they will provide a letter and copy of these plans to the affected properties. The decision maker must demonstrate that they have taken into account the objections and concerns of the respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon. As a resident I do not feel this policy provides adequate transparency and shows a lack of community consultation.

The consultation period for the majority of the Residential Development Application Types of 14 days is not long enough for stakeholders to develop a considered position. It should be extended to at least 28 days. Further, noticeboards should be mandatory on all proposed development sites that detail as a minimum: distance setback from road and surrounding residences, total height of proposed development, number of car bays for visitors and percentage of block to be developed as gardens.

I am really concerned regarding the proposed change of policies etc and the lack of public consultation on such matters. This Council is becoming more secretive and less accountable to the people it is supposed to represent.

As a long-time resident of [- -], I demand transparency from our Council regarding developments that will destroy my lifestyle and devalue my home. I am not against development, but it needs to suit the vicinity. Ratepayers deserve to know what is happening in our area. Sincerely [- -].

I object to not being able to see planning applications. I object to the City not advertising amendments to a structure plan or activity centre plans. I object to the City not advertising amendments to a local development plan. I object to the City not advertising amendments to a local planning policy. I want the City to be committed to effective, transparent and accessible community consultation on planning proposals for all.

Residents want to see more transparency and effective consultation, not less. No more hidden surprises with changes to R-Codes. I have an 800 square metres block [- -] which suddenly became 750 square metres of highly reflective aluminium roofing because it was 'deemed to comply', therefore no advance notification. The implementation of the HOA scheme is a planning disaster and residents' nightmare. The developer multi-dwelling proposals put up for consultation in this area are shocking. No dispensation should be given without prior public consultation. All group developments should be advertised, not just 5 or more. The decision makers approving these developments should publicly sign-off with their reasoning for any dispensations and show how community concerns have been catered for or why they are being ignored.

I am concerned with the proposal that community consultation will not be required as planned with these amendments to the draft plan particularly in HOA areas. As a long-term resident in [- -] in a [- -] area, we want total transparency to continue with all future developments. We need to have some say with the future of our area and not to have projects rubber stamped without our consultation. We, as ratepayers, deserve to have a say in the way our area is transformed in the future. Consultation must continue as a right for all ratepayers.

I have only two comments: 1. I would have thought, given the wide spread use of technology, that email usage had advanced to such a degree that the City could largely dispense traditional mail services and moved to email for the majority of its correspondence. 2. It seems to me that the primary issue that needs consideration is not the consultation process but rather the obvious propensity for Council staff and the Council to have scant regard for the views of rate payers whom they are purportedly representing.

As a resident in a street zoned R60 and next door to 2 sites in the process of being sold for development, apparently through the ministry of housing scheme, we believe your policy should include letters to the residents as soon as an application for a development comes to your attention informing everyone of the details of the development. We should also have access to a full set of plans of the development.

We dislike and mistrust the City of Joondalup's draft consultation of the Local Planning Policy. It will substantially decrease the opportunity for stakeholders (i.e., ratepayers, residents, landowners) to review proposed developments, which may adversely affect their lives, property and amenity. Currently all group dwellings and multiple dwellings, which seek discretions not complying with the rules set out in the R-Codes, are put out for public consultation by letter to adjoining and nearby landowners and online for review and comment. The proposed change will have development application plans no longer available online for group dwellings of four or less. This change only benefits the developer while it disadvantages the neighbourhood community. The proposed change will also remove development applications from public consultation. Adjoining and nearby landowners of proposed single and grouped dwelling developments will not be consulted unless discretions not complying with the rules set out in the R-Codes involve building height, visual privacy (overlooking) and solar access for adjoining sites (overshadowing). Therefore, other discretions (e.g., reduced setbacks, reduction in minimum landscaping area, driveway widths, visitor parking) will not precipitate any community consultation for single dwellings or group dwellings of four or less. The draft consultation of the Local Planning Policy's definition (5.1.1) for who will be considered a stakeholder (i.e., ratepayers, residents, landowners) is imprecise. Who precisely will be notified for consultation to review proposed developments, which may adversely affect adjoining and nearby ratepayers, residents and landowners? Once the precise definition of stakeholder is established, how will proposed development plans for single dwellings or group dwellings of four or less be shared with stakeholders? They will not be available on the City website. Will proposed development plans be included with the stakeholder notification letters or will stakeholders only be able to view plans at the City's offices? The draft consultation of the Local Planning Policy (5.1.4) Supporting and Technical Material is vague on the extent to which stakeholders and community reaction will be considered as part of the assessment of proposed development applications. The draft policy is deficient of detail for provision of common-sense response to valid objections to discretions not complying with the rules set out in the r-codes. The City of Joondalup should not burden residents and ratepayers with unwanted, ill-conceived, poorly enacted infill densification policy, which ignores quality, liveability and amenity.

[continues]

[multiple responses] We are concerned the City of Joondalup's draft consultation of the Local Planning Policy will substantially decrease the opportunity for stakeholders to review proposed developments in our neighbourhood, which may adversely affect stakeholders' lives, property and amenity. We do not want to limit developments placed on the City's website to five (5) or more group dwellings. By doing so, you remove transparency and only benefit developers, while disadvantaging the neighbourhood community. We do not want limits on the types of discretions, which would precipitate community consultation for any development. All discretions requested by developers should require community consultation. The draft consultation of the Local Planning Policy's definition (5.1.1) for who will be considered a stakeholder (i.e., ratepayers, residents, landowners) is imprecise. Who precisely will be notified for consultation to review all proposed developments, which may adversely affect adjoining and nearby ratepayers, residents and landowners? Letters to adjoining and nearby homes of proposed developments should be provided with a copy of the plans for review. The Local Planning Policy must clearly state proposed development plans are an integral part of notification for consultation to review proposed developments, by the adjoining and nearby ratepayers, residents and landowners. The draft consultation of the Local Planning Policy (5.1.4), Supporting and Technical Material, is vague on the extent to which stakeholders and community reaction will be considered as part of the assessment of proposed development applications. Decisions made on proposed development applications must demonstrate that the objections and concerns of respondents to the community consultation have been taken into account and addressed. Clear reasons and explanations for all decisions must be addressed in writing for all stakeholder and community objections and concerns regarding proposed developments applications. The draft policy is deficient of detail which demonstrates that consideration has been given to objections and concerns of respondents to proposed developments. Written explanation should address objections and concerns so that stakeholders have a clear understanding of why their objections or concerns will not be upheld. Stakeholders, ratepayers, residents, landowners are entitled to effective, transparent community consultation from the Local Planning Policy. The draft Local Planning Policy provides neither effective nor transparent consultation. The City of Joondalup should not burden ratepayers and residents with ill-conceived, vague, developer favoured, poorly enacted planning policy, which ignores quality, liveability and amenity of ratepayers and residents.

[multiple responses] Dear Mayor Jacob,
Attached is our submission of the draft consultation of the Local Planning Policy.
Regards,

[- -]

[- -]

[- -]

We dislike and mistrust the City of Joondalup's draft consultation of the Local Planning Policy. It will substantially decrease the opportunity for stakeholders (i.e., ratepayers, residents, landowners) to review proposed developments, which may adversely affect their lives, property and amenity. Currently all group dwellings and multiple dwellings, which seek discretions not complying with the rules set out in the R-Codes, are put out for public consultation by letter to adjoining and nearby landowners and online for review and comment. The proposed change will have development application plans no longer available online for group dwellings of four or less. This change only benefits the developer while it disadvantages the neighbourhood community. The proposed change will also remove development applications from public consultation. Adjoining and nearby landowners of proposed single and grouped dwelling developments will not be consulted unless discretions not complying with the rules set out in the R-Codes involve building height, visual privacy (overlooking) and solar access for adjoining sites (overshadowing). Therefore, other discretions (e.g.; reduced setbacks, reduction in minimum landscaping area, driveway widths, visitor parking) will not precipitate any community consultation for single dwellings or group dwellings of four or less. The draft consultation of the Local Planning Policy's definition (5.1.1) for who will be considered a stakeholder (i.e., ratepayers, residents, landowners) is imprecise. Who precisely will be notified for consultation to review proposed developments, which may adversely affect adjoining and nearby ratepayers, residents and landowners?

[continues]

Once the precise definition of stakeholder is established, how will proposed development plans for single dwellings or group dwellings of four or less be shared with stakeholders? They will not be available on the City website. Will proposed development plans be included with the stakeholder notification letters or will stakeholders only be able to view plans at the City's offices? The draft consultation of the Local Planning Policy (5.1.4) Supporting and Technical Material is vague on the extent to which stakeholders and community reaction will be considered as part of the assessment of proposed development applications. The draft policy is deficient of detail for provision of common-sense response to valid objections to discretions not complying with the rules set out in the R-Codes. The City of Joondalup should not burden residents and ratepayers with unwanted, ill-conceived, poorly enacted infill densification policy, which ignores quality, liveability and amenity.

[- - -]

[- - -]

[- - -]

More transparency in all planning and development is needed — full disclosure regarding discretions and the Council hearing residents when objections are made — and *[illegible]* down developments where residents have made objections. It is, after all, the residents (ratepayers) who have to deal with and live with, on a daily basis, inappropriate buildings.

I notice that consideration of 'the amenity of the area' is referred to often in the documentation. And that the term amenity is defined as — "The definition of amenity refers to all those factors which go to make up the character of an area, such as the surrounding landscape, streetscape, the age and condition of housing, views, privacy and all of those matters that a resident, visitor or passer-by would consider to characterise the area." The issue then is whether the proposal in question is consistent with that amenity, and whether it will be protected or enhanced by a proposal. While this is subjective, there is often a level of consensus within the community as to whether a particular proposal adversely affects the amenity of the locality, and it is the responsibility of the local government to make this judgment in relation to the particular proposal. This can sometimes be assisted by direct community input in response to public advertisement or notification. As a long term resident of *[- - -]* I have noted that the consideration of the impact of landscape, streetscape and views on the amenity of the area has largely be ignored by developers and the City Council. The draft of the document does not seem to adequately address the full import of the definition of amenity.

Group development should not be limited to 5 or more group dwellings, I want to see triplexes and duplexes and single dwellings and the like being made available on the website. Transparency is vital. Any and all discretions should trigger community consultation. A letter and plans should be provided to adjoining and adjacent properties for review. The policy must make it clear that they will provide a letter and copy of these plans to the affected properties. The decision maker must demonstrate that they have taken into account the objections and concerns of the respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon. As a resident, I do not feel this policy provides adequate transparency and shows a lack of community consultation.

