

minutes

Policy Committee

MEETING HELD ON

MONDAY 4 NOVEMBER 2024

Acknowledgement of Traditional Custodians

The City of Joondalup acknowledges the traditional custodians of the land, the Whadjuk people of the Noongar nation, and recognises the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. The City of Joondalup pays its respects to their Elders past and present and extends that respect to all Aboriginal and Torres Strait Islander peoples.

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Note:

Clause 15.10 of the City's *Meeting Procedures Local Law 2013* states:

This local law applies generally to committee meetings except for clause 7.1 in respect of members seating and clause 7.8 in respect of limitation on members speaking.

CITY OF JOONDALUP

MINUTES OF THE POLICY COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON 4 NOVEMBER 2024.

Committee Members:

Cr Daniel Kingston	<i>Presiding Member</i>	
Mayor Hon. Albert Jacob, JP		<i>from 6.47pm</i>
Cr Rebecca Pizzey		
Cr Lewis Hutton	<i>Deputy Presiding Member</i>	
Cr John Raftis		
Cr Christine Hamilton-Prime, JP	<i>Deputising for Cr Vinciullo (via electronic means)</i>	<i>to 6.55pm</i>

Officers:

Mr Nico Claassen	Acting Chief Executive Officer	
Mr Jamie Parry	Director Governance and Strategy	<i>absent from 7.16pm to 7.18pm</i>
Mr Chris Leigh	Acting Director Corporate Services	<i>absent from 7.10pm to 7.11pm</i>
Mr Joe Hussey	Acting Director Planning and Community Development	
Mrs Kylie Bergmann	Manager Governance	
Mrs Rebecca Maccario	Manager Strategic and Organisational Development	<i>to 7.16pm</i>
Mr Hitesh Attawala	Manager Financial Services	<i>to 7.50pm</i>
Ms Hannah Tagore	Manager Communications and Stakeholder	
Mr Graeme Catchpole	Acting Manager Planning Services	<i>to 6.56pm</i>
Mr Tim Carter	Visual Arts Officer	<i>from 7.11pm to 7.34pm</i>
Mr Matthew McAlpine	Curator	<i>from 7.11pm to 7.34pm</i>
Mrs Susan Hateley	Governance Officer	

Observer:

Cr Adrian Hill

1 DECLARATION OF OPENING

The Presiding Member declared the meeting open at 6.01pm.

2 DECLARATIONS OF FINANCIAL INTEREST / PROXIMITY INTEREST / INTEREST THAT MAY AFFECT IMPARTIALITY

Nil.

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr John Chester	23 October to 18 November 2024 inclusive.
Cr Nige Jones	27 October to 11 November 2024 inclusive.
Cr Christine Hamilton-Prime, JP	6 November to 25 November 2024 inclusive.

3.2 APOLOGIES

Cr Phillip Vinciullo.

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE POLICY COMMITTEE HELD ON 2 SEPTEMBER 2024

MOVED Cr Kingston, **SECONDED** Cr Raftis that the Minutes of the Policy Committee held on 2 September 2024 be **CONFIRMED** as a true and correct record.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Kingston, Cr Hamilton-Prime, Cr Hutton, Cr Pizzey and Cr Raftis.
Against the Motion: Nil.

5 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

6 IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

In accordance with Clause 5.2 of the City's *Meeting Procedures Local Law 2013*, this meeting is not open to the public.

7 PETITIONS AND DEPUTATIONS

Nil.

8 REPORTS

8.1 PROPOSED AMENDMENTS TO THE PRIVATE COMMUNITY PURPOSES ZONE LOCAL PLANNING POLICY (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	106237, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider a review of the operation of the *Private Community Purposes Zone Local Planning Policy* and consider proposed amendments for the purpose of public advertising.

EXECUTIVE SUMMARY

The *Private Community Purposes Zone Local Planning Policy* (the Policy) provides development standards for non-residential development on land that is zoned 'Private Community Purposes' under the City's *Local Planning Scheme No. 3* (LPS3). These standards include building setbacks, height, built form design, parking standards and access, landscaping, and service arrangements to facilitate development.

A review of the operation of the Policy has been undertaken to ensure it aligns with relevant legislation and current practices. Amendments to the Policy are proposed to address potential overlooking issues for adjoining properties, provide consistency with the Residential Design Codes (R-Codes) in relation to building height, include additional parking standards and to address other minor inconsistencies.

It is therefore recommended that Council supports the draft revised Private Community Purposes Zone Local Planning Policy for the purposes of public advertising for a period of 21 days.

BACKGROUND

Local planning policies are prepared in accordance with the provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015* (LPS Regulations). While there is no requirement in the LPS Regulations for local planning policies to be reviewed, it is good practice to regularly review the operation of policies to ensure that the policy framework reflects changes in the planning legislation and current practices.

The *Private Community Purposes Zone Local Planning Policy* (Attachment 1 refers) was adopted by Council at its meeting held on 16 October 2018 (CJ184-10/18 refers).

DETAILS

The *Private Community Purposes Zone Local Planning Policy* (the Policy) applies to non-residential development within the 'Private Community Purposes' zone. While it is considered that the Policy has been working adequately since adoption, several amendments are proposed, including the following:

- Minor format changes to align with the current policy template.
- Updating the application section to provide clarity on how the Policy relates to the 'Residential Building' land use.
- Updating the statement section to include reference to precinct structure plans and other local planning policies.
- Updating the building setback requirements to increase the setback of upper floors where a development abuts the 'Residential' zone or other sensitive land use.
- Aligning the maximum building heights with the R-Codes.
- Including parking standards for 'Residential building' land use.
- Removal of provisions relating to solar energy systems.
- Updating clause references.

The main proposed amendments to the Policy are outlined below. A tracked changes version of the draft revised Policy is included as Attachment 2 to this Report and a clean version of the draft revised Policy is included as Attachment 3 to this Report.

It is noted that this review only relates to the current operation of the Policy to ensure that there are no fundamental implementation issues. A comprehensive review of local planning policies will be undertaken as part of the review of LPS3.

Building setbacks

While this Policy relates to non-residential development (such as development which is not assessed against the provisions of the R-Codes), some development may nonetheless include residential accommodation, for example, a residential care facility. In order to provide a level of visual privacy to adjoining properties for these types of uses, it is proposed that the side and rear minimum building setback requirements be increased from 3 metres to 6 metres for upper floors where a lot abuts the 'Residential' zone or a sensitive use, unless suitable screening is provided. Sensitive land uses would include child care premises, education establishments, residential aged care facilities and other land uses as determined by the City. The proposed amendments would reduce the impact of potential overlooking onto these adjoining properties.

Building height

The maximum height standards included in the Policy are intended to reflect the two-storey height standard in the R-Codes. It is proposed that maximum building heights (including those within coastal areas) be increased by 1 metre to align with the current maximum height requirements of the R-Codes Volume 1 Part B, which are:

- 7 metre maximum height of wall
- 8 metre maximum height of gable, skillion and concealed roof
- 10 metre hipped and pitched roof.

The proposed amendments will provide consistency with the height provisions of other relevant City local planning policies.

Car parking standards

The Policy does not currently specify a parking standard for the 'Residential Building' land use despite it being a discretionary 'D' land use in the 'Private Community Purposes' zone. It is proposed that the Policy be amended to include a car parking standard of one bay for every two people accommodated, and a recommended bicycle parking standard of one space per 50 visitors, which is consistent with the standard in other City local planning policies.

It is noted that the definition of 'Residential Building', as set out in the R-Codes, includes a permanent accommodation component and a temporary accommodation component. The permanent accommodation component falls within the R-Codes definition of residential development and is therefore subject to the R-Codes. The temporary accommodation component does not fall within the R-Codes definition of residential development and is not subject to the R-Codes. As the Policy only applies to non-residential development, the proposed parking standard for 'Residential Building' in the Policy would only apply to the temporary accommodation component of the land use. Parking standards for the permanent accommodation component would be as per the R-Codes.

In addition, a new provision is proposed which would allow the consideration of a reduction in the required number of car parking bays where a suitable parking management plan is provided. This would allow for a more nuanced consideration of parking needs for developments which may have unique operational requirements. A parking management plan would provide detail such as anticipated staff and customer numbers, alternative transport options, shared parking arrangements and parking management strategies.

Solar energy systems

The Policy includes a provision requiring that solar energy systems be integrated into the overall design of the building and located on rooftops so as not to detract from the building or streetscape. It is proposed that this provision be removed, as the LPS Regulations have been updated to exempt the installation of solar panels on the roof of a building from requiring development approval.

Issues and options considered

Council has the option to either:

- advertise the draft revised *Private Community Purposes Zone Local Planning Policy*, as recommended
- advertise the draft revised *Private Community Purposes Zone Local Planning Policy* with modifications or
- not support advertising of the draft revised *Private Community Purposes Zone Local Planning Policy*.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3 (LPS 3).*
Planning and Development (Local Planning Schemes) Regulations
2015 (LPS Regulations).
Residential Design Codes Volume 1 (R-Codes).

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Policy *Private Community Purposes Zone Local Planning Policy.*
Planning Consultation Local Planning Policy.

Risk management considerations

If the review of the Policy is not progressed there will be no specific risk, however not progressing with a review will mean the Policy will not align with the current planning legislation and practices.

Financial / budget implications

The costs associated with any public advertising and notice of any final adoption of the draft revised *Private Community Purposes Zone Local Planning Policy* will be approximately \$180.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

The consultation requirements for proposed amendments to a local planning policy are stipulated in the LPS Regulations and the City's *Planning Consultation Local Planning Policy*.

The LPS Regulations require a major amendment to a policy to be advertised for public comment for a period of not less than 21 days. The local government may make an amendment to a local planning policy without advertising if, in the opinion of the local government, the amendment is a minor amendment.

The *Planning Consultation Local Planning Policy* states minor amendments include correction of typographical or formatting errors, updates to legislation references and similar, but does not include an amendment to development provisions or standards. As some amendments are proposed to the development provisions of the Policy, consultation is considered appropriate in this instance.

The draft revised Policy is proposed to be advertised for 21 days as follows:

- A notice published in the local newspaper.
- Letter sent to registered resident and ratepayer groups.
- An email to the Community Engagement Network.
- A notice and documents placed on the City's website.
- A notice on the City's social media platforms.

If, in the opinion of the City, the Policy is inconsistent with a State planning policy, then notice of the proposed policy is to be given to the Western Australian Planning Commission. The proposed Policy is not considered to be inconsistent with any State planning policy.

COMMENT

While the *Private Community Purposes Zone Local Planning Policy* has been working adequately since adoption, it is considered that minor amendments could be made to improve its operation. The amendments proposed are considered to reflect current requirements practices and improve consistency and clarity.

It is recommended that Council supports the proposed amendments to the *Private Community Purposes Zone Local Planning Policy* for the purposes of public consultation for a period of 21 days.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

MOVED Cr Hamilton-Prime, SECONDED Cr Pizzey that Council in accordance with Clauses 3 and 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, ADVERTISES the draft revised *Private Community Purposes Zone Local Planning Policy*, provided as Attachment 3 to this Report, for a period of 21 days.

PROCEDURAL MOTION – THAT THE ITEM BE REFERRED BACK TO THE CHIEF EXECUTIVE OFFICER

MOVED Cr Raftis, SECONDED Cr Hutton that Item 8.1 – Proposed Amendment to the Private Community Purposes Zone Local Planning Policy BE REFERRED BACK to the Chief Executive Officer as per clause 10.1(c) of the *City of Joondalup Meeting Procedures Local Law 2013* to further clarify requirements relating to clause 5.4(a) related to windows and glazing to have solutions that are practical for organisations, external structures, and the definition of visitors.

The Motion was Put and

CARRIED (3/2)

In favour of the Motion: Cr Kingston, Cr Hutton and Cr Raftis.

Against the Motion: Cr Hamilton-Prime and Cr Pizzey.

ATTACHMENTS

1. Current Private Community Purposes Zone Local Planning Policy [8.1.1 - 10 pages]
2. Proposed Amendments to the Private Community Purposes Zone Local Planning Policy - Tracked Changes [8.1.2 - 11 pages]
3. Proposed Amendments to the Private Community Purposes Zone Local Planning Policy - Clean Version [8.1.3 - 10 pages]

8.2 REVIEW OF THE CITY'S STRUCTURE PLANS (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	11160, 16047, 20514, 29557, 47351, 48934, 88575, 102910, 104028, 104505, 104828, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider a review of the City's structure plans.

EXECUTIVE SUMMARY

As part of the approval of the City's current planning scheme, *Local Planning Scheme No. 3* (LPS3), the Western Australian Planning Commission (WAPC) advised the City that a separate review of the City's existing structure plan areas should be undertaken to assess whether existing structure plans are still relevant and required. The City has been progressing this review since LPS3 came into effect in October 2018, with a number of structure plans revoked or in the process of being revoked.

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (the LPS Regulations), structure plans are valid for 10 years from the date of approval by the WAPC. For structure plans approved prior to commencement of the LPS Regulations, the 10-year approval period commenced from the 19 October 2015 when the LPS Regulations came into operation.

The City administers 11 structure plans, of which seven are due to expire on 19 October 2025. Upon expiry the structure plans, including all relevant land use and development provisions, will cease to have effect unless 'normalised' into LPS3 through a scheme amendment process.

An audit of the City's structure plans has identified that some structure plans are no longer needed, some still have development occurring within the structure plan area, and others are not due to expire until after 19 October 2025. WAPC approval is required for the revocation of structure plans, and approval from the Minister for Planning is required where a structure plan is normalised via an amendment to the planning scheme.

This report outlines the current status and proposed actions for each of the City's structure plans. Temporary extensions of three to five years are proposed to the approval period of the following structure plans:

- *Burns Beach Structure Plan.*
- *Currambine District Centre Structure Plan.*
- *Hillarys Structure Plan.*
- *Iluka Structure Plan.*
- *Whitford Activity Centre Structure Plan.*

Extensions to the period of approval for the above structure plans are requested as development is continuing to occur in these structure plan areas. The additional time will allow a review of which (if any) structure plan provisions should be normalised into LPS3. WAPC approval is required for any extension of the period of approval for a structure plan.

It is proposed that the *Currambine Structure Plan*, *Kinross Neighbourhood Centre Structure Plan* and *Sheppard Way Structure Plan* be revoked as these areas have been substantially developed with the structure plan provisions no longer necessary to guide development. The proposed revocation of these structure plans does not trigger a statutory advertising requirement, however it is recommended that feedback be sought from the landowners within the structure plan areas by sending letters and allowing for a 14-day consultation period.

It is therefore recommended that Council supports the review of the City's structure plans as outlined in this report.

BACKGROUND

Purpose of structure plans

Structure plans are planning instruments used to facilitate the coordination of future zoning, subdivision and development of land. These documents are 'due regard', meaning that decision makers for development within areas affected by a structure plan are not bound by the provisions of the structure plan, however are obliged to adhere to the structure plan in determining subdivision and development proposals unless there is valid reason to vary the provisions and objectives of the structure plan.

Activity centre plans are a form of structure plan created specifically for activity centres identified in *State Planning Policy 4.2 - Activity Centres* (SPP4.2). The term 'activity centre plan' has now been superseded by 'precinct structure plan', however the City's activity centre plans for Joondalup, Sorrento and Whitford will remain valid until their expiry.

Standard structure plans are generally considered to have fulfilled their purpose when the land has been subdivided, lot boundaries established, and any specific structure plan measures implemented. Precinct structure plans are generally considered to have fulfilled their purpose when the structure plan measures have been implemented and the area has been developed in accordance with the intended vision, built form and land uses.

Local structure plan review project

In accordance with the LPS Regulations, structure plans are valid for 10 years from the date of approval by the WAPC. For structure plans approved prior to commencement of the LPS Regulations, the 10-year approval period commenced from the 19 October 2015 when the LPS Regulations came into operation.

As part of the approval of LPS3, the WAPC advised that a separate review of the City's existing structure plan areas should be undertaken to assess the current status of each structure plan. This would determine if a structure plan covered an area including the following:

- Where development is still occurring, and the structure plan is still relevant and needs to be retained.
- Where development is complete or nearing completion, in which case the structure plan can be revoked via an amendment to LPS3 to rezone the area. This may include introducing relevant development provisions from the structure plan into the scheme.

The City has been progressing this review since LPS3 came into effect, with a number of structure plans revoked or in the process of being revoked. As some of the City's remaining structure plans are approaching their expiration dates, it is necessary for the City to complete a review of its remaining structure plans to identify whether they are still necessary to guide development or are suitable to revoke and (where appropriate) normalise development provisions into LPS3. The below table lists the current expiration dates for each of the City's structure plans and the duration each structure plan has been in effect.

Structure Plan	Date approved by Council	Date endorsed by WAPC	Expiration date
Burns Beach Structure Plan	15 March 2005	3 May 2005	19 October 2025
Currambine District Centre Structure Plan	21 February 2006	29 August 2006	19 October 2025
Currambine Structure Plan	24 November 1998	28 June 1999	19 October 2025
Hillarys Structure Plan	8 June 1999	28 September 1999	19 October 2025
Iluka Structure Plan	13 March 2001	13 August 2002	19 October 2025
Kinross Neighbourhood Centre Structure Plan	23 April 2002	2 October 2003	19 October 2025
Sheppard Way Structure Plan	19 September 2006	22 October 2007	19 October 2025
Greenwood Local Structure Plan	17 August 2015	15 February 2016	15 February 2026
Whitford Activity Centre Structure Plan	15 September 2015	26 July 2016	26 July 2026
Sorrento Activity Centre Plan*	21 March 2017	18 September 2018	18 September 2028
Joondalup Activity Centre Plan	27 June 2017	23 October 2018	23 October 2028

* Draft Sorrento Precinct Structure Plan which is intended to replace the Sorrento Activity Centre Plan has been prepared and is currently with the Western Australian Planning Commission for review and endorsement.

The long-term objective of the City's structure plan review is to normalise the zonings and relevant development provisions of each structure plan into LPS3, with development to be primarily guided by the *Residential Design Codes* (R-Codes), local planning policies and local development plans. This is consistent with the intended purpose of structure plans to only remain in effect until the structure plan area is subdivided and developed in accordance with the vision for the locality.

Once a structure plan is revoked or expires, the structure plan provisions no longer apply, and development would then be in accordance with the relevant State and local planning framework. Specific provisions in the structure plans that are appropriate for retention to achieve desired built form outcomes in a local area would only be carried over from an expired or revoked structure plan if normalised into LPS3 through a scheme amendment, or otherwise incorporated into a local planning policy or local development plan.

DETAILS

It is proposed to stage the review of each remaining structure plan depending on their expiration date, whether development is still occurring, and the complexity of a comprehensive review. This approach involves organising the City's structure plans into the following categories:

- Structure plans where an extension to the period of approval from the WAPC is proposed.
- Structure plans proposed to be revoked.
- Structure plans subject to future review/no review required.

Further detail and recommended actions are provided below for each structure plan within the relevant category (Tables 1-3 of Attachment 1 refers).

Structure plans where an extension to the period of approval from the WAPC is proposed

This category includes the following structure plans (Table 1 of Attachment 1 refers):

- *Burns Beach Structure Plan.*
- *Currambine District Centre Structure Plan.*
- *Hillarys Structure Plan.*
- *Iluka Structure Plan.*
- *Whitford Activity Centre Structure Plan.*

Detail regarding the recommended extension to the period of approval requested for each structure plan is outlined below.

Residential structure plans

The *Burns Beach Structure Plan*, *Hillarys Structure Plan* and *Iluka Structure Plan* apply to predominantly residential areas with limited provision for development of non-residential commercial uses (Attachment 2 refers). These three structure plans expire on 19 October 2025.