Do not limit the developments placed on the website to 5 or more group dwellings as this will provide less transparency. Do not limit types of discretions being asked for that will trigger community consultation. Any and all discretions should trigger community consultation. Letters to homes adjoining or adjacent to a proposed development should be provided with a letter and copy for the plans for review. The policy must make it clear that this will occur. The decision maker must demonstrate that they have taken into account the objections and concerns of respondents to the community consultation, with written explanations to show how legitimate planning concerns have been addressed or a clear explanation as to why they have not been acted upon. Residents require greater transparency and more effective community consultation. This proposed policy offers neither and is of no benefit to the community.

I am objecting against the following: "Development Application Plans will no longer be available online for group dwellings of four or less". This will mean other discretions, such as reduced setbacks, reduction in minimum landscaping area, driveway widths, visitor parking etc. will not trigger any community consultation for single dwellings or group dwellings of four or less. In addition,

- It is unclear from policy's definition who will be considered a 'stakeholder' i.e. a landowner who receives a letter.*
- It is unclear from the policy what the role of any stakeholder or community feedback plays, as part of the assessment of the development application, beyond triggering a notice of the final decision.*
- It is unclear from the policy if stakeholders will be provided with a rationale/evidenced based explanation as to why discretions which they object to are granted. One of the criticisms often levelled at the review process is that it is unclear what — if any — changes are made in response to objections made. I am seriously concerned that I could be impacted by new nearby developments without being given the opportunity to comment. Nearby residents will understand the full impact the best and should therefore be consulted.*

From the proposed document, it is difficult to understand the proposed changes. It would be great if we could be provided with a document outlining what currently stands and what the suggested revisions include. In my view, this would be more in keeping with genuine, transparent consultation and contribute to greater accountability of the Council. In general, I am thinking that some of the consultation periods are quite short. What happens if a resident is away during the consultation period? Stakeholder notification letters — could this also include an electronic means of notification (e.g. email) as methods seem a little antiquated. Could also assist if residents are away during the consultation period (seems unfair that consultation about a potential development or change could occur when someone is away). For new single house and or additions, and grouped dwellings (less than 5) — I think also should be included on the City's website with on-site signage. This allows local residents to identify the said properties and be given adequate opportunity to submit responses. Non-residential development in a residential zone — needs an increased consultation period and include on-site signage.

Telecommunications infrastructure — the area that people are consulted and period of time given to comment should both be increased. For example, the height of towers can affect more than those in a 400 metre radius. Additionally, I am not sure there is a lot of research available at this point in time about the impacts (health and otherwise) of 5G towers — people should be given adequate time to submit responses around this. On-site signage identifying the proposed site should also be a requirement. Note sure what land use 'P', 'D' and 'A' are... greater explanation in this document would be good to facilitate comment. Commercial and mixed use development — depending on the development, on-site signage may be appropriate and 14 days does not seem like a very long period of time for residents to consider. Does this policy comply with other R-Codes etc? Not being an expert in this area, I am not sure and there has been suggestion that this draft policy may not be in keeping with current R-Codes. Overall, I feel the main issue with this draft policy is asking residents for comment and not providing adequate explanation or supporting information about the proposed changes. As a lay person, it is thus difficult to provide informed opinions on a subject which has potential major implications on our properties and quality of living, if not now, but certainly in the future.

I am happy to be guided by the Council's salaried officers.

I am sick and tired of seeing dog boxes go up in the area I live in. I accept that when a home is knocked down to redevelop the developer needs to build 3 to make money. However, when I see four two-storey buildings go on to that site I wonder — do any of your members live next door? These monstrosities that are being build are the future Balga — does the City of Joondalup care? — I think not.

[multiple responses] *As a resident, I should have the opportunity of knowing what is happening in the area that I live. I am disgusted with the Council's policy of allowing multi-buildings to go on to a block that used to house one home. I have no doubt that what is happening in my area is now happening next door to you who make these decisions on allowing these buildings. The best way I can protest was during the recent local Council elections. As a matter of point, perhaps Council should advertise more fully what is going to happen where we live and not just a small article in the local paper. You may maybe have larger signage etc.*

I am opposed to the City's plan to proceed with future developments and redevelopment without public consultation. This would apply to single, multiple and grouped housing. As a ratepayer, surely it is my right to know what could be built next to me or close by. This can affect the value of our properties and also the lifestyle we currently enjoy. Our area and surrounding areas are being redeveloped as part of the government's infill, but we need to be consulted as part of this process.

This draft "Planning Consultation Local Planning Policy" by the City of Joondalup has only been developed to ensure that the Planning Department has ticked the 'appropriate boxes'. Historically, community consultation undertaken by the Council has been ineffective and without regard to any feedback provided by the community. Decisions are made by the Planning Department well before any type of community consultation is undertaken, as evidenced by the development at Iluka. As the City of Joondalup's Planning Department has consistently shown to ignore its constituents' concerns and feedback. To develop such a policy and to request feedback on it is both condescending and derisive.

Over the years I have lived in [- -] — initially when it came under Wanneroo Council — when it split into Joondalup — I have found any dealings with Joondalup, if it actually asks for any information into what was planned, has been met with a barrier. When next door was building, I was refused access to any plans of the building. Having been an original builder in [- -], my initial neighbours and I planted natives on the hill behind our houses (the Crown land between our [- -] and the [- -] of the [- -] — when the plans for it became more concrete I was part of the input (ha ha — what part did they listen to? Certainly not any input I had to the process). I knew that the land behind my house was Crown land and could not be developed upon, but Council workers came and poisoned plants we had planted in the early [- -] to attempt to rejuvenate native plants on the Crown land. We planted a magnificent number of Geraldton Wax which became almost trees — of all the range from (I am told) the original Geraldton Wax which was a pallid pink to a strong pink — beautiful trees that were 40+ year old trees — magnificent when they went into bloom. When I saw the Council workers killing off any vegetation they thought should be destroyed, they killed the Geraldton Wax as they told me they were not indigenous to the area — and those magnificent trees were killed. To what? The place they were established in had nothing to do with the enhancement of the Crown Land — instead there is nothing there but scrub. The Council workers gloated as they told me they were killing what I and my then neighbours planted to enhance the area. They killed trees and only left scrub and no beautiful landscape. I tell this as quite honestly, there is no Planning Consultation Local Planning Policy that is exercised by the Joondalup Council. For me to question the staff who killed off what was on the Crown land was met with supercilious attitude that they could do what they wanted. Having experienced more examples of total disregard for any consultation with we who live in this area — I would appreciate it if the Council would actually give more than lip service to consultation.

I consider that all applications for land use should be flagged on the website. Transparency is key to fighting corruption and erosion of public space.

The community consultation process is supposed to be transparent and, in my opinion, all new building proposals, changes/amendments to existing buildings, including grouped dwellings of less than 5, should be advertised on the City's website. Most importantly for the points of the R-Codes provisions: 5.1.6 — building height, 5.4.1 — visual privacy (overlooking) — both these items can affect surrounding residences adversely in different ways, even though the R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, it should still be required to be advertised on the City's website. If the City only informs the stakeholders, how far would this transparency reach? What if the adjacent residents happen to be interstate or overseas? The City should maintain to publish any pending changes on the City's website in the Planning Consultation Local Planning Policy, including the solar access for adjoining sites (5.4.2) therefore there should be no amendment as such.

When proposed changes to a property are being looked at, that signage be placed at front of said property to give notice to residents nearby so they are made aware that the changes could occur and enable their concerns to be forwarded to Council.

It all seems fairly straightforward, although it would be interesting to see what areas have changed.

My [- - -] and I strongly oppose the above policy. We have already experienced this problem with three townhouses built on one block in [- - -]. The block was not levelled and retained and is very tall which now causes a problem with the noise from the [- - -] now bouncing off this building. We were given no prior knowledge of this building going ahead and, in doing so, we were not given the chance to object and have our concerns considered. We are now left with a big brick building and paving and no greenery, not to mention, we now have further problems with car parking in our small cul-de-sac.

Reducing the consultation period with community is unacceptable and reduces Council transparency of the process.

My and my [- - -] primary concern with this proposed policy is the apparent reduction in transparency and accountability of Council decisions to the constituency of the City of Joondalup. This is inconsistent with State protocols such as sub-Sections 3(1)(a) and (b) of the FOI Act wherein the Objects of that Act are stated to be to "... (a) enable the public to participate more effectively in governing the State; and (b) make the persons and bodies that are responsible for State and local government more accountable to the public." The proposed policy is also fundamentally inconsistent with our democratic western values as expressed in sub-Section 2.10 (a) of the LG Act. "Role of Councillors... A Councillor... represents the interests of electors, ratepayers and residents of the district...". Specifically, the limitation of development applications placed on the public website and other public venues to 5 or more grouped dwellings makes the Council planning and approval apparatus more opaque to those who are not identified as "stakeholders" by Council (in a process which itself is opaque by virtue of the ambiguous principles set out at 5.1.1 in the draft policy consultation). There is no stated reason for this limitation on information to the entire constituency so it must be construed that it is simply a means of limiting input by the City constituency outside of those declared to be "stakeholders". Further, public libraries which are generally located in or adjacent to recreation centres can provide the only means for elderly constituents to obtain awareness of development applications and other City items. There are no circumstances enumerated under which library noticeboards will contain relevant application notifications and this is discriminatory because many elderly constituents are not versatile with the internet and may no longer drive and therefore will be unable to avail themselves of other "communication methods" set out in Table 1 under the third tier. The elimination of any notices whatsoever from the local newspaper (such as the Community News) is disgraceful as such means are delivered to every address in the City free of charge and should be used to communicate with those who have elected the Council to represent them in the City. In the "Notes referenced in Table 1", it appears that Council may seek to limit community consultation on some types of discretion. Again, this limitation on transparency is contrary to best government and, as in the past, all discretions should continue to trigger community consultation. Our view also is that once "stakeholders" have been properly identified, letters to such addresses (presumably homes adjoining or adjacent to a proposed development) should include a copy of the plans so that proper "stakeholder" review is facilitated. The policy needs to ensure that this will occur. It would also be in the interests of both transparency and accountability to ensure that residential development decision makers demonstrate that objections and concerns of respondents to the community consultation have been addressed and taken into account. This object would be best served by documentary explanations as to those legitimate planning concerns which have been addressed or in cases where they have been dismissed, such documentary rationales for why they have been excluded or not acted upon. Overall, our view is that this draft policy is a means of reducing both transparency and accountability of Council in its planning decisions for reasons that are not disclosed. This failure to disclose the reason for this document can only lead to suspicion and distrust by constituents of those who they have elected to represent them pursuant to the LG Act. This does nothing to further symmetry between the City/Councillors and the elector/ratepayers — it does quite the opposite.

Principally sound. Since both the occupant and the owner of a property may be affected — are both consulted? What mode of consultation? Tenant is unlikely to know owner address. Tenant to agent to owner communication unlikely to be achieved in 14 days. If someone is on vacation for 14 days, how do they have right of reply? Thank you.

<i>I disagree with this policy. There should be consultation with the public and interested parties who are affected by all new dwellings. Especially those who will be neighbours and affected directly.</i>
<i>Dear Council, I have a comment in relation to Table 1: New Group Dwellings — there should be on-site signage. Table 2: Telecommunications Proposal Duration — delete 21 days and replace with 28. Landowners/occupiers — delete 400 metres and replace with 800 metres. City/Library noticeboard — yes. On-site signage — yes. Local newspaper advert — yes and, with today's social media being used by many, the information should also be contained in social media communication by the City of Joondalup. General: for notification purposes of consultation — where provided, postal addresses should be used to notify residents of such plans and not the residential address because some people, as myself, who do not use the residential address do not check the box for letters as they are located away from the unit and they are broken into on a regular basis to make sure that they receive correspondence.</i>
<i>The draft proposal appears to give local residents less information, especially in relation to apartments and multi dwellings, than has been available previously.</i>
<i>The current draft to the policy is vague. It proposes little or no public consultation, let alone if someone is building next door to you. The public needs to be informed, especially if it is a building that impacts your life. I am concerned that this is a way to sneak things past the general public. It does not seem ethical to state that if you do not respond to this survey you are agreeing to it. The only reason I was made aware of this was because I am in a Facebook group that shared the survey.</i>
<i>In my opinion all planning must be fully advertised in a proper way, e.g. newspapers etc.</i>
<i>The change in consultation appears to be based on the false premise that it is only larger developments that impact on the wider community. A big concern of residents is the cumulative effect of development in their vicinity and that is why they need to be informed. Changing the policy, so only those who are deemed to be impacted by developments of 1–4 grouped dwellings or apartments, removes the existing ability of the wider community to be informed about all developments that are occurring near them. The 'trigger' criteria for consultation is also very restrictive. The proposition that they are the only three criteria that matter is a nonsense. Especially given the number of discretions we have seen given on setbacks, open space, outdoor living, parking and landscaping. These proposed changes are an insult to the residents in communities where extensive redevelopment is going to occur and especially those in the HOAs. A key part of the planning reform process is providing greater transparency. This does the opposite of that.</i>

Planning Consultation Local Planning Policy

Local Planning Policy

Responsible Directorate: Planning and Community Development

Objective: To state the City of Joondalup's commitment to effective, transparent and accessible community consultation on planning proposals to inform decision-making.

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.

2. Application:

This policy applies to all community consultation activities in the City of Joondalup related to planning proposals.

3. Definitions:

'A' use means that the land use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

"community consultation" means any activity which seeks feedback from community members to inform decision-making.

'D' use means that the land use is not permitted unless the local government has exercised its discretion by granted development approval.

'P' use means that the land use is permitted if it complies with all relevant development standards or requirements of the *City of Joondalup Local Planning Scheme No. 3*.

"planning proposal" means an application for consideration against the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* or *Local Planning Scheme No 3*.

"R-Codes" means [State Planning Policy 7.3 Residential Design Codes Volumes 1 and 2](#).

4. Statement:

The City of Joondalup is responsible for processing planning proposals within legislative timeframes and must balance this responsibility with the community's desire to have input into the assessment outcome. Community consultation forms part of the City's assessment against the planning framework, and informs, but does not replace, the decision-making role of the relevant legislative body (e.g. City, Council, Development Assessment Panel, State Administrative Tribunal, and/or State Government authority).

The City will consult with the community whenever it is required to do so under legislation and in accordance with Tables 1–3.

5. Details:

5.1. Principles of Community Consultation:

To ensure the City's community consultation practices for planning proposals are effective, transparent and accessible, the following principles will apply, unless bound otherwise by statutory and legislative requirements (see Tables 1–3).

5.1.1. Stakeholders:

a. The City will identify stakeholders for consultation activities based on the following:

- [The consultation requirements of the R-Codes. The requirements of the R-Codes in relation to consultation requirements](#)
- Scale and scope of the planning proposal.
- Location and proximity to the property in question.
- Potential impact of the planning proposal on local amenity, such as vehicle movements, streetscapes and landscaping, ~~amongst others~~.

b. [Stakeholders will include landowners and occupiers of residential properties.](#)

5.1.2. Methodology:

- a. The City will ensure consultation activities are communicated to stakeholders in accordance with the communication methods listed in Tables 1–3.
- b. Unless stated otherwise, the City will only accept feedback on planning proposals in writing, either electronically or in hard-copy.

5.1.3. Timing and Duration:

- a. [While the City will endeavour to avoid consultation over extended holiday periods,](#) the timing of consultation activities may be prescribed under legislation depending on the type of planning proposal. Where the timing is set to occur

over the Easter or Christmas public holidays, the City will extend the duration of the consultation by seven days, where legislative timeframes can still be met.

- ~~b.~~ b. The City will ensure that the duration of consultation activities is planned in accordance with those listed in Tables 1–3.

5.1.4. Supporting and Technical Material:

In addition to any development plans required as part of a planning proposal, the City will ensure appropriate supporting and technical material is made available to consultation participants for the duration of the consultation period to support understanding of the planning proposal. These materials may include transport studies, environmental and acoustic reports, the applicant's planning justification, and similar.

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5.1.5. Consultation Outcomes:

- a. The City will make a summary of the consultation outcomes available to the applicant of a planning proposal on request.
- b. The City will ensure consultation participants can register their details and 'opt-in' to receive information about the progress of a planning proposal. Information may be provided on the following, as relevant:
 - Dates of Council Meetings and meetings of the Joint Development Assessment Panel.
 - Initiation of State Administrative Tribunal applications.
 - Any additional community consultation required.
 - Final outcome/decision.

5.2. Costs associated with consultation:

In accordance with the *Planning and Development Regulations 2009*, the costs and expenses related to advertising and consultation procedures required in relation to an application are payable by the applicant in addition to the fee for the provision of the service. These costs are included in the City's *Schedule of Fees and Charges*.

Creation Date:	<mmmm yyyy (adopted by Council)>
Amendments:	<report ref. (if amendments have been made — not just review)>
Related Documentation:	<ul style="list-style-type: none"> • <i>Child Care Premises Local Planning Policy</i> • <i>Community Consultation Policy</i> • <i>Consulting Rooms Local Planning Policy</i> • <i>Elections Caretaker Policy</i> • <i>Home-Based Business Local Planning Policy</i> • <i>Non-residential Development in the Residential Zone Local Planning Policy</i> • <i>Satellite Dishes, Aerials, and Radio Equipment Policy</i> • <i>Short-Term Accommodation Local Planning Policy</i> • <i>Telecommunications Infrastructure Local Planning Policy</i> • <i>Land Administration Act 1997</i> • <i>Local Government Act 1995</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>Planning and Development Regulations 2009</i> • <i>Local Planning Scheme No. 3</i>

- *State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2*

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Table 1. Consultation Requirements — Residential Development Applications

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
<p>New single house or additions to an existing/approved single house where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for following R-Codes provisions:^{1,2}</p> <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) • <u>Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined will be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.</u> 	14 days	Yes	<u>No</u> <u>Yes</u>	No	No	No
<u>New grouped dwellings (less than five) (including major additions³)</u>	<u>14 days</u>	<u>Yes -</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>New grouped dwellings (five or more) (including major additions³)</u>	<u>21 days</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
<p>New grouped dwellings (less than five) or additions to an existing/approved grouped dwelling where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions²:</p> <ul style="list-style-type: none"> 5.1.6 — Building height 5.4.1 — Visual privacy (overlooking) 5.4.2 — Solar access for adjoining sites (overshadowing) <u>Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined will be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.</u> 	14 days	Yes	No <u>Yes</u>	No	No	No
<p>Multiple dwellings (new and major additions³additions^{2,34}):</p> <ul style="list-style-type: none"> <u>Initial consultation,</u> <u>Subsequent consultation</u> <p>grouped dwellings (five or more) (new and major additions³)</p>	<p>14 <u>21</u> days</p> <p><u>14 days</u></p>	Yes	Yes	No	Yes	No

Notes referenced in Table 1:

1. Single house proposals (including additions to an existing house) that comply with the deemed-to-comply provisions of the R-Codes and any other applicable local planning policy, do not require planning approval (and therefore do not require consultation).
- ~~2. Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.~~
- ~~32.~~ “Major additions” include proposals such as additional storeys and significant increases to the overall building footprint and similar.
- ~~43.~~ Minor additions or modifications to existing/approved multiple dwellings, where an Element Objective assessment or equivalent is required in accordance with the R-Codes, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

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Table 2. Consultation Requirements — Other Development Applications

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Home occupation and home business ¹	14 days	Yes	NoYes	No	No	No
Child care centre — new or expansion in capacity	14 days	Yes	Yes	No	Yes	No
Consulting rooms — new or expansion in capacity (applies to the 'Residential' zone and 'Urban Development' zone where the structure plan applies the 'Residential' zone)	14 days	Yes	Yes	No	NoYes	No
Short-term accommodation — new or intensified use (applies to the 'Residential' zone)	14 days	Yes	Yes	No	No	No
Non-residential development in the 'Residential' zone — new or intensified use	14 days	Yes	Yes	No	NoYes	No
Telecommunications infrastructure	21 days	Yes — landowners/ occupiers within 400 m of site	Yes	No	NoYes	No
Satellite dishes, aerials and radio equipment	14 days	Yes	NoYes	No	No	No
Change of land use to 'P' use where all development standards are met	Not required					
Change of land use to 'D' uses where all development standards met ²	14 days	Yes	No	No	No	No
Change of land use to 'A' uses	14 days	Yes	Yes	No	Yes	No