It is noted that there is still a sizeable number of undeveloped lots within all three structure plan areas, particularly the Northern Residential Precinct of the *Burns Beach Structure Plan*. The continued development of these structure plan areas is unlikely to significantly progress by 19 October 2025 and will benefit from the structure plan provisions remaining in the interim to guide suitable development.

To facilitate sufficient time for the City to comprehensively review each structure plan and allow future development to occur under the current planning framework, the following extensions to the period of approval are proposed (subject to WAPC approval):

- Five-year extension of time to the *Burns Beach Structure Plan*.
- Three-year extension of time to the *Hillarys Structure Plan*.
- Three-year extension of time to the *Iluka Structure Plan*.

A greater extension for the *Burns Beach Structure Plan* is proposed due to the significant extent of development still to occur in the Burns Beach area in comparison to Hillarys and Iluka. Council has the option to request the same extension of time length for all three structure plans, however ultimately the WAPC has discretion to determine if an extension of time to the approval of a structure plan is appropriate and for what duration based on the merits of each individual request.

Currambine District Centre Structure Plan

The *Currambine District Centre Structure Plan* applies to the area within the Currambine District Centre (Attachment 2 refers), which is identified as a district centre under *State Planning Policy 4.2 - Activity Centres* (SPP4.2). Generally, SPP4.2 requires a structure plan to guide development of district centres.

The Currambine District Centre is largely developed with one site at Lot 929 (1244) Marmion Avenue, Currambine remaining undeveloped. Preliminary discussions with the DPLH have indicated that, given the district centre is largely developed and an adequate alternate planning framework is in place (such as provisions within LPS3, a local planning policy or local development plan), a structure plan over the centre may no longer be necessary.

The *Currambine District Centre Structure Plan* is due to expire on 19 October 2025. It is recommended that the City request a three-year extension to the structure plan approval period from the WAPC, with review of the structure plan provisions to be finalised during this period to identify the appropriate mechanism to guide future development of the undeveloped portion of the lot and any redevelopment of the district centre. This will also allow the City to identify what provisions from the structure plan (if any) are necessary to normalise into LPS3 prior to the structure plan expiring.

Whitford Activity Centre Structure Plan

The *Whitford Activity Centre Structure Plan* applies to the area within the Whitford Activity Centre (Attachment 2 refers), which is identified as a secondary centre under SPP4.2. The Whitford Activity Centre is intended to transition towards a consolidated urban centre with a diversity of land uses along activated streets. As development within the Whitford Activity Centre is continuing, either the current activity centre plan approval timeframe will need to be extended, or a new precinct structure plan prepared to continue to guide future development.

The structure plan is due to expire on 26 July 2026. Given the complexity of Whitford Activity Centre and its four distinct precincts, it is recommended that the City request a three-year extension to the structure plan approval period from the WAPC. A comprehensive review of the structure plan provisions will be completed during this period to determine if the structure plan remains fit for purpose to facilitate intended long-term development outcomes for the Whitford Activity Centre.

Structure plans proposed to be revoked

This category includes the following structure plans (Table 2 of Attachment 1 refers):

- *Currambine Structure Plan.*
- *Greenwood Local Structure Plan.*
- *Kinross Neighbourhood Centre Structure Plan.*
- *Sheppard Way Structure Plan.*

Detail regarding the proposed revocation of each structure plan is outlined below.

Currambine Structure Plan

The *Currambine Structure Plan* applies to the land bounded by Connolly Drive to the west, residential lots abutting De Crillon Way to the north, Paddington Avenue and Normandy Parade to the east, and Palace Way, Waldorf Ramble and Miramare Boulevard to the south. There are also four separate residential lots to the east (two facing Eastleigh Loop and two lots facing Negresco Turn) that are included in the structure plan area (Attachment 3 refers).

The purpose of the *Currambine Structure Plan* was to establish the overall land use, subdivision layout and built form for urban development within the Currambine Local Centre. The structure plan area is zoned 'Urban Development', with land use permissibility and development provisions stated as being in accordance with former District Planning Scheme No. 2, now LPS3, and the *Currambine Structure Plan*.

The structure plan area is now fully developed with the exception of Lot 14564 (5) Ascot Way which is vacant. The site is Crown land with a management order in favour of the City for community purposes.

The structure plan area is divided into four land use precincts as follows:

- Commercial Centre Precinct.
- Community Precinct.
- Small Lot Residential Precinct.
- Residential Precinct.

A detailed assessment of each land use precinct is provided below.

Commercial Centre Precinct

The Commercial Centre Precinct is entirely comprised of Lot 1 (6) Ascot Way, Currambine, which has been developed as a childcare premises. The structure plan states that the land use permissibility is in accordance with the 'Commercial' zone of the planning scheme, therefore the Commercial Centre Precinct is proposed to be zoned 'Commercial' in LPS3 as envisioned by the structure plan.

Should the site be redeveloped in the future, development would be assessed against the City's *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy*. Attachment 3 provides a comparison between the equivalent provisions for non-residential development between the *Currambine Structure Plan* and *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy*.

The equivalent *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy* provisions are considered sufficient to guide potential future redevelopment in place of the *Currambine Structure Plan* Commercial Centre Precinct provisions, noting that these requirements are applied consistently throughout the City's 'Commercial' zones. The *Child Care Premises Local Planning Policy* will continue to apply for modifications to the childcare premises if the structure plan is revoked.

It is therefore not considered necessary for any development provisions of the Commercial Centre Precinct to be normalised into LPS3.

Community Precinct

Lot 14564 (5) Ascot Way and Lot 14489 (120) Connolly Drive, Currambine, comprise the entire Community Precinct and are vacant and used for drainage purposes respectively. Both lots are Crown land with management orders to the City for community purposes.

There has been previous consideration regarding the potential for the City to acquire Lot 14564 (5) Ascot Way, however this is not a current priority, and there are no plans for the City to develop the site. The proposed revocation of the *Currambine Structure Plan* does not fetter the City's ability to consider the acquisition of the land in the future.

Land use permissibility within this area is in accordance with the 'Civic and Cultural' zone of former District Planning Scheme No. 2, which was renamed the 'Civic and Community' reserve under LPS3. Built form outcomes are in accordance with the Community Precinct provisions of the *Currambine Structure Plan*.

There are no LPS3 or local planning policy provisions which apply to 'Civic and Community' reserves. The City's *Private Community Purposes Zone Local Planning Policy* does provide a relevant assessment framework, and it therefore is considered appropriate that this policy be amended in a future review to apply to 'Civic and Community' reserves. Attachment 3 provides a comparison between the equivalent provisions for the *Private Community Purposes Zone Local Planning Policy* and the *Currambine Structure Plan*.

The equivalent *Private Community Purposes Zone Local Planning Policy* provisions are considered sufficient to guide development in place of the *Currambine Structure Plan* Community Precinct provisions, noting that the policy also includes significantly more development controls such as landscaping and car parking. It is therefore not considered necessary for any development provisions of the Community Precinct to be normalised into LPS3.

Lot 14564 (5) Ascot Way is proposed to be reserved 'Civic and Community' and Lot 14489 (120) Connolly Drive is proposed to be reserved 'Drainage/Waterway' as the equivalent reserves under LPS3, with no change to the existing management order.

Residential and Small Lot Residential Precincts

The Residential Precinct (R20) and Small Lot Residential Precinct (R40) have been fully developed as single houses. Land use permissibility within both residential precincts is to be in accordance with the 'Residential' zone of former District Planning Scheme No. 2, therefore both residential precincts are proposed to be zoned as 'Residential' under LPS3.

Built form outcomes for both residential precincts are required to be in accordance with the R-Codes and the *Currambine Structure Plan*. Attachment 3 provides a comparison between the equivalent provisions for residential development between the *Currambine Structure Plan* and the R-Codes (as amended by the RDLPP).

The key distinction between the structure plan and R-Codes provisions for the Residential Precinct is in relation to open space/site cover and rear building setback provisions. It is noted that the four metre average rear setback requirement has been consistently varied and is often more in-keeping with the applicable R-Codes requirement. The structure plan permits 30% open space, whereas the R-Codes requires 50% for R20 lots. As all lots have been developed, any departure from the 50% deemed-to-comply open space requirement can be assessed on its merits in accordance with the R-Codes design principles.

Similar distinctions apply to the Small Lot Residential Precinct, which have a 30% open space deemed-to-comply requirement under the structure plan in contrast to 45% for R40 lots under the R-Codes. The side and rear building setbacks are comparable to the R-Codes where lot boundary setbacks are determined based on the length and height of the wall (in addition to whether there are any major openings). The minimum street building setback permitted under the structure plan is three metres in comparison to two metres for R40 lots under the R-Codes. Consistent with the Residential Precinct, all lots have been developed and therefore any departure from the deemed-to-comply requirements of the R-Codes can be assessed on its merits in accordance with the corresponding design principles.

It is therefore not considered necessary for any development provisions of the Residential or Small Lot Residential Precincts to be normalised into LPS3.

Retail net lettable area (NLA)

The *Currambine Structure Plan* refers to Schedule 3 of the former District Planning Scheme No. 2 to prescribe the maximum retail NLA for non-residential uses in the Commercial Centre Precinct. The City's *Local Commercial Strategy* has been adopted since the *Currambine Structure Plan* came into effect, with no indicative floorspace threshold for the *Currambine Structure Plan*. Any future development that incorporates retail NLA will be assessed on its merits, noting that the existing childcare centre does not contribute to NLA.

Inclusion of maximum retail NLA for the structure plan area through normalisation into LPS3 is therefore not required.

Recommended actions

The *Currambine Structure Plan* is due to expire on the 19 October 2025. In response, the following actions are recommended:

- The proposed revocation of the structure plan being advertised for 14 days to the affected landowners within the structure plan area.
- Council to consider any submissions received following the closure of advertising.

If this approach is endorsed by Council following conclusion of advertising, then a 'basic' scheme amendment to LPS3 would be required to be submitted to the WAPC for consideration and determination by the Minister for Planning.