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Commercial and mixed-use development (new and major additions ³) where discretion is required against applicable development standards ⁴	14 days	Yes	Yes	No	No	No

Notes within Table 2:

1. For home occupation and home business renewals, if any changes are proposed to the operation of the business, or complaints have been received within the previous 12 months, consultation may be required.
2. 'D' land uses will only be advertised where there is the potential for the use to impact on the amenity of adjoining properties, as determined by the City.
3. Major additions include proposals such as additional storeys and significant increases to overall building footprint and similar.
4. Minor additions or modifications to existing/approved commercial and mixed-use development, where discretion is required against applicable development standards, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity on the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

Table 3. Consultation Requirements — Strategic Planning Proposals

Strategic Planning Proposal Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Basic scheme amendment	Not required unless directed by the Minister for Planning					
Standard scheme amendment	42 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Complex scheme amendment	60 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Structure Plan and Activity Centre Plan ¹	28 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	No	Yes – if relating to a specific site	Yes
Local Development Plan ²	21 days	Yes	Yes	No	No	No
New local planning policy ³	21 days	No — unless it affects a specific property or sector/ group	Yes	Yes	No	Yes

Notes within Table 3:

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*:

1. The City/[Council](#) may decide not to advertise an amendment to a structure plan or activity centre plan if, in the opinion of the City and the Western Australian Planning Commission, the amendment is of a minor nature.
2. The City/[Council](#) may decide not to advertise an amendment to a local development plan if, in the opinion of the City, the amendment is of a minor nature.
3. The City/[Council](#) may decide not to advertise an amendment to a local planning policy if, in the opinion of the City, the amendment is of a minor nature.

General notes:

1. Notification will include registered resident and ratepayer groups where appropriate.
2. Notification will include the Community Engagement Network where appropriate.
3. For the purpose of Table 3, a minor amendment includes the correction of typographical or formatting errors, updates to legislation references and similar but does not include an amendment to development provisions or standards.

Planning Consultation Local Planning Policy

Responsible Directorate: Planning and Community Development

Objective: To state the City of Joondalup's commitment to effective, transparent and accessible community consultation on planning proposals to inform decision-making.

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.

2. Application:

This policy applies to all community consultation activities in the City of Joondalup related to planning proposals.

3. Definitions:

'A' use means that the land use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

"community consultation" means any activity which seeks feedback from community members to inform decision-making.

'D' use means that the land use is not permitted unless the local government has exercised its discretion by granted development approval.

'P' use means that the land use is permitted if it complies with all relevant development standards or requirements of the City of Joondalup *Local Planning Scheme No. 3*.

"planning proposal" means an application for consideration against the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* or *Local Planning Scheme No 3*.

"R-Codes" means [State Planning Policy 7.3 Residential Design Codes Volumes 1 and 2](#).

4. Statement:

The City of Joondalup is responsible for processing planning proposals within legislative timeframes and must balance this responsibility with the community's desire to have input into the assessment outcome. Community consultation forms part of the City's assessment against the planning framework, and informs, but does not replace, the decision-making role of the relevant legislative body (e.g. City, Council, Development Assessment Panel, State Administrative Tribunal, and/or State Government authority).

The City will consult with the community whenever it is required to do so under legislation and in accordance with Tables 1–3.

5. Details:

5.1. Principles of Community Consultation:

To ensure the City's community consultation practices for planning proposals are effective, transparent and accessible, the following principles will apply, unless bound otherwise by statutory and legislative requirements (see Tables 1–3).

5.1.1. Stakeholders:

- a. The City will identify stakeholders for consultation activities based on the following:
 - The consultation requirements of the R-Codes.
 - Scale and scope of the planning proposal.
 - Location and proximity to the property in question.
 - Potential impact of the planning proposal on local amenity, such as vehicle movements, streetscapes and landscaping.
- b. Stakeholders will include landowners and occupiers of residential properties.

5.1.2. Methodology:

- a. The City will ensure consultation activities are communicated to stakeholders in accordance with the communication methods listed in Tables 1–3.
- b. Unless stated otherwise, the City will only accept feedback on planning proposals in writing, either electronically or in hard-copy.

5.1.3. Timing and Duration:

- a. While the City will endeavour to avoid consultation over extended holiday periods, the timing of consultation activities may be prescribed under legislation depending on the type of planning proposal. Where the timing is set to occur over the Easter or Christmas public holidays, the City will extend the duration of the consultation by seven days, where legislative timeframes can still be met.

- b. The City will ensure that the duration of consultation activities is planned in accordance with those listed in Tables 1–3.

5.1.4. Supporting and Technical Material:

In addition to any development plans required as part of a planning proposal, the City will ensure appropriate supporting and technical material is made available to consultation participants for the duration of the consultation period to support understanding of the planning proposal. These materials may include transport studies, environmental and acoustic reports, the applicant's planning justification, and similar.

5.1.5. Consultation Outcomes:

- a. The City will make a summary of the consultation outcomes available to the applicant of a planning proposal on request.
- b. The City will ensure consultation participants can register their details and 'opt-in' to receive information about the progress of a planning proposal. Information may be provided on the following, as relevant:
 - Dates of Council Meetings and meetings of the Joint Development Assessment Panel.
 - Initiation of State Administrative Tribunal applications.
 - Any additional community consultation required.
 - Final outcome/decision.

5.2. Costs associated with consultation:

In accordance with the *Planning and Development Regulations 2009*, the costs and expenses related to advertising and consultation procedures required in relation to an application are payable by the applicant in addition to the fee for the provision of the service. These costs are included in the City's *Schedule of Fees and Charges*.

Creation Date:	<mmmm yyyy (adopted by Council)>
Amendments:	<report ref. (if amendments have been made — not just review)>
Related Documentation:	<ul style="list-style-type: none"> • <i>Child Care Premises Local Planning Policy</i> • <i>Community Consultation Policy</i> • <i>Consulting Rooms Local Planning Policy</i> • <i>Elections Caretaker Policy</i> • <i>Home-Based Business Local Planning Policy</i> • <i>Non-residential Development in the Residential Zone Local Planning Policy</i> • <i>Satellite Dishes, Aerials, and Radio Equipment Policy</i> • <i>Short-Term Accommodation Local Planning Policy</i> • <i>Telecommunications Infrastructure Local Planning Policy</i> • <i>Land Administration Act 1997</i> • <i>Local Government Act 1995</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>Planning and Development Regulations 2009</i> • <i>Local Planning Scheme No. 3</i> • <i>State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2</i>

Table 1. Consultation Requirements — Residential Development Applications

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
New single house or additions to an existing/approved single house where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for following R-Codes provisions:¹ <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined will be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.	14 days	Yes	Yes	No	No	No
New grouped dwellings (less than five) (including major additions³)	14 days	Yes	Yes	No	No	No
New grouped dwellings (five or more) (including major additions³)	21 days	Yes	Yes	No	Yes	No

Residential Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
<p>Additions to an existing/approved grouped dwelling where an R-Codes Design Principle assessment, or equivalent under a structure plan or local development plan is required, for the following R-Codes provisions:</p> <ul style="list-style-type: none"> • 5.1.6 — Building height • 5.4.1 — Visual privacy (overlooking) • 5.4.2 — Solar access for adjoining sites (overshadowing) <p>Proposals that require a Design Principle assessment in accordance with the R-Codes (or equivalent under a structure plan or local development plan) for other provisions not outlined will be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.</p>	14 days	Yes	Yes	No	No	No
<p>Multiple dwellings (new and major additions^{2,3}):</p> <ul style="list-style-type: none"> • Initial consultation • Subsequent consultation 	21 days	Yes	Yes	No	Yes	No
	14 days					

Notes referenced in Table 1:

1. Single house proposals (including additions to an existing house) that comply with the deemed-to-comply provisions of the R-Codes and any other applicable local planning policy, do not require planning approval (and therefore do not require consultation).
2. “Major additions” include proposals such as additional storeys and significant increases to the overall building footprint and similar.
3. Minor additions or modifications to existing/approved multiple dwellings, where an Element Objective assessment or equivalent is required in accordance with the R-Codes, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity of the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

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Table 2. Consultation Requirements — Other Development Applications

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Home occupation and home business ¹	14 days	Yes	Yes	No	No	No
Child care centre — new or expansion in capacity	14 days	Yes	Yes	No	Yes	No
Consulting rooms — new or expansion in capacity (applies to the 'Residential' zone and 'Urban Development' zone where the structure plan applies the 'Residential' zone)	14 days	Yes	Yes	No	Yes	No
Short-term accommodation — new or intensified use (applies to the 'Residential' zone)	14 days	Yes	Yes	No	No	No
Non-residential development in the 'Residential' zone — new or intensified use	14 days	Yes	Yes	No	Yes	No
Telecommunications infrastructure	21 days	Yes — landowners/ occupiers within 400 m of site	Yes	No	Yes	No
Satellite dishes, aerials and radio equipment	14 days	Yes	Yes	No	No	No
Change of land use to 'P' use where all development standards are met	Not required					
Change of land use to 'D' uses where all development standards met ²	14 days	Yes	No	No	No	No
Change of land use to 'A' uses	14 days	Yes	Yes	No	Yes	No

Other Development Application Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Commercial and mixed-use development (new and major additions ³) where discretion is required against applicable development standards ⁴	14 days	Yes	Yes	No	No	No

Notes within Table 2:

1. For home occupation and home business renewals, if any changes are proposed to the operation of the business, or complaints have been received within the previous 12 months, consultation may be required.
2. 'D' land uses will only be advertised where there is the potential for the use to impact on the amenity of adjoining properties, as determined by the City.
3. Major additions include proposals such as additional storeys and significant increases to overall building footprint and similar.
4. Minor additions or modifications to existing/approved commercial and mixed-use development, where discretion is required against applicable development standards, may be advertised to adjoining owners and occupiers if the proposal has a possible impact on the amenity on the street or adjoining properties, as determined by the City.

General notes:

1. Minor additions include outbuildings, patios, carports, small building extensions and similar.

Table 3. Consultation Requirements — Strategic Planning Proposals

Strategic Planning Proposal Type	Duration	Communication methods				
		Stakeholder Notification Letters	City Website	City/Libraries Noticeboard	On-Site Signage	Local Newspaper Advert
Basic scheme amendment	Not required unless directed by the Minister for Planning					
Standard scheme amendment	42 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Complex scheme amendment	60 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	Yes	Yes — if relating to a specific site	Yes
Structure Plan and Activity Centre Plan ¹	28 days	Yes — where appropriate (e.g. if relating to a specific site)	Yes	No	Yes – if relating to a specific site	Yes
Local Development Plan ²	21 days	Yes	Yes	No	No	No
New local planning policy ³	21 days	No — unless it affects a specific property or sector/ group	Yes	Yes	No	Yes

Notes within Table 3:

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*:

1. The City/Council may decide not to advertise an amendment to a structure plan or activity centre plan if, in the opinion of the City and the Western Australian Planning Commission, the amendment is of a minor nature.
2. The City/Council may decide not to advertise an amendment to a local development plan if, in the opinion of the City, the amendment is of a minor nature.
3. The City/Council may decide not to advertise an amendment to a local planning policy if, in the opinion of the City, the amendment is of a minor nature.

General notes:

1. Notification will include registered resident and ratepayer groups where appropriate.
2. Notification will include the Community Engagement Network where appropriate.
3. For the purpose of Table 3, a minor amendment includes the correction of typographical or formatting errors, updates to legislation references and similar but does not include an amendment to development provisions or standards.

Child Care Premises Local Planning Policy

Responsible Directorate: Planning and Community Development

Objectives:

- To provide development standards for the location, siting and design of child care premises.
- To ensure that child care premises do not have an adverse impact on the amenity of surrounding areas, particularly residential areas.

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.

2. Application:

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

3. Definitions:

“child care premises” as defined in *Local Planning Scheme No. 3* means premises where:

- an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- a child care service as defined in the *Child Services Act 2007* section 4 is provided.

“district distributor road” means a road as defined in the *Western Australian Road Hierarchy* produced by Main Roads Western Australia.

“local distributor road” means a road as defined in the *Western Australian Road Hierarchy* produced by Main Roads Western Australia.

4. Statement:

In considering applications for child care premises, the location, siting and design of the child care premises will be taken into consideration with the aim of ensuring that the development is compatible with, and avoids adverse impacts on, the amenity of adjoining and surrounding areas.

5. Details:

In assessing an application for development approval for child care premises, the following will apply:

5.1. Location:

The appropriate location of child care premises is crucial in avoiding adverse impacts on surrounding properties, particularly in terms of additional traffic, car parking and noise.

5.1.1. Neighbouring Uses:

- a. To minimise potential adverse impacts such premises may have on the amenity of residential properties, particularly as a result of noise and/or increased traffic, it is preferable to locate child care premises adjacent to non-residential uses such as shopping centres, medical centres or consulting rooms, schools, parks and community purpose buildings.
- b. Where a child care premises is proposed to be located next to a residential property, the applicant must demonstrate that the proposal will not have an undue impact on residential amenity.

5.1.2. Road Hierarchy:

- a. As child care premises can be reasonably high traffic-generators, they should be located on Local Distributor Roads in such a manner that they would not conflict with traffic control devices and would not encourage the use of nearby Access Roads for turning movements.

5.2. Parking and Access:

5.2.1. Car Parking Standard

- a. Car parking bays are to be provided in accordance with the following table:

Use Class	Number of on-site parking bays
Child Care Premises	1 per employee plus 5 per ≤ 25 children 6 per 26–30 children 7 per 31–56 children 8 per 57–64 children 9 per 65–72 children 10 per 73–80 children 11 per 81–88 children 12 per 89–96 children 13 per 97–104 children 14 per 105 + children

5.2.2. Car Park Location and Design

- a. Car park access and design is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) Car park location	(i) All car parking is to be provided on-site; verge parking is not permitted. (ii) Car parks must be clearly visible from the street to encourage parking on-site instead of on the road verge.
(b) Car park design	(i) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time.
(c) Vehicle Access	(i) Vehicle access should not be taken from District Distributor A Roads. Only under exceptional circumstances may vehicle access be considered from a District Distributor B or Access Road. (ii) Vehicle access with separate entry and exit points is preferred (Type 1 on Figure 1). Alternatively, 'two-way' vehicle access (Type 2 on Figure 1) is required. (iii) Where practicable, existing vehicle access points should be utilised instead of proposing new access points. (iv) Vehicles are required to enter and exit the site in forward gear.
(d) Pedestrian Access	(i) A footpath must be provided from the car park and the street to the building entrance.

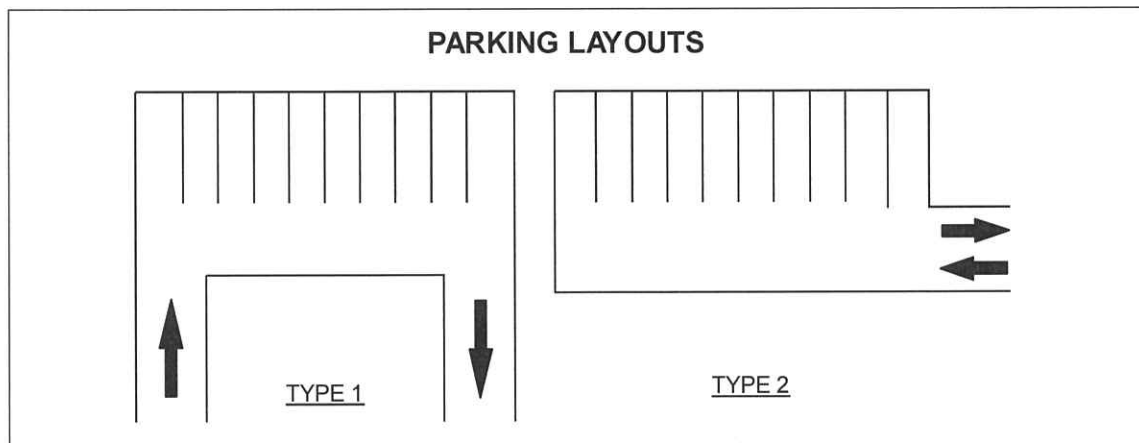


Figure 1. Vehicle Access

5.2.3. Bicycle Parking Standards

- a. Bicycle parking is to be provided in accordance with the following table and relevant Australian standards.

Use Class	Employee / Visitor Bicycle Parking
Child Care Premises	1 per 8 employees

5.3. Building Height:

- a. The maximum building height as measured from the natural ground level is to be in accordance with the following table:

Maximum Building Height		
Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
6 metres	7 metres	9 metres

5.4. Building Design:

5.4.1. Building Setbacks

- a. Building setbacks in the 'Residential' zone are to be in accordance with Part 5 of the R-Codes, with the exception of the following:

R-Code	Minimum Primary Street Setback Distance	Minimum Secondary Street Setback Distance
R5	12 metres	6 metres
R20 and R25	6 metres	1.5 metres
R30 and above	4 metres	1.5 metres

- b. Building setbacks in all other zones are to be in accordance with the setback requirements for that zone or in accordance with any relevant structure plan, activity centre plan or local development plan.

5.4.2. Noise Attenuation:

- a. The layout and design of child care premises must consider noise attenuation measures to reduce the noise impact on adjacent properties. Noise-generating activities such as outdoor play areas, vehicle accessways, car parking areas and any plant and equipment are to be located away from noise-sensitive land uses (such as residences).
- b. The design and construction of child care premises must also consider measures to reduce the impacts of noise from external sources, to achieve acceptable indoor noise limits. These measures should include consideration of the size and placement of windows and doors, the use of double-glazing, fencing, landscaping and the location of vehicle accessways, car parking areas and any plant and equipment.
- c. An acoustic report prepared by a suitably qualified person must be submitted with the application for development approval. A noise management plan is also required where identified by the acoustic report.

5.5. Landscaping:

- a. Landscaping is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) % landscaping	<p>(i) A minimum of 8% of the area of a lot shall be landscaped.</p> <p>(ii) The landscaped area shall include a minimum strip of 1.5 metres wide adjacent to all street boundaries.</p>

(b) Size	(i) The landscaped area shall have a minimum width of 1.0 metre and distributed in areas of not less than 4.0 square metres.
(c) Shade trees	(i) Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays.
(d) Verge area	(i) The verge areas of all child care premises are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. The verge is not permitted to be paved or sealed as this would encourage its use for parking.

5.6. Hours of Operation:

- a. The days and hours of operation for child care premises within the 'Residential' zone or abutting or opposite the 'Residential' zone are to be in accordance with the following:

Days	Operating hours
(a) Monday to Friday	(i) 7.00 am to 6.00 pm
(b) Saturday	(i) 8.00 am to 1.00 pm
(c) Sunday	(i) Not permitted

5.7. Applications for development approval:

- a. In addition to the general requirements for an application for development approval, the following are required:
- *Traffic and Road Safety Impact Report*
 - *Acoustic Report*

5.8. Public consultation:

- ~~a. Refer to the City's Planning Consultation Local Planning Policy. Applications for new child care premises or the expansion in capacity of existing child care premises will be advertised for public comment for a period of 14 days by way of:~~

~~letters to adjoining and nearby landowners; and~~

- ~~• a sign erected on the site.~~

Creation Date: June 1999

Amendments: CJ206-10/05, CJ207-10/07, CJ126-07/08, CJ052-04/08, CJ110-06/13, CJ174-10/17, [CJ.....](#)

Related Documentation:

- *Education and Care Services National Law (WA) Act 2012*
- *Child Care Services Act 2007*
- *City of Joondalup Local Planning Scheme No. 3*
- [Main Roads Western Australia Road Hierarchy](#)
- [Planning Consultation Local Planning Policy](#)

Consulting Rooms Local Planning Policy

Responsible Directorate: Planning and Community Development

Objectives:

- To provide development standards for consulting rooms that assist in facilitating appropriate development in close proximity to local users of the facility.
- To ensure the location, design and siting of consulting rooms does not have a negative impact on residential amenity by way of inappropriate built form, parking or traffic.
- To prevent the conglomeration of consulting rooms in residential areas.

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.

2. Application:

This policy applies to all consulting rooms in the 'Residential' zone and the 'Urban Development' zone where the applicable structure plan applies the 'Residential' zone.

3. Definitions:

"consulting rooms" as defined by *Local Planning Scheme No. 3* means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

"health practitioner" as defined by *Local Planning Scheme No. 3* means a medical doctor, dentist, physiotherapist, radiologist, podiatrist, chiropractor, acupuncturist, naturopath or any other health care staff generating their own independent patient load.

4. Statement:

The location of consulting rooms within a residential area provides the opportunity for services to be located close and accessible to the users of those facilities.