Greenwood Local Structure Plan

The *Greenwood Local Structure Plan* applies to the land bounded by Dargin Place to the west, Reilly Way to the north, Mulligan Drive to the east and Assembly Way to the south (Attachment 4 refers). At its meeting held on 17 September 2024 (CJ251-09/24 refers), Council resolved to prepare a 'basic' amendment to revoke the structure plan and normalise the zonings into LPS3. The proposal has been forwarded to the WAPC for determination by the Minister for Planning.

The *Greenwood Local Structure Plan* is due to expire on 15 February 2026, however it is expected that the structure plan revocation process will be completed well in advance of this date. The status of the *Greenwood Local Structure Plan* is provided for Council's reference only as part of the broader structure plan review program with no matters for Council to consider through this report.

Kinross Neighbourhood Centre Structure Plan

The *Kinross Neighbourhood Centre Structure Plan* applies to the land bounded by Connolly Drive to the west, MacNaughton Park to the north, MacNaughton Crescent to the east and Selkirk Drive to the south (Attachment 5 refers). The structure plan area comprises Kinross Central Shopping Centre, a vacant community purposes reserve, residential dwellings and a small portion of public open space forming part of MacNaughton Park.

The structure plan area is zoned 'Centre', with land use permissibility and development provisions in accordance with former District Planning Scheme No. 2, now LPS3, and the *Kinross Neighbourhood Centre Structure Plan*. The purpose of the structure plan was to facilitate development of the Kinross Neighbourhood Centre, with the structure plan area now fully developed excluding Lot 2277 (15) Selkirk Drive, Kinross, which is Crown Land managed by the City intended for community purposes use.

The structure plan area is divided into three land use areas as follows:

- Civic and Cultural Land Use Area.
- Commercial Land Use Area.
- Residential Land Use Area.

A detailed assessment of each land use area is provided below.

Civic and Cultural Land Use Area

Lot 2277 (15) Selkirk Drive, Kinross, comprises the entire Civic and Cultural Land Use Area and is vacant Crown land with a management order to the City for community purposes. There has been previous consideration regarding the potential for the City to acquire the land, however this is not a current priority, and there are no plans for the City to develop the site. It is also noted that at its meeting held on 17 September 2024 (CJ247-09/24 refers), Council endorsed a proposal to subdivide a 21m² portion from the lot for the purpose of a community battery storage to be developed by Western Power. The proposed revocation of the *Kinross Neighbourhood Centre Structure Plan* does not fetter the City's ability to consider the acquisition of the land in the future or have any impact on the subdivision of the community battery lot from the reserve.

Land use permissibility within this area is in accordance with the 'Civic and Cultural' zone of former District Planning Scheme No. 2, which has now been superseded by the 'Civic and Community' reserve under LPS3. Built form outcomes are in accordance with the Civic and Cultural Land Use Area provisions of the *Kinross Neighbourhood Centre Structure Plan*.

There are no LPS3 or local planning policy provisions which apply to 'Civic and Community' reserves. The City's *Private Community Purposes Zone Local Planning Policy* provides a relevant assessment framework and it is therefore considered appropriate that this policy be amended in a future review to apply to 'Civic and Community' reserves. Attachment 5 provides a comparison between the equivalent provisions for the *Private Community Purposes Zone Local Planning Policy* and the *Kinross Neighbourhood Centre Structure Plan*.

Noting that the equivalent *Private Community Purposes Zone Local Planning Policy* provisions are considered sufficient to guide development in place of the *Kinross Neighbourhood Centre Structure Plan* Civic and Cultural Land Use Area provisions, it is not considered necessary for any development provisions of the Civic and Cultural Land Use Area to be normalised into LPS3.

Commercial Land Use Area

The Commercial Land Use Area is entirely comprised of Lot 2278 (3) Selkirk Drive, Kinross, being Kinross Central Shopping Centre. Land use permissibility within this area is already required to be in accordance with the 'Commercial' zone of LPS3, therefore the Commercial Land Use Area is proposed to be zoned as 'Commercial'.

Built form outcomes are required to be in accordance with the *Kinross Neighbourhood Centre Structure Plan* provisions. Attachment 5 provides a comparison between the equivalent provisions for non-residential development between the *Kinross Neighbourhood Centre Structure Plan* and the *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy*, which would apply if the structure plan were revoked.

The equivalent *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy* provisions are considered sufficient to guide development in place of the *Kinross Neighbourhood Centre Structure Plan* Commercial, noting that the provisions are similar excluding some site-specific vehicle access provisions which are no longer relevant now that the site has been fully developed.

It is therefore not considered necessary for any development provisions of the Commercial Land Use Area to be normalised into LPS3.

Residential Land Use Area

The Residential Land Use Area has been fully developed to an 'R40' density as identified in the structure plan maps, with all dwellings constructed as single houses. Land use permissibility within this area is already required to be in accordance with the 'Residential' zone of LPS3, therefore the Residential Land Use Area is proposed to be zoned as 'Residential'.

Built form outcomes are required to be in accordance with the R-Codes and the *Kinross Neighbourhood Centre Structure Plan*. Attachment 5 provides a comparison between the equivalent provisions for residential development between the *Kinross Neighbourhood Centre Structure Plan* and the R-Codes (as amended by the RDLPP).

In terms of differences in the development provisions between the *Kinross Neighbourhood Centre Structure Plan* and the R-Codes, it is noted that lot boundary walls designed in accordance with the R-Codes would create a lesser amenity impact (single storey) than the current *Kinross Neighbourhood Centre Structure Plan* (two storey) provisions. The increased garage setback requirement under the R-Codes could (if appropriate) be considered through an R-Codes design principles assessment given that there is an established streetscape precedent from garages already developed in accordance with the structure plan provisions. This is also compensated by the lesser minimum street building setback under the R-Codes requirements than the structure plan provisions.

It is therefore not considered necessary for any development provisions of the Residential Land Use Area to be normalised into LPS3.

Retail net lettable area (NLA)

The *Kinross Neighbourhood Centre Structure Plan* (with reference to the now former District Planning Scheme No. 2) prescribes the maximum retail NLA for non-residential uses within Kinross Neighbourhood Centre as 4,000 m². The City's *Local Commercial Strategy* has been adopted since the *Kinross Neighbourhood Centre Structure Plan* came into effect, with an indicative floorspace threshold for Kinross Neighbourhood Centre of 6,000m². Any future development that incorporates retail NLA will be assessed against this threshold in the *Local Commercial Strategy*. Inclusion of maximum retail NLA for the structure plan area through normalisation into LPS3 is therefore not required.

Recommended actions

The *Kinross Neighbourhood Centre Structure Plan* is due to expire on the 19 October 2025. In response, the following actions are recommended:

- The proposed revocation of the structure plan being advertised for 14 days to the affected landowners within the structure plan area.
- Council to consider any submissions following the closure of advertising.

If this approach is endorsed by Council following conclusion of advertising, then a 'basic' scheme amendment to LPS3 would be required to be submitted to the WAPC for consideration by the Minister for Planning.

Sheppard Way Structure Plan

The *Sheppard Way Structure Plan* applies to the land bounded by Marmion Village Shopping Centre to the south and west, Sheppard Way to the north and Whiley Road to the east (Attachment 6 refers). The *Sheppard Way Structure Plan* was developed to facilitate medium density mixed-use development in place of the former service station and subsequent (now former) commercial dry-cleaners. Four lots have been developed as two-storey single houses. The remaining lot is yet to be redeveloped and contains a building formerly used as a commercial dry-cleaners. All five lots are zoned 'Mixed Use' with an 'R40' residential coding under LPS3.

Council has previously considered two proposed amendments to LPS3 to 'uncode' Lot 15 (21) Sheppard Way, being the dry-cleaner site, in November 2019 and May 2022 (CJ061-05/22 and CJ142-11/19 refer). If supported, this would have enabled the land to be developed to an R80 density. Council resolved not to support either of the proposals due to potential amenity concerns on the neighbouring residential lots developed to an R40 density and developing to a higher density not being appropriate given the context of the site as a small portion of a neighbourhood centre not located near a train station or high frequency bus route.

Land use permissibility

The sites are zoned 'Mixed Use' and allocated the 'R40' density coding under LPS3, therefore there is no requirement to normalise the zoning/coding through a scheme amendment. The *Sheppard Way Structure Plan* lists nine land uses as being permitted or discretionary within the structure plan area, with all other uses not permitted. The following table outlines land use permissibility under the *Sheppard Way Structure Plan* in comparison to the 'Mixed Use' zone of LPS3.

Sheppard Way Structure Plan		Local Planning Scheme No. 3	
Land Use	Permissibility	Land Use	Permissibility
Bank*	P	Office	P
Grouped Dwelling	D	Grouped Dwelling	D
Hairdresser*	P	Shop	D
Home Business 1, 2, 3*	P	Home Occupation, Home Business	P
Dry Cleaning Agency*	P	Shop	P
Medical Centre	P	Medical Centre	P
Newsagent*	D	Shop	D
Office	P	Office	P
Single House	P	Single House	D

*These land uses no longer exist in LPS3, therefore the equivalent land use and permissibility has been included.

Prior to the LPS Regulations coming into effect, structure plans had the force and effect of the planning scheme, which meant that land use controls in a structure plan were as binding as if contained within the planning scheme. This is no longer applicable, with the land use permissibility controls listed in the *Sheppard Way Structure Plan* now being 'due regard' only as land use permissibility is in accordance with the 'Mixed Use' zoning of LPS3.

It is considered that the zoning table of LPS3 is appropriate to control land use outcomes for the structure plan area, with the limited use permissibility of the *Sheppard Way Structure Plan* unnecessarily restrictive and misaligned with the objectives of the 'Mixed Use' zone as listed in the below table.

Zone name	Objectives
Mixed Use	<ul style="list-style-type: none"> • To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses which do not generate nuisance detrimental to the amenity of the district or to the health, welfare and safety of its residents. • To encourage high quality, pedestrian friendly, street-orientated development that integrates with surrounding areas.