In considering applications for consulting rooms within residential areas, the location, siting and design of the consulting room will be taken into consideration to ensure the development does not have an adverse impact on the residential character and amenity of surrounding areas.

5. Details:

In assessing an application for development approval for consulting rooms, the following will be considered.

5.1. Location:

- a. In order to avoid the adverse cumulative impacts of non-residential development in a residential area, a consulting room that would contribute to the concentration of these uses along a street or located in close proximity to another consulting room will generally not be supported.
- b. Battle-axe lots or sites located at the head of cul-de-sacs should be avoided as they limit the opportunity for the provision of car parking and can cause traffic issues due to the concentration of activity.

5.2. Building Setbacks and Fencing:

- a. Building setbacks and fencing are to be in accordance with the requirements of the Residential Design Codes (R-Codes) and the City's Residential Development Local Planning Policy or any relevant structure plan.

5.3. Building Height:

- a. The maximum building height as measured from the natural ground level is to be in accordance with the following table:

Maximum Building Height		
Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
6 metres	7 metres	9 metres

5.4. Building Design:

- a. Development is to be in accordance with the following requirements:

Design Element	Development Standard
(a) Appearance	<ol style="list-style-type: none"> (i) Although the use is a non-residential land use, the building must be of residential appearance, in keeping with the surrounding environment, and not detract from the amenity of adjoining properties. (ii) The building and any additions must be: <ul style="list-style-type: none"> • consistent in style with any existing development on site; and/or • maintains and enhances the character of the local area; and

	<ul style="list-style-type: none"> • is compatible with the existing and/or desired streetscape character <p>This can be by way of:</p> <ul style="list-style-type: none"> • scale • material and colours • roof design • detailing • window size
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5.5. Parking and Access:

5.5.1. Car Parking Standard

- a. Car parking bays are to be provided in accordance with the following table:

Use Class	Number of on-site parking bays
Consulting Rooms	5 bays per practitioner

5.5.2. Car Parking Location and Design

- a. Car park access and design is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) Car park location	(i) All car parking is to be provided on-site; verge parking is not permitted. (ii) Car parks should, where practicable, be located at the rear of the building and the location clearly sign-posted. Car parking in front of the consulting rooms should be minimised in order to maintain a residential streetscape.
(b) Car park design	(i) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time. (ii) Tandem car parking will be considered for employee parking only and must be clearly designated as such.
(c) Vehicle access	(i) Vehicles are required to enter and exit the site in forward gear. (ii) A maximum of two 3 metre wide crossovers or one 6 metre wide crossover is permitted.
(d) Pedestrian access	(i) A footpath must be provided from the car park and the street to the building entrance.

5.5.3. Bicycle Parking Standards

- a. Bicycle parking is to be provided in accordance with the following table and relevant Australian standards.

Use Class	Employee / Visitor Bicycle Parking
Consulting Rooms	2 spaces

5.6. Landscaping:

- a. Landscaping is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) % landscaping	(i) A minimum of 8% of the area of a lot shall be landscaped. (ii) The landscaped area shall include a minimum strip of 1.5 metres wide adjacent to all street boundaries.
(b) Size	(i) Any landscaped area shall have a minimum width of 1.0 metre and distributed in areas of not less than 4.0 square metres.
(c) Shade trees	(i) Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays.
(d) Verge	(i) The verge areas of all consulting rooms are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. The verge is not permitted to be paved or sealed as this would encourage its use for parking.

5.7. Hours of Operation:

- a. The days and hours of operation are to be in accordance with the following:

Days	Operating hours
Monday to Friday	8.00 am to 6.00 pm
Saturday	9.00 am to 5.00 pm
Sunday	Not permitted

5.8. Public consultation:

- a. ~~Refer to the City's *Planning Consultation Local Planning Policy*. Applications for new consulting rooms, or applications where the existing consulting room use is proposed to be intensified, will be advertised for public comment for a period of 14 days by way of letters to adjoining and nearby landowners.~~

Creation Date: October 2018

Amendments: ~~Not applicable~~ CJ.....

Related Documentation:

- City of Joondalup Local Planning Scheme No. 3
- Planning Consultation Local Planning Policy

Home-based Business Local Planning Policy

Responsible Directorate: Planning and Community Development

Objective:

- To provide criteria and standards for home-based businesses to operate without compromising the residential character of an area, or adversely affecting the amenity of adjoining and nearby residential properties.

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.

2. Application

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

3. Definitions

“amenity” means all those factors which combine to form the character of the area to residents and passers-by and shall include the present and likely future amenity.

“home business” as defined by *Local Planning Scheme No. 3* means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession:

- does not involve employing more than 2 people who are not members of the occupier's household; and
- will not cause injury to or adversely affect the amenity of the neighbourhood; and
- does not occupy an area greater than 50 m²; and
- does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and

- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

“home occupation” as defined by *Local Planning Scheme No. 3* means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupations that:

- (a) does not involve employing a person who is not a member of the occupier’s household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20 m²; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not
 - (i) require a greater number of parking spaces than normally required for a single dwelling; or
 - (ii) result in an increase in traffic volume in the neighbourhood;
- (g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (h) does not include provisions for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

“home office” as defined by *Local Planning Scheme No. 3* means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation:

- (a) is solely within the dwelling;
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling;

4. Statement

The City of Joondalup recognises that working from home is an expanding area of employment. The City, in addition, recognises that the amenity of residential areas should be protected by minimising potential impacts to maintain residential areas as primarily a place to live, not primarily a place to work.

To protect the amenity and character of residential areas, impacts associated with home-based businesses such as noise, traffic, parking, pollution, people and advertising signs should be minimised.

5. Details

In assessing an application for development approval for a home-based business the following will be considered:

5.1 Criteria applying to all home-based businesses:

- a. The applicant must use the dwelling as the principal place of residence.
- b. Only one home-based business category may be undertaken on the site at one time.
- c. The home-based business must not result in a substantial and/or inappropriate modification to the dwelling.
- d. Any appliances or machinery used for the purpose of the home-based business must be of a domestic scale. Large industrial appliances are prohibited.
- e. Applicants must demonstrate that the proposal will not have an undue impact on amenity of the surrounding area and land uses.

5.2 Additional Criteria Applying to Home Occupations and Home Businesses:

5.2.1 Car Parking and Customers:

- a. One on-site car parking bay is required per customer and per employee. The total number of on-site car parking bays shall be equal to the maximum number of employees and customers that are permissible at the home-based business at any one time. On-site car parking is to be designed and provided in accordance with the *Residential Design Codes*.
- b. All car parking bays associated with the home-based business are to be made available and maintained for the parking of customer and employee vehicles only, during the approved home business operating hours. Resident parking is not permitted in customer bays during the approved home-based business operating hours. No verge parking for the business is permissible.
- c. The home based-business must not require the provision of car parking bays in a manner that would detract from the residential appearance of the dwelling or dominate the streetscape.

5.2.2 Operating Hours:

- a. The days and hours of operation shall be limited to the following:
 - i. 8.00 am to 6.00 pm, Monday to Friday
 - ii. 9.00 am to 5.00 pm, Saturday.
- b. When determining an application, the number of hours and/or days of operation may be increased, or further restricted through conditions of development approval where it is deemed necessary to protect the amenity of the surrounding area.

5.2.3 Signage:

- a. One advertising sign, not exceeding 0.2 square metres in area, is permitted on the front facade of the dwelling for a Home Occupation or Home Business in accordance with the City's *Signs Local Planning Policy*.

5.3 Additional Criteria Applying to a Home Business with two external employees:

5.3.1 Location

Where this type of Home Business is proposed in a 'Residential' zone, the location of the proposal shall be where it abuts or is directly opposite one of the commercial centres listed in the City of Joondalup Local Planning Strategy, unless the applicant can demonstrate to the satisfaction of the City that the proposal will not have an undue impact on the amenity of the surrounding area as a result of noise, traffic, parking, pollution, people and advertising.

5.3.2 Management Plan

A Management Plan is required to be submitted as part of any application for this type of Home Business. As a minimum, the Management Plan is to include the following information:

- a. A car parking plan.
- b. Measures to minimise and control noise.
- c. Measures to minimise vehicle loading and unloading and traffic movements.
- d. The proposed hours of operation.
- e. Details of any poisonous, flammable or harmful chemicals or other hazardous materials proposed to be stored or used and measures to ensure that no polluting or harmful substances will escape from the site.
- f. Measures to minimise emissions of odours, dust or vapours from the site.
- g. Ways to limit the number of people visiting the house at any one time in relation to the business.
- h. A plan showing any proposed outdoor storage areas.
- i. Measures to ensure that no detrimental impact occurs to the character of the neighbourhood.
- j. Measures to manage the impact of the Home Business on any building or place listed on the municipal inventory of heritage places.
- k. Details of all appliances or machinery to be used in the Home Business.

5.4 Public Consultation:

- a. ~~Refer to the City's *Planning Consultation Local Planning Policy*. Applications for a new Home Occupation or new Home Business will be advertised for public comment for a period of 21 days by way of letters to adjoining and nearby landowners.~~
- b. ~~For an application for renewal of a home-based business, if any changes are proposed to the operation of the business, or if complaints have been received within the previous 12 months, advertising of the application may be required in accordance with 5.4a.~~

5.5 Approval Period:

Where an applicant is not able to demonstrate to the satisfaction of the City that a home-based business will be able to operate without detriment to adjoining or nearby landowners, the City may elect to grant a time limited approval. Following the initial approval period, should it be demonstrated that the home business can operate without detrimentally impacting on adjoining or nearby landowners, a permanent approval may be granted.

Creation Date:	September 1999
Amendments:	CJ213-06/99, CJ297-09/99, CJ020-02/02, CJ238-11/05, CJ184-10/18, CJ....
Related Documentation:	<ul style="list-style-type: none"> • <i>City of Joondalup Local Planning Scheme No. 3</i> • <i>Home-Based Business Fact Sheet</i> • <i>Residential Design Codes</i> • Planning Consultation Local Planning Policy

Non-residential Development in the Residential Zone Local Planning Policy

Responsible Directorate: Planning and Community Development

Objectives:

- To provide development standards for non-residential development in the Residential Zone.
- To ensure that non-residential development is compatible with and complements the character of the surrounding residential area.
- To ensure that non-residential development does not have a negative impact on the surrounding residential amenity.

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.