Residential development requirements

Residential development within the structure plan area is required to be designed in accordance with the R-Codes and the *Sheppard Way Structure Plan*. Attachment 6 of this Report provides a comparison between the equivalent provisions for residential development between the *Sheppard Way Structure Plan* and the R-Codes (as amended by the RDLPP).

The development provisions of the R-Codes are comparable to the relevant *Sheppard Way Structure Plan* provisions. Notably, the maximum building height permitted remains at two storeys between the two assessment frameworks and the lot boundary wall height is lesser under the R-Codes than the *Sheppard Way Structure Plan*. The street and lot boundary setbacks are equal or greater under the R-Codes/RDLPP than the *Sheppard Way Structure Plan*.

Therefore, it is considered that revoking the *Sheppard Way Structure Plan* would result in equal or less amenity impact on neighbouring properties and the streetscape, with no residential development provisions required to be normalised into LPS3.

Non-residential development requirements

If the structure plan area is redeveloped with a non-residential component, development would be guided by the provisions of the City's *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy*. This policy sets out provisions pertaining to setbacks, parking, building height, landscaping and other detailed provisions.

Attachment 6 of this Report provides a comparison between the equivalent provisions for non-residential development between the *Sheppard Way Structure Plan* and the *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy*.

The development provisions of the *Commercial, Mixed Use and Service Commercial Zone Local Planning Policy* are considered to be more stringent and prescriptive than those contained within the structure plan and align with the expectations set for all non-residential development within the City. They also apply to any future non-residential development that may occur at the adjoining Marmion Village complex, providing a consistent approach to redevelopment, whilst ensuring an appropriate built form outcome is achieved.

It is therefore not considered necessary for any non-residential development provisions of the structure plan to be normalised into LPS3.

Retail net lettable area (NLA)

The *Sheppard Way Structure Plan* prescribes the maximum retail NLA for mixed use and commercial uses within the structure plan area as 100m² each (200m² total), which could not be varied under former District Planning Scheme No. 2 however is 'due regard' only under LPS3. This was intended to apply to specific building sites identified in the *Sheppard Way Structure Plan* being developed, which has not occurred.

The City's *Local Commercial Strategy* has been adopted since the structure plan came into effect, with an indicative shop retail floorspace threshold of 2,000m² for the entire Marmion Village Neighbourhood Centre. Any future development that incorporates retail NLA, either on the subject site or the adjoining shopping complex site, will be assessed against the threshold in the *Local Commercial Strategy*.

Inclusion of maximum retail NLA for the structure plan area through normalisation into LPS3 is therefore not required.

Recommended actions

The *Sheppard Way Structure Plan* is due to expire on the 19 October 2025. In response, the following actions are recommended:

- The proposed revocation of the structure plan advertised for 14 days to the affected landowners within the structure plan area.
- Council to consider any submissions received following the closure of advertising.

If this approach is endorsed by Council following conclusion of advertising, no scheme amendment to LPS3 would be required, however the City would be required to request the WAPC to revoke the structure plan.

Structure plans subject to future review/no review required

This category includes the following structure plans (Table 3 of Attachment 1 refers):

- *Joondalup Activity Centre Plan.*
- *Sorrento Activity Centre Plan.*

Information on these structure plans is provided for Council's reference only, as there are no required actions or options to be considered related to these structure plans within this Council Report.

Joondalup Activity Centre Plan

The *Joondalup Activity Centre Plan* applies to the area within the Joondalup Activity Centre (Attachment 7 refers), which is identified as a strategic centre under SPP4.2. Acknowledging that the Joondalup Activity Centre is still an area in transition towards high density housing, employment and economic activity, either the current activity centre plan will need to be extended, or a new precinct structure plan prepared to guide future development.

The structure plan is due to expire on 23 October 2028. It is considered appropriate that a review of the Joondalup Activity Centre Plan be commenced with a view to complete the review prior to the expiry of the activity centre plan. As such, there are no actions required as part of this report.

Sorrento Activity Centre Plan

The *Sorrento Activity Centre Plan* applies to the land bounded by West Coast Drive and The Plaza to the west, Padbury Circle and The Plaza to the north, residential lots to the east and Raleigh Road to the south (Attachment 7 refers). The structure plan is due to expire on 18 September 2028.

In November 2022, a mixed-use development was approved by the WAPC within the structure plan area, and includes 75 apartments, a restaurant, cafe and liquor store. This proposal was accompanied by the draft *Sorrento Precinct Structure Plan*, which once approved by the WAPC will replace the existing *Sorrento Activity Centre Plan*. The draft *Sorrento Precinct Structure Plan* is yet to be approved by the WAPC as it is awaiting modifications from the proponent.

As the *Sorrento Activity Centre Plan* will be replaced, no action is required in regard to this structure plan as it will be revoked concurrently with the adoption of the *Sorrento Precinct Structure Plan*.

Issues and options considered

Structure plans where an extension to the period of approval from the WAPC is proposed

Council may choose to:

- request that the Western Australian Planning Commission grant extensions to the period of approval for the structure plans listed in Table 1 of Attachment 1 to this Report, without modifications
- request that the Western Australian Planning Commission grant extensions to the period of approval for the structure plans listed in Table 1 of Attachment 1 to this Report, with modifications
- or
- not request that the Western Australian Planning Commission grant extensions to the period of approval for the structure plans listed in Table 1 of Attachment 1 to this Report.

The duration of the extensions of time requested for each structure plan are specified in Table 1 of Attachment 1 to this Report. In the event that Council chooses not to request extensions to the period of approval for the structure plans listed in Table 1 of Attachment 1, those structure plans will cease to have effect on 15 October 2025.

Currambine Structure Plan

Council may choose to:

- advertise the proposal to revoke the structure plan to existing landowners within the structure plan area
- or
- not advertise the proposal to revoke the structure plan to existing landowners within the structure plan area.

Council can proceed with an amendment to LPS3 to rezone the land within the structure plan area without first advertising the proposal to revoke the structure plan, however this is not recommended. In the event that Council chooses not to proceed to revoke the Currambine Structure Plan, it will cease to have effect on 19 October 2025.

Kinross Neighbourhood Centre Structure Plan

Council may choose to:

- advertise the proposal to revoke the structure plan to existing landowners within the structure plan area
or
- not advertise the proposal to revoke the structure plan to existing landowners within the structure plan area.

Council can proceed with an amendment to LPS3 to rezone the land within the structure plan area without first advertising the proposal to revoke the structure plan, however this is not recommended. In the event that Council chooses not to proceed to revoke the *Kinross Neighbourhood Centre Structure Plan*, it will cease to have effect on 15 October 2025.

Sheppard Way Structure Plan

Council may choose to:

- advertise the proposal to revoke the structure plan to existing landowners within the structure plan area
or
- not advertise the proposal to revoke the structure plan to existing landowners within the structure plan area.

Council can proceed to request the WAPC revoke the structure plan without first advertising the proposed revocation, however this is not recommended. In the event that Council chooses not to proceed to revoke the *Sheppard Way Structure Plan*, it will cease to have effect on 19 October 2025.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Planning Scheme No. 3.*
 Planning and Development (Local Planning Schemes) Regulations 2015.
 Planning and Development Act 2005.

10-Year Strategic Community Plan

Key theme	3. Place.
Outcome	3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.
Policy	Not applicable.

Planning and Development Act 2005 and Planning and Development (Local Planning Schemes) Regulations 2015

Clause 28 of the deemed provisions of the LPS Regulations states that structure plans have effect for 10 years from their date of approval. This includes structure plans that were approved before the LPS Regulations came into effect, which are taken to have been approved on commencement day of the LPS Regulations and are therefore valid until 19 October 2025. The WAPC may extend the period of approval of a structure plan, revoke a structure plan or amend the planning scheme that covers a structure plan area which automatically revokes the structure plan.

The LPS Regulations state that an amendment to a scheme map that is consistent with an approved structure plan is a 'basic' amendment if the scheme includes the zones outlined in the structure plan. This is applicable to the proposed revocation of the *Currambine Structure Plan* and *Kinross Neighbourhood Centre Structure Plan*. A statement must be included within the amendment proposal specifying that when the amendment takes effect the approval of the structure plan is to be revoked.

The *Sheppard Way Structure Plan* area is currently zoned 'Mixed Use R40' under LPS3, which is not proposed to be amended and therefore there is no requirement for a scheme amendment. For this structure plan to be revoked, the City will be required to formally request that the WAPC revoke the structure plan, accompanied by justification why this is appropriate and outline the framework which will remain in place to guide future development in the area.

Structure Plan Framework

The Structure Plan Framework outlines the manner and form in which a structure plan and activity centre plan is to be prepared under the LPS Regulations. Clause 16 of the framework outlines that the WAPC may revoke its approval of a structure plan under the deemed provisions of the LPS Regulations and provides for common circumstances in which this would occur, including where the zoning of the land is covered within the scheme and following finalisation of the subdivision of the land.

Risk management considerations

For structure plan areas currently zoned 'Centre' and 'Urban Development', land use permissibility and development provisions are in accordance with the applicable structure plan. In the absence of a structure plan, all development and use of land would be discretionary with no definitive guiding planning framework. This creates a risk that the City would have less ability to control development outcomes within these areas until a new planning framework were developed or the areas rezoned.

Financial / budget implications

The City will be required to cover the costs associated with advertising the revocation of structure plans. Approximately 155 letters (133 for *Currambine Structure Plan*, 17 for *Kinross Neighbourhood Centre Structure Plan* and five for *Sheppard Way Structure Plan*) would be sent to landowners within the respective structure plan areas with a direct cost of approximately \$233.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

ConsultationStructure plan review program

The overall structure plan review program outlined in Attachment 1 does not require community consultation as it has been prepared for Council to note the proposed approach to reviewing the City's remaining structure plans. Details of community consultation for individual structure plans will be presented to Council as each structure plan is reviewed. There is no requirement to advertise an extension to the period of approval for a structure plan.

Structure plan revocation

There are no provisions within the LPS Regulations or Structure Plan Framework which require consultation to be undertaken prior to a structure plan being revoked. However, it is considered appropriate that the landowners within the respective structure plan areas be informed of the proposal to revoke the structure plans and obtain any feedback which can be reported back to Council, prior to an amendment to rezone the land within the structure plan areas being considered by Council (for the *Sheppard Way Structure Plan*, no scheme amendment is required as the zones already exist under LPS3).

The revocation of the *Currambine Structure Plan*, *Kinross Neighbourhood Centre Structure Plan* and *Sheppard Way Structure Plan* is proposed to be advertised for 14 days by way of letter to all landowners within the respective structure plan areas.

COMMENT

The City's structure plans have been in effect for considerable lengths of time, during which significant reform of State and local planning frameworks has occurred and many areas affected by structure plans have been substantially developed. As the structure plans approach their expiration dates, it is necessary for a comprehensive review of each plan to be completed to identify if they are still necessary to facilitate development or should be revoked and (where appropriate) development provisions normalised into LPS3.

The proposed approach to reviewing the City's remaining structure plans is recommended to ensure that sufficient time is available to complete this review for each plan before expiry. It is therefore recommended that Council supports the request to the WAPC to extend the period of approval for the structure plans listed in Table 1 of Attachment 1.

The proposed revocation of *Currambine Structure Plan*, *Kinross Neighbourhood Centre Structure Plan* and *Sheppard Way Structure Plan* is considered appropriate as these structure plan areas have been substantially developed and the provisions within the structure plans are no longer required to guide development. There is no statutory requirement to advertise structure plan revocations, however it is considered appropriate to advertise the proposed revocations to the landowners within the respective structure plan areas for a period of 14 days.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Cr Kingston, SECONDED Cr Hamilton-Prime that Council:

- 1 NOTES that the City is required to undertake a review of its existing structure plan framework;**
- 2 REQUESTS that the Western Australian Planning Commission extend the period of approval for the structure plans listed in Table 1 of Attachment 1 to this Report;**
- 3 ADVERTISES the proposal to revoke the *Currambine Structure Plan* to landowners within the structure plan area, for a period of 14 days;**
- 4 ADVERTISES the proposal to revoke the *Kinross Neighbourhood Centre Structure Plan* to landowners within the structure plan area, for a period of 14 days;**
- 5 ADVERTISES the proposal to revoke the *Sheppard Way Structure Plan* to landowners within the structure plan area, for a period of 14 days.**

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Kingston, Cr Hamilton-Prime, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Motion: Nil.

ATTACHMENTS

1. Structure Plan Review Program [8.2.1 - 3 pages]
2. Location Maps for Structure Plans Proposed to be Extended [8.2.2 - 5 pages]
3. Currambine Structure Plan Maps and Assessment Comparison [8.2.3 - 7 pages]
4. Greenwood Local Structure Plan Location Map [8.2.4 - 1 page]
5. Kinross Neighbourhood Centre Structure Plan Maps and Assessment Comparison [8.2.5 - 9 pages]
6. Sheppard Way Structure Plan Location Map and Assessment Comparison [8.2.6 - 5 pages]
7. Joondalup and Sorrento Activity Centre Plan Location Maps [8.2.7 - 2 pages]

8.3 R-CODES REVIEW OF RESIDENTIAL LOCAL PLANNING POLICIES (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	109496, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider for the purpose of public advertising, the draft Residential Development Local Planning Policy.

EXECUTIVE SUMMARY

The State Government announced the release of the updated *Residential Design Codes Volume 1 (R-Codes)* on 8 March 2024 with the Codes formally coming into effect on 10 April 2024. A special transitional period of 24 months applies whereby local planning policies that have not been amended to align with the updated R-Codes will cease to have effect on 10 April 2026. To ensure the City’s planning framework is updated to align with the new R-Codes, a review has been undertaken of the City’s two main local planning policies relating to residential development, the *Residential Development Local Planning Policy* (RDLPP) and the *Development in Housing Opportunity Areas Local Planning Policy* (HOALPP).

The RDLPP and HOALPP augment or replace some provisions of the R-Codes to provide development controls for residential development in the City. The revised R-Codes now include additional provisions which provide improved development control for medium density residential developments and has been restructured into five key parts to accommodate this change.

To respond to the new provisions and amended structure of the updated R-Codes, a draft new local planning policy has been prepared to replace the RDLPP and HOALPP. The draft new local planning policy will continue to include development provisions applicable to lower density development as well as development at the higher density code within Housing Opportunity Areas. The review has identified where existing development provisions within the RDLPP and HOALPP are recommended to be retained, removed or modified in the new local planning policy, having given consideration to their relevance and whether the local planning policy provisions are now adequately addressed through the new and updated development provisions in the R-Codes.

The preparation of the new local planning policy will ensure the City's local planning framework is updated to align with the new R-Codes prior to the conclusion of the special transitional period to ensure that necessary development provisions continue to have effect after this period.

It is therefore recommended that Council supports the draft new Residential Development Local Planning Policy for the purposes of public advertising for a period of 21 days.

BACKGROUND

Residential Development Local Planning Policy

The [Residential Development Local Planning Policy](#) currently applies to all residential development outside a Housing Opportunity Area (HOA) or land developed at the lower density code (R20) within a HOA.

The RDLPP was first approved by Council at its meeting on 15 December 2015 (CJ228-12/15 refers). A review of the policy was undertaken as part of the implementation of the HOALPP, with a revised RDLPP approved by Council at its meeting on 24 March 2020 (JSC02-03/20 refers).

The revised RDLPP approved by Council at its meeting on 24 March 2020 did not amend or introduce any new policy standards from the 2015 version and simply removed standards and references within the RDLPP that were to be dealt with by the HOALPP.

Development in Housing Opportunity Areas Local Planning Policy

The [Development in Housing Opportunity Areas Local Planning Policy](#) applies to all residential development within a HOA which is being developed at the higher applicable density code in the City's *Local Planning Scheme No. 3* (LPS3). For example, developing at the R60 density in areas with a density code of R20/60.

The HOALPP and associated scheme amendment (Amendment No.5) was supported by Council at its meeting on 24 March 2020 (JSC02-03/20 refers) and subsequently forwarded to the Western Australian Planning Commission (WAPC) for consideration. The Minister for Planning approved Amendment No. 5 in December 2020, subject to modifications. On 16 February 2021 the WAPC approved the HOALPP, subject to modifications.

Council considered the changes made to the HOALPP resulting from the Minister for Planning and WAPC decision at its meeting on 16 March 2021 (CJ023-03/21 refers). Council noted the changes made and agreed to implement the HOALPP and RDLPP, with transitional arrangements. As part of Council's decision, it was also noted that further approval of the HOALPP may be required from the WAPC following finalisation of the anticipated future amended Residential Design Codes, to include additional provisions referred to as the 'Medium Density Code' at the time.

Amended Residential Design Codes (February 2023)

On 23 February 2023, the State Government released the amended *Residential Design Codes*, which included provisions for the new Medium Density Code. This was initially set to be officially published on 1 September 2023, marking the beginning of a transitional introduction of the new residential design standards.

During this period the City presented a report to Council at its August 2023 Strategy Session to give Elected Members the opportunity to provide feedback on the potential changes to development provisions of the RDLPP and HOALPP as a result of the updated R-Codes.

However, in August 2023 the State Government deferred the commencement of the revised R-Codes to address ongoing issues with the housing construction sector and to make modifications that would maintain the existing 2021 Residential Design Code requirements for single house developments coded R30 and R40.

Amended Residential Design Codes Volume 1 2024

Following the deferred commencement of the amended *Residential Design Codes*, the State Government released the current [Residential Design Codes Volume 1 2024](#) (R-Codes) on 8 March 2024, with the new policy provisions coming into effect on 10 April 2024. This included a special transition period for 24 months, ending 10 April 2026, where it is expected that local governments update their local planning frameworks to align with the R-Codes Volume 1 2024.

The amended R-Codes are divided into five parts:

R-Codes volume and part	Title	Description
R-Codes Volume 1 – Part A	Operation of the code	Explanatory section establishing the operation of the R-Codes Volume 1.
R-Codes Volume 1 – Part B	Part B	Applies to: <ul style="list-style-type: none"> • Single houses R40 and below. • Grouped dwellings R25 and below. • Multiple dwellings R10 to R25.
R-Codes Volume 1 – Part C	Part C	Applies to: <ul style="list-style-type: none"> • Single houses R50 and above. • Grouped dwellings R30 and above. • Multiple dwellings R30 to R60.
R-Codes Volume 1 – Part D	Land	Applies to: <ul style="list-style-type: none"> • Single houses and grouped dwellings (all density codings). • Multiple dwellings R10-R60.
R-Codes Volume 2	Apartments	Applies to multiple dwellings R80 and above

With the introduction of the amended R-Codes Volume 1, 2024, Part B (formerly 2021 R-Codes) and the R-Codes Volume 2 – Apartments are generally unchanged, with only consequential amendments made given the introduction of the Part C provisions.

The Part C provisions are a new set of development provisions providing provisions for medium density development and are divided into three sections: 'the garden', 'the building', and 'neighbourliness', with some of the key inclusions outlined in the table below.

Section	Section inclusions	Key design element requirements
The garden	<ul style="list-style-type: none"> • Gardens and trees • Private open space • Water management 	<ul style="list-style-type: none"> • Consolidated uncovered garden area relative to the site area (not based on density code). • Tree planting and deep soil areas. • Landscaping percentage for the site.
The building	<ul style="list-style-type: none"> • Indoor amenity • Function • Housing delivery 	<ul style="list-style-type: none"> • Internal amenity – size and layout of dwellings and rooms. • Solar access for primary living space. • Maximum covered parking provisions. • Universal design for silver and gold level accessible dwellings. • Ancillary dwellings permitted for all dwelling types. • Provisions for small dwellings and housing on lots less than 100m².
Neighbourliness	<ul style="list-style-type: none"> • Built form and character • Neighbouring context • Community 	<ul style="list-style-type: none"> • Simplified lot boundary setback provisions. • Driveway/communal street dimensions. • New provisions for retaining existing dwellings. • Overshadowing for adjoining and diagonally adjacent lots. • Visual privacy.