2. Application:

This policy applies to all non-residential development (not covered by other local planning policies) in the 'Residential' zone and the 'Urban Development' zone where the applicable structure plan applies the 'Residential' zone.

3. Definitions:

“non-residential development” means development to which the *Residential Design Codes* (R-Codes) do not apply.

“external fixtures” means utilities, equipment, plant or other structures necessary for a building to achieve efficient, comfortable operating outcomes and may include rainwater storage tanks, air conditioning units, communication, power and water infrastructure, letterboxes or other fixtures necessary for the use of the building.

“height” when used in relation to a building, means the maximum vertical distance between natural ground level and the finished roof height directly above.

“landscape, landscaping or landscaped” means land developed with garden beds, shrubs and trees, or by the planting of lawns, and includes such features as rockeries or ornamental ponds.

“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.

“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.

“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. Details:

4.1. Building Setbacks:

- a. Building setbacks are to be in accordance with Part 5 of the R-Codes, with the exception of the following:

R-Code	Minimum Primary Street Setback Distance	Minimum Secondary Street Setback Distance
R5	12 metres	6 metres
R20 and R25	6 metres	1.5 metres
R30 and above	4 metres	1.5 metres

4.2. Building Height:

- a. The maximum building height as measured from the natural ground level is to be in accordance with the following table:

Land Use	Maximum Building Height		
	Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
Residential Aged Care Facility on a lot of 5,000m ² or more coded R40 or lower	9 metres	10 metres	12 metres
Residential Aged Care Facility on a lot of 5,000m ² or more coded R50 or higher	12 metres	13 metres	15 metres
All other non-residential land uses	6 metres	7 metres	9 metres

4.3. Building Design:

- a. Development is to be in accordance with the following requirements:

Design Element	Development Standard
(a) Appearance	(i) The building must be of residential appearance, in keeping with the surrounding environment, and not detract from the amenity of adjoining properties.

4.4. Parking and Access:

4.4.1. Car Parking Standard

- a. Car parking bays are to be provided in accordance with the following table:

Use Class	Number of on-site parking bays
Caravan Park	1 bay per site/chalet plus 1 visitor bay per 10 sites
Civic Use	1 per 4 people accommodated
Home Store	1 per 25m ² NLA
Park Home Park	1 bay per park home plus 1 visitor bay per 10 park homes
Residential Aged Care Facility	1 per 5 beds plus 1 per staff member on duty

4.4.2. Car Parking Location and Design

- a. Car park access and design is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) Car park location	(i) All car parking is to be provided on-site; verge parking is not permitted. (ii) Car parks should, where practicable, be located at the rear of the building and the location clearly sign-posted.
(b) Car park design	(i) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time. (ii) Tandem car parking will be considered for employee parking only and must be clearly designated as such.
(c) Vehicle access	(i) The number of crossovers should be kept to the minimum to provide efficient ingress and egress. (ii) Vehicles are required to enter and exit the site in forward gear.
(d) Pedestrian access	(i) A footpath must be provided from the car park and the street to the building entrance.

4.5. Landscaping:

- a. Landscaping is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) % landscaping	(i) A minimum of 8% of the area of a lot shall be landscaped. (ii) The landscaped area shall include a minimum strip of 1.5 metres wide adjacent to all street boundaries.
(b) Size	(i) Any landscaped area shall have a minimum width of 1.0 metre and distributed in areas of not less than 4.0 square metres.
(c) Shade trees	(i) Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays.

4.6. Fencing

- a. Any fence located in the street setback is to be in accordance with the requirements of the *Residential Design Codes (R-Codes)* and the City's *Residential Development Local Planning Policy* or any relevant structure plan or local development plan.

4.7. Servicing

- a. Services should be screened from view, and located at the rear of the building where practicable. Servicing is to be in accordance with the following requirements:

Provision	Development Requirement
(a) Bin storage areas	(i) Bin storage areas must be screened from view by a wall not less than 1.8 metres in height, constructed of brick, masonry or other approved material. (ii) Bin storage areas must be accessible to waste collection vehicles and not adversely affect car parking and vehicular or pedestrian access.
(b) External fixtures	(i) External fixtures must be screened from view from the street through building design and located on the roof, basement or at the rear of the building.
(c) Lighting	(i) To minimise the negative impacts of lighting, lighting is to be installed in accordance with Australian Standard AS 4282.

4.8. Sea Containers

The location and use of sea containers should not detract from the amenity, character and streetscape of an area.

- a. The permanent use of a sea container is to be in accordance with the following requirements, demonstrated through an application for development approval:

Provision	Development Requirement
(a) Visibility	(i) The sea container must not be visible from any street. (ii) The sea container must be clad with materials and is a colour that matches, or is complementary to, the materials and colour of the existing buildings on the property.

- b. The temporary use of a sea container can be considered in accordance with the following requirements:
- i. The sea container is only used in conjunction with building construction or subdivision work that is occurring or approved to occur on the subject site, up to a maximum of 12 months; or
 - ii. The sea container is only used for the loading or unloading of goods that is occurring on the subject site up to a maximum of 7 days; and
 - iii. The sea container is positioned so as not to obscure vehicle sightlines.
 - iv. A formal request is received and a letter is issued from the City approving the temporary nature of the sea container, and its period of use, in accordance with the provisions of subclause 61(1)(f) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
 - v. Clause iv. above does not apply if the sea container is in place for less than 48 hours.

4.9. Small scale renewable energy systems

- a. The development of small scale renewable energy systems is encouraged in order to reduce the production of greenhouse gas emissions. Small scale renewable energy systems are to be in accordance with the following requirements:

Provision	Development Requirement
(a) Solar energy system	(i) Solar energy systems must be integrated into the overall design of the building and located on rooftops so as not to detract from the building itself or impose on the existing streetscape.
(b) Wind energy system	<ul style="list-style-type: none"> (i) The system must be well setback from any overhead power lines. (ii) The turbine system must be fitted with an automatic and manual braking system or an over-speed protection device. (iii) 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. (iv) No signage, other than the manufacturer's or installer's identification, shall be attached to the system. (v) Any electrical components and wires associated with a small wind energy system must not be visible from the street. (vi) The system must not be located on a property/building on the City's Heritage List. (vii) A maximum of 1 turbine per lot is permitted. (viii) Turbines are not permitted on lots less than 350m². (ix) The maximum height of a pole mounted system is 5m above natural ground level. (x) The minimum clearance of a pole mounted system is 3m from natural ground level. (xi) The maximum height of a roof mounted system is 3m above the roofline. (xii) The maximum blade diameter is 2m.

	(xiii) Not permitted between the building and street. (xiv) A pole mounted system must be setback from side and rear boundaries not less than the total height of the wind energy system, (xv) A roof mounted system must be setback a minimum of 7.5m from a major opening of an adjoining building.
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4.10. Public consultation:

- a. ~~Refer to the City's *Planning Consultation Local Planning Policy*. Applications for new non-residential development, or applications where the existing non-residential development is proposed to be intensified, will be advertised for public comment for a period of 14 days by way of letters to adjoining and nearby landowners.~~

Creation Date:	October 2018
Amendments:	Not applicable CJ.....
Related Documentation:	<ul style="list-style-type: none"> • <u>City of Joondalup Local Planning Scheme No. 3</u> • <u><i>Planning Consultation Local Planning Policy</i></u>

Satellite Dishes, Aerials, and Radio Equipment Policy

City Policy

Responsible Directorate: Planning and 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. Application:

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

3. Statement:

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:

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 metres in height if mounted on the roof, or does not project more than 2 metres above the roof ridge if located at ground level and is not located between the street and the house; and/or

- a domestic television antenna is not greater than 4 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:

- The satellite dish is to be located so to minimise the visual impact on the adjoining owners.
- The satellite dish is to be located or screened so as not to be visible from the street.
- 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 metres above natural ground level.

4.2.2. Aerials and Masts:

- 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:

~~Refer to the City's *Planning Consultation Local Planning Policy*. 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: CJ257-11/12

Related Documentation:

- City of Joondalup [District Local Planning Scheme No. 32](#)
- *Register of Delegation of Authority*
- *Residential Design Codes*
- [Planning Consultation Local Planning Policy](#)

Short-term Accommodation Local Planning Policy

Responsible Directorate: Planning and Community Development

Objectives:

- To encourage good quality, well managed short-term accommodation for use by visitors that does not compromise the amenity of residential areas or nearby residents.
- To provide guidance and development provisions for operators seeking to establish short-term accommodation within the City of Joondalup.
- To establish a clear framework for the assessment and determination of applications for short-term accommodation.

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.

2. Application:

This policy applies to all 'Bed & Breakfast', 'Holiday House', 'Holiday Accommodation' and 'Serviced Apartment' land uses in all zones.

3. Definitions:

"Bed & Breakfast" as defined by *Local Planning Scheme No. 3* means a dwelling –

- used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than four (4) adult persons or one family; and
- containing not more than two (2) guest bedrooms.

"Dwelling" as defined by the Residential Design Codes means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on

a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

“Holiday House” as defined by *Local Planning Scheme No. 3* means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.

“Holiday Accommodation” as defined by *Local Planning Scheme No. 3* means two (2) or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.

“R-Codes” means the Residential Design Codes.

“Serviced Apartment” as defined by *Local Planning Scheme No. 3* means a group of units or apartments providing –

- (a) self-contained short stay accommodation for guests; and
- (b) any associated reception or recreational facilities.

“Short-term Accommodation” as defined by *Local Planning Scheme No. 3* means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than three (3) months in any 12 month period.

4. Statement:

The City of Joondalup supports diversity of accommodation types to facilitate tourism and other activities within its district. In considering applications for short-term accommodation, the City will take into consideration the siting, design and management of the short-term accommodation to ensure such accommodations are compatible with, and avoid adverse impacts on, the amenity of adjoining and surrounding areas.

5. Details:

5.1 General requirements for all short-term accommodation:

5.1.1 Car Parking Standards:

- a. Car parking bays are to be provided in accordance with the following table:

Use Class	Number of on-site parking bays
Bed & Breakfast	One car parking bay per guest bedroom. In addition, car parking for permanent residents is to be in accordance with the R-Codes.
Holiday House	In accordance with the R-Codes clause 5.3.3 Location B requirements.
Holiday Accommodation	In accordance with the R-Codes clause 5.3.3 Location B requirements.
Serviced Apartment	In accordance with the R-Codes clause 5.3.3 or 6.3.3 Location B requirements.