For each Part C design element there are objectives, design principles, and deemed-to-comply requirements. Where a development meets the deemed-to-comply requirements it is automatically considered to meet the corresponding design principles and objectives. Where a development does not meet the deemed-to-comply requirement, the decision maker is to consider the merits of the proposal and determine whether the design principles and objectives have been met. The deemed-to-comply and design principle pathway is the same approach taken in the previous version of the R-Codes.

Most of the residential properties within the City of Joondalup are zoned 'Residential' and are coded R20 or lower (approximately 80%), and therefore will not be affected by the new Part C provisions. The remainder of the 'Residential' zone (approximately 20%) includes small areas of medium density and the HOA areas which are coded R20/R25, R20/R30, R20/R40 and R20/R60. Therefore, all HOAs, except HOA3 which is coded R20/25, will be affected by the implementation of the new Part C provisions. It is also noted that developments within HOAs for single houses on R20/R30 and R20/R40 dual coded lots which are developed at the higher density will still be subject assessment against to Part B of the R-Codes.

Implementation of the R-Codes Volume 1 2024

The R-Codes Volume 1 2024 came into effect on 10 April 2024. From this date a 24-month special transition period is applied wherein a local government's local planning policies will continue to have effect in replacing or augmenting provisions of the R-Codes until the end of the special transition period on 10 April 2026.

During this special transitional period, it is expected that local government frameworks will be updated to align with the R-Codes Volume 1 2024. At the end of the special transitional period, any local planning framework instruments, such as local planning policies which replace or augment R-Code provisions, will cease to have effect.

Ability to modify the R-Codes through the local planning framework

The R-Codes allow a local government to adopt a local planning policy that amends, replaces and/or augments a deemed-to-comply requirement of the R-Codes Volume 1, with some provisions able to be modified without approval from the WAPC, and others requiring approval from the WAPC.

In modifying the R-Codes, decision makers are encouraged to:

- Maximise the consistency of local planning frameworks with the R-Codes.
- Consider the need for settings that respond to a specific issue related to a locality or region, where this is consistent with the element objectives and design principles of the R-Codes.

Attachments 1 and 2 outline which specific provisions require WAPC approval to be modified.

DETAILS

Part C of the R-Codes Volume 1 2024 has been developed to address the deficiency of the now previous version of the R-Codes and is aimed at improving the liveability of medium density development. Broadly, Part C provisions have been developed to provide greater housing diversity, reduce household running costs and improve solar passive design and access to gardens and open space. This is similar to the key outcomes that are being sought through the City's HOALPP, which also seeks to ensure an appropriate transition between low density and medium density developments.

A review of the HOALPP and RDLPP has been undertaken to identify where it may be appropriate to delete or modify requirements as a result of the new provisions in the amended R-Codes. The following factors should be considered when looking at options for modifying the City's policies:

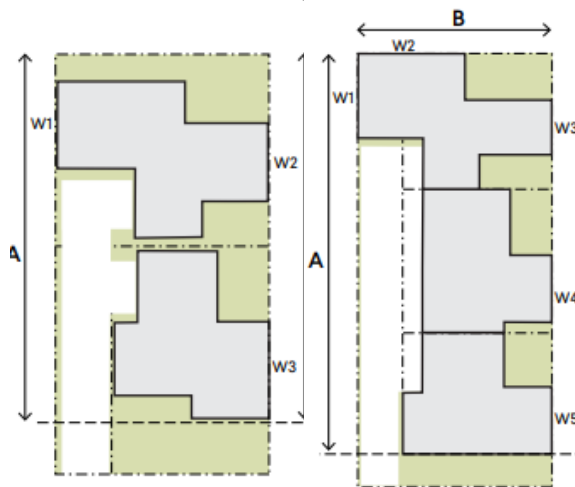
- Local planning frameworks should maximise consistency with the R-Codes. Several provisions of the HOALPP were included as they were not covered by the previous versions of the R-Codes (for example landscaping, solar access and ventilation). As the amended R-Codes now include these controls, it may no longer be appropriate to duplicate similar provisions in a local planning policy.
- Provisions of the City's policies need to be warranted due to locality or regional context. Broadly, for the HOAs it may still be appropriate for the City's policies to modify the R-Codes to ensure higher density development provides an appropriate transition from development undertaken at the original R20 density.
- Provisions that modify the R-Codes need to consider consequential impacts on allowing other development provisions to be met and balance outcomes to ensure appropriate amenity for residents and the surrounding area. For example, for single house and grouped dwellings, the amended R-Codes now require larger primary garden areas (outdoor living area) that need to include a small tree. To ensure this is practical, buildings and garages can be slightly closer to the street, and more boundary walls are permitted for some densities. Should the City's HOALPP maintain the current controls for larger street and garage setbacks and less boundary walls it is possible that many designs will not be able to achieve the primary garden area requirements of the R-Codes, which would be detrimental to residential liveability and amenity.

A summary of the key provisions of the RDLPP and HOALPP against Parts B and C of the updated R-Codes Volume 1 2024 as well as key consideration and recommendations for potential modifications are provided in Attachments 1 and 2. A summary of key provisions from these tables for both the HOALPP and RDLPP are provided below.

HOALPP key provisions Applies to higher density development in HOAs <i>Under the updated R-Codes Volume 1 2024, developments at the higher density in HOAs will be assessed against Part B and Part C where applicable as outlined above.</i>	
Summary of HOALPP requirement	Comment
<u>Street setbacks</u> Provisions set out minimum building setback requirements to street boundaries, including minor incursions (porches, balconies).	<u>Comments:</u> Street setback requirements set out in Parts B and C are similar to those set out in the HOALPP. The main difference is a reduction in the setback requirements for R40 coded areas which will reduce the allowable street setback from 4m to 2m min/4m avg in Part B and 3m min in Part C. A reduced street setback in an R40 context is considered appropriate to allow for improved liveability outcomes on site (i.e. larger private garden area and room sizes) without adversely impacting the streetscape. It is also noted that the street setbacks included in the R-Codes will still allow for adequate space for tree planting to occur in the front setback area. WAPC approval is not required to modify provisions relating to street setbacks. <u>Recommendation:</u> Remove HOALPP provisions. R-Codes requirements prevail.
<u>Lot boundary setbacks and boundary walls</u> The ground floor is to have a minimum setback of one metre, and a two metre setback for upper floors. Boundary walls are restricted to a maximum length of nine metres and average and maximum heights of three metres and 3.5 metres respectively to one side lot boundary only.	<u>Comments:</u> Lot boundary setback requirements and boundary wall requirements are varied between Part B and Part C and typically allow for a 1m-1.5m setback to the ground floor and 1.5m-2.5m to the upper floor. Part B boundary wall restrictions allow wall height up to 3.5m maximum/3.0m average and length between 9m and 2/3 the boundary length based on the applicable coding, up to two side lot boundaries. Part C boundary wall restrictions allow a maximum wall height between 3.5m and 7m based on the applicable coding and length between 2/3 the boundary length and 14m with a 3m separation based on the applicable coding, up to all side and rear lot boundaries.

The deemed-to-comply provisions for overshadowing and visual privacy also influence the setbacks of a dwelling and may mean a greater setback is required in some instances.

It is considered appropriate to modify the HOALPP provisions to allow boundary walls of greater length and to a greater number of boundaries. Maintaining the HOALPP standard and restricting the length of boundary walls to nine metres and to one side boundary will likely impact on a design achieving key liveability outcomes such as having a consolidated space for larger primary garden areas (outdoor living areas), or larger internal room sizes. This is depicted in the below diagrams which illustrate how the R-Code boundary wall provisions might be applied in R30 (left) and R40 and above (right) coded areas to allow for more consolidated and useable outdoor living areas shaded in green) for the smaller lot sizes created under higher density codes.

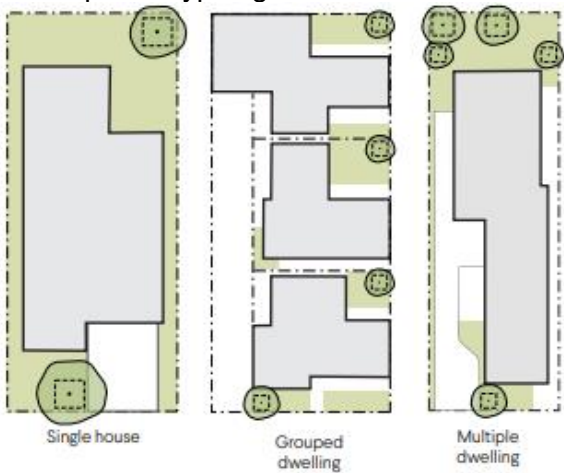


It is considered appropriate to continue to restrict boundary wall heights to 3.5m for density codes as set out in the HOALPP to minimise amenity impacts on adjoining lots in HOAs.

WAPC approval is required to modify provisions relating to lot boundary setbacks, however is not required to modify boundary wall provisions.