5.1.2 Car Parking Location and Design:

- a. Car park access and design is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) Car park location	(i) All car parking is to be provided on-site; verge parking is not permitted. (ii) In the 'Residential' zone, the provision of car parking bays must not detract from the residential appearance of the dwelling or dominate the streetscape.
(b) Car park design	(i) Car parks shall be designed in accordance with the R-codes.
(c) Vehicle access	(i) Vehicles access is to be provided in accordance with the R-Codes.

5.1.2 Management plan:

- a. A management plan is required to be submitted at the time of lodging an application for development approval for short-term accommodation. The requirement for the operation of the short-term accommodation in accordance with the management plan will be included as a condition of any development approval issued.
- b. The management plan is to include, but not be limited to the following matters:
 - i. a code of conduct detailing the expected behaviour and obligations of guests. The code of conduct shall be displayed in a prominent position within the premises;
 - ii. management of complaints, in the form of a Complaints Management Procedure (which must include the provision of the short-term accommodation owners/managing agents contact telephone number for adjoining neighbours);
 - iii. control of anti-social behaviour and the potential conflict between guests and permanent residents of the area, detailing the expected behaviour of guests and control of noise;
 - iv. details regarding guest check-in and check-out procedures;
 - v. management of car parking;
 - vi. details regarding waste management which must include specifying the expectations on guests with regard to general rubbish and bin collection (if applicable);
 - vii. compliance with Strata By-Laws (if applicable) in the form of a Statement of Compliance.

5.1.3 Guest register:

- a. A register of all persons occupying the short-term accommodation is required to be kept on the premises of the short-term accommodation or at such other place as agreed by the City, and shall be open to inspection on demand by an authorised City Officer.
- b. The register shall:
 - i. show the name and address of every occupant staying within the accommodation and the unit occupied; and

- ii. include the date of arrival and date of departure of the occupants of the accommodation.

5.1.4 Signage:

- a. Any signage associated with short-term accommodation is to be in accordance with the City of Joondalup *Signs Policy*.

5.1.5 Application information

- a. In addition to the management plan referred to above and the normal development application submission requirements, the following additional information is required to be submitted with an application for development approval for short-term accommodation:
 - i. justification as to how and why the proposed accommodation will be compatible with the adjoining area and is consistent with the objectives of this Policy.

5.1.6 Public consultation:

- a. ~~Refer to the City's *Planning Consultation Local Planning Policy*. For proposals where the provisions of the 'Residential' zone apply, applications for new short-term accommodation, or applications where the existing use is proposed to be intensified, will be advertised for public comment for a period of 14 days by way of letters to adjoining and nearby landowners.~~
- b. Where an application involves short-term accommodation in a strata title arrangement, the strata body will be consulted. Prior to submission, applicants are encouraged to seek clarification as to whether or not the operation of short-term accommodation is compliant with regulations governing ownership of the property i.e. provisions of the *Strata Titles Act 1985* and associated by-laws.

5.2 Development requirements for a Bed & Breakfast

- a. The owner/resident of the accommodation must reside on-site at all times while the 'Bed & Breakfast' is in operation.
- b. Meals may only be provided for 'Bed & Breakfast' guests.

5.3 Development requirements for a Holiday House

- a. Applications for development approval for a 'Holiday House' within an existing dwelling will be processed as a change of use.
- b. Applications for development approval for a purpose built 'Holiday House' are required to meet the relevant single house requirements of the Residential Design Codes, the City of Joondalup *Residential Development Local Planning Policy* and any relevant structure plan or local planning policy.

5.4 Development requirements for Holiday Accommodation

- a. Applications for development approval for 'Holiday Accommodation' within existing grouped or multiple dwelling developments will be processed as a change of use.
- b. Applications for development approval for purpose built 'Holiday Accommodation' are required to meet the relevant grouped or multiple dwelling development requirements of the Residential Design Codes, the City of Joondalup *Residential Development Local Planning Policy* and any relevant structure plan or local planning policy.
- c. Tandem car parking arrangements (one bay behind another) will only be considered where the bays are allocated to the same holiday accommodation unit.

5.5 Development requirements for Serviced Apartments

- a. Applications for development approval for 'Serviced Apartment' within an existing grouped dwelling or multiple dwelling development will be processed as a change of use and are expected to provide dedicated reception facilities and may provide recreational facilities.
- b. Applications for purpose built 'Serviced Apartment' shall be subject to the siting and design requirements applicable under the relevant local planning policy, and any relevant structure plan. If applicable, serviced apartments are required to be designed to separate short-term accommodation from permanent occupancy dwellings located on the same site or building.
- c. Where a development involves a combination of permanent occupancy dwellings and serviced apartments, parking areas for permanent residents and their visitors shall be clearly separated and delineated from the parking area for the serviced apartments.
- d. Tandem car parking arrangements (one bay behind another) will only be considered where the bays are allocated to the same serviced apartment.
- e. If required, applications for purpose built 'Serviced Apartment' must also demonstrate the sufficient provision of facilities for the loading/unloading of goods on the site.

Creation Date: September 2011

Amendments: CJ184-10/18, [CJ.....](#)

Related Documentation: • [Local Planning Scheme No. 3](#)
• [Planning Consultation Local Planning Policy](#)

Telecommunications Infrastructure Local Planning Policy

Responsible Directorate: Planning and Community Development

Objective: To outline the City's position on the installation of telecommunications infrastructure in the City of Joondalup.

1. Authority:

This Policy has been prepared in accordance with the deemed provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015*, which allows a local government to prepare local planning policies relating to planning or development within the Local Planning Scheme area.

2. Application:

This policy applies throughout the City of Joondalup in respect to all above ground telecommunications infrastructure other than those facilities that are exempted under the Commonwealth *Telecommunications Act 1997* (including low-impact facilities).

3. Definitions:

“above ground telecommunications infrastructure” refers to any line, equipment, apparatus, tower, antenna or any other structure that is visible above ground level.

“low-impact facility” means a facility used for telecommunications as described in Section 3.1 - Facilities of the *Telecommunications (Low-impact Facilities) Determination Act 1997*.

Note: Under the *Telecommunications Act 1997* certain facilities cannot be low-impact facilities, namely designated overhead lines, a tower that is not attached to a building, a tower attached to a building and more than 5 metres high, an extension to a tower that has previously been extended, and/or an extension to a tower if the extension is more than 5 metres high.

“telecommunications carrier” means a telecommunications company that is licensed by the Australian Communications and Media Authority as a carrier.

“telecommunications infrastructure” as defined in State Planning Policy 5.2 *Telecommunications Infrastructure* means any part of the infrastructure of a telecommunications

network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network.

Note: Telecommunications infrastructure, under this policy, does not include facilities covered by the City's *Satellite Dishes, Aerials and Radio Equipment Policy*.

4. Statement:

This policy is complementary to State Planning Policy 5.2: *Telecommunications Infrastructure* (SPP 5.2). In assessing development applications for telecommunications infrastructure (non low-impact) the City is required to have due regard to SPP 5.2, including visual impact considerations on a case by case basis.

However, SPP 5.2 makes it clear that telecommunications carrier licences incorporate standards set by the Australian Radiation Protection and Nuclear Safety Agency and those licences include substantial safety margins to address human health. It is therefore not within the scope of SPP 5.2, local planning schemes or local planning policy to address health and safety matters, or to outline setback or buffer distances for telecommunications infrastructure.

5. Details:

5.1. Installation of Low-Impact Telecommunications Facilities:

The City recognises that it is bound by Federal legislation relating to telecommunications infrastructure and that it has no jurisdiction over the location, installation, or upgrading of low-impact facilities. The City will, however, provide comment when notified of a carrier's intent to install low-impact facilities by way of encouraging background colour matching and the removal of obsolete infrastructure.

5.2. Installation of Other Telecommunications Infrastructure:

The City recognises the right of landowners/applicants to submit development applications for telecommunication infrastructure deemed to be other than low-impact under the *Telecommunications Act 1997*. The City also acknowledges its obligation to make a recommendation to the Western Australian Planning Commission (WAPC) or determine the application in its own right.

Upon receiving a development application for telecommunications infrastructure, which is not a low-impact facility, the ~~City will advertise the proposal~~ will be advertised for comment in accordance with the City's Planning Consultation Local Planning Policy for a 21-day period and consult with the local community surrounding the proposed site. Owners and occupiers of property within a radius of 400 metres from the location of the proposed facility will be advised in writing, at the cost of the applicant, and afforded an opportunity to make a submission prior to the matter being considered at a Council Meeting.

In making a recommendation to the WAPC or in determining the application, the Council will have due regard to:

- the provisions outlined in State Planning Policy 5.2: *Telecommunications Infrastructure*
- compliance with the *Telecommunications Code of Practice 1997*

- the topography of the site and surrounding area, the size, height and type of the proposed facility, the location and density of surrounding vegetation, and the general visibility of the proposal from surrounding development
- the merits of the particular proposal, including the need for services to be located to optimise coverage
- submissions received in response to public consultation, noting that submissions on health or safety grounds cannot be considered.

Creation Date: December 2002

Formerly:

- *Telecommunications Facilities*
- *Installation of Telecommunications Facilities*

Amendments: CJ166-08/12; CJ098-06/16; [CJ.....](#)

Related Documentation:

- *City of Joondalup ~~District~~ Local Planning Scheme No. [32](#)*
- *Telecommunications Act 1997*
- *Telecommunications Code of Practice 1997*
- *Telecommunications (Low-impact Facilities) Determination Act 1997*
- *Planning and Development Act 2005*
- *State Planning Policy No. 5.2: Telecommunications Infrastructure*
- *[Planning and Development \(Local Planning Schemes\) Regulations 2015](#)*
- *[Planning Consultation Local Planning Policy](#)*

Potential amendments to Fees and Charges

Planning Services	Basis of Charge	GST Y/N	Fee Excluding GST	GST	Gross Fee Including GST
Consultation costs					
On-site sign/s	Per sign	Y	Actual cost	10%	Actual Cost including GST
Notice/s in local newspaper	Per notice	Y	Actual cost	10%	Actual Cost including GST
Notice in Government Gazette	Per notice	Y	Actual cost	10%	Actual Cost including GST
Consultation letters (postage on initial mailout)	Per letter	N	\$1.10 per letter when 100 letters or more.	N/A	\$1.10 per letter when 100 letters or more.