	<p><u>Recommendation:</u> Modify HOALPP requirements for boundary walls. R-Codes requirements to prevail for lot boundary setbacks.</p>
<p><u>Building height</u></p> <p>Building height is restricted to two storeys.</p>	<p><u>Comments:</u> The R-Codes allow three storeys for R60 development.</p> <p>It is considered appropriate to maintain the two-storey restriction as set out in the HOALPP but modify slightly to specify allowable wall and total heights. This will ensure development is to a scale which is appropriate to the current City of Joondalup context.</p> <p>WAPC approval is not required to modify provisions relating to building height in Part B, however is required for modifications to building height in Part C.</p> <p><u>Recommendation:</u> Retain the HOALPP two storey restriction. Applying category B maximum heights for wall and total heights as set out in Part B.</p>
<p><u>Resident parking – Location</u></p> <p>Provisions require any resident parking bay to be set back 5.5 metres from the public road boundary.</p>	<p><u>Comments:</u> Part B requires a 4.5m garage setback to the primary street and 1.5m to the secondary street. Part C garage setback requirements vary between 2m – 5m depending on the applicable density code.</p> <p>Maintaining the HOALPP standard and requiring a 5.5m setback to any resident parking will likely impact on key liveability outcomes such as having a consolidated space for larger primary garden areas (outdoor living areas) or the extent of landscaping on site. It is considered appropriate to retain a minimum setback requirement of 4.5m for all developments to allow for informal visitor parking opportunities while not adversely impacting on the liveability outcomes for the development.</p> <p>WAPC approval is not required to modify provisions relating to garage setbacks.</p> <p><u>Recommendation:</u> Modify HOALPP requirements as above.</p>

<p><u>Public domain interface</u></p> <p>Provisions set out how buildings should be designed from the street, including minimising blank facades and maximising surveillance.</p>	<p><u>Comments:</u> It is considered that the R-Codes include appropriate requirements for:</p> <ul style="list-style-type: none"> • Street surveillance, including open street fencing. • Utilities and bins being screened from view. • Maximum driveway widths. <p>WAPC approval is not required to modify provisions relating to the public domain interface.</p> <p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.</p>
<p><u>Access and Parking – Resident parking</u></p> <p>Provides a definition for Location A, being:</p> <ol style="list-style-type: none"> a. Development is within an 800 metre walkable catchment of a train station within or adjacent to a Housing Opportunity Area. b. Development is within a 200 metre walkable catchment of a high frequency bus stop. <p>For Location A areas, a lower amount of residential parking is required under the R-Codes.</p>	<p><u>Comments:</u> The updated R-Codes have revised the definition of Location A to be within 250 metre walkable catchment to high frequency transit stops (previously the definition was a straight line to any point on a high frequency transit route).</p> <p>Part C has reduced the amount of car parking required for Location A, with no minimum requirement of bays for ancillary and 1- and 2-bedroom dwellings. The minimum car parking standards for 3+ bedroom dwellings in Location B is reduced to one bay. Maximum parking restrictions are also applied.</p> <p>It is considered appropriate that the City's policy include the requirement for the minimum of one bay for 1 and 2 bedroom dwellings, and two bays for 3+ bedroom dwellings as per the Part B requirements.</p> <p>It is considered appropriate to remove the HOALPP definition for Location A and revert to the updated R-Code definition.</p> <p>WAPC approval is required to modify provisions relating to parking.</p> <p><u>Recommendation:</u> Modify HOALPP provisions as above.</p>

<p><u>Access and Parking – Crossovers</u></p> <p>Provides crossover widths and standards ensuring that it does not interfere with existing verge infrastructure, trees and maintains existing footpaths.</p>	<p><u>Comments:</u> Crossover design and verge treatments are dealt with through the City's Crossover Guidelines and the Verge Treatment Guidelines. The driveway provisions of the amended R-Codes and the City's guidelines ensure that crossover design is appropriate and not excessive.</p> <p>WAPC approval is required to modify provisions relating to driveway widths.</p> <p><u>Recommendation:</u> Remove HOALPP provisions. R-Code requirements prevail.</p>
<p><u>Landscape area</u></p> <p>Requires 20% of landscaping area per site with landscaping area to be a minimum dimension of 1.5 metres. 30% of the landscaped area was able to be provided as permeable paving.</p> <p>Requires a minimum of 50% of the street setback area to be landscaped area.</p>	<p><u>Comments:</u> The R-Codes now include provisions requiring a minimum amount of soft landscaping, being 15% of the overall site and 30% of the street setback area. Soft landscaping also excludes permeable paving and as such is an increase to the HOALPP requirement. The minimum applicable width for landscaping is reduced to 1m recognising that this provides adequate space for garden bed planting for a range of vegetation.</p> <p>The below illustrates how landscaping requirements can be met for a range of development typologies.</p>  <p>Single house Grouped dwelling Multiple dwelling</p> <p>It is proposed to retain the provision requiring verge tree planting based on frontage size.</p> <p>WAPC approval is required to modify provisions relating to trees and landscaping.</p>

	<p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail. Include provision requiring verge tree planting in new LPP.</p>
<p><u>Trees and deep soil areas</u></p> <p>Requires small, medium or large trees depending on the site area. Deep soil areas are required to be in accordance with the R-Codes – Volume 2 (Apartments).</p>	<p><u>Comments:</u> Part C includes requirements for the planting of 1 small tree per single or grouped dwelling plus additional small trees in the primary street setback area based on the frontage length. Additional tree requirements apply for multiple dwellings. Part C provisions now address the HOALPP requirements but are less stringent in their requirements. Consideration to be given to altering these requirements in the context of other Part C provisions.</p> <p>WAPC approval is required to modify provisions relating to trees and landscaping.</p> <p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.</p>
<p><u>Tree retention</u></p> <p>A reduction in landscaping area is permitted where an appropriate medium or large tree is being retained.</p>	<p><u>Comments:</u> Part C allows for a 10% reduction in landscaping requirements where a significant tree is retained and therefore addresses the HOALPP requirements. The HOALPP requirements allow for a larger concession in landscaping where a large or medium tree is retained. Part C requirements are considered more appropriate in the context of other Part C provisions, and considering they have been means tested with industry in the development of the R-Codes.</p> <p>WAPC approval is required to modify provisions relating to trees and landscaping.</p> <p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.</p>
<p><u>Outdoor living areas</u></p> <p>Outdoor living area can be provided in the street setback area, where it enhances surveillance of the street.</p>	<p><u>Comments:</u> The R-Codes Parts B and C require the primary garden area (outdoor living area) to be behind the street setback in both Parts B and C. The HOALPP requirement provides the option for it to be in the street setback area provided fencing allows for improved surveillance over the street.</p>

	<p>WAPC approval is not required to modify provisions relating to outdoor living areas.</p> <p><u>Recommendation:</u> Retain the HOALPP provision.</p>
<p><u>Size and layout of dwellings</u></p> <p>Provides minimum sizes for dwellings, floor areas for habitable rooms and ceiling heights.</p>	<p><u>Comments:</u> Part C includes minimum room size and dimension requirements for multiple dwellings. Single houses and grouped dwellings require direct access between the primary living area and the primary garden area but no minimum room dimensions are required. Through the refinement of Part C provisions, it was found that minimum dwelling sizes, floor areas and ceiling heights for single and grouped dwellings were not necessary as dwellings were typically larger and met the requirements anyway. Ceiling heights for single and grouped dwellings are also typically greater than the requirements set out in the National Construction Code and minimum requirements did not impact on liveability, solar access or natural ventilation.</p> <p>WAPC approval is not required to modify provisions relating to size and layout of dwellings.</p> <p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.</p>
<p><u>Solar and daylight access</u></p> <p>Provides the requirement for appropriate solar orientation for living rooms and private open space for single house and grouped dwellings.</p>	<p><u>Comments:</u> Part C includes solar orientation requirements for single houses and grouped dwellings, requiring the primary living area to have appropriate solar access. As such the HOALPP provisions are now addressed in Part C.</p> <p>WAPC approval is not required to modify provisions relating to solar and daylight access.</p> <p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.</p>

<p><u>Natural ventilation</u></p> <p>Provides the requirement for operable windows, minimum dimension for windows, including being openable and clear glazing. Require no habitable room to rely on a lightwell for the primary source of air.</p>	<p><u>Comments:</u> Part C includes requirements for natural ventilation, including openable windows, minimum window sizes and minimum requirements for lightwells. As such the HOALPP provisions are now addressed in Part C.</p> <p>WAPC approval is not required to modify provisions relating to natural ventilation.</p> <p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.</p>
<p><u>Waste management</u></p> <p>Outlines when on-site collection and consolidated bin services are required for developments.</p>	<p><u>Comments:</u> Part C sets out a requirement for a waste management plan to be provided for multiple dwellings or five or more grouped dwellings to the satisfaction of the decision maker. Provisions included in Part B are considered appropriate for the scale of development occurring under Part B.</p> <p>WAPC approval is not required to modify provisions relating to waste management.</p> <p><u>Recommendation:</u> Remove HOALPP provisions, R-Codes requirements prevail.</p>

<p align="center">RDLP key requirements</p> <p>Applies to residential development outside HOAs and R20 development in HOAs <i>Under the updated R-Codes Volume 1 2024, developments outside HOAs and at the lower density in HOAs will be assessed against Part B. In some instances, Part C may be applicable for land parcels zoned R30 and above outside of HOAs.</i></p>	
Summary of RDLP requirement	Comment
<p><u>Street setbacks</u></p> <p>Minimum setback requirements to street boundaries as per the R-Codes with amendments as to how averaging is applied.</p>	<p><u>Comments:</u> Part B applies minimum and average setback requirements, and Part C applies a minimum setback distance only dependent on the applicable R-Coding.</p> <p>WAPC approval is not required to modify provisions relating to street setbacks.</p> <p><u>Recommendation:</u> Remove the RDLP provision. R-Codes requirements prevail.</p>

<p><u>Lot boundary setbacks</u></p> <p>Lot boundary setbacks as per the R-Codes.</p> <p>Requirements for maximum boundary wall height and length up to one side lot boundary.</p>	<p><u>Comments:</u></p> <p>Part B requirements are similar to RDLPP except allow for boundary walls up to two lot boundaries. Part C boundary wall requirements allow for increased wall heights and lengths and number of boundaries based on the applicable R-Code.</p> <p>It is considered appropriate to allow for increased boundary wall lengths and number of boundaries for higher density codes to allow for improved liveability outcomes such as consolidated primary garden areas. However boundary walls should be limited to a maximum height of 3.5m for all applicable density codes.</p> <p>WAPC approval is required to modify provisions relating to lot boundary setbacks however is not required to modify boundary wall provisions.</p> <p><u>Recommendation:</u></p> <p>Modify the RDLPP provision to restrict boundary wall heights. R-Codes requirements prevail.</p>
<p><u>Building height</u></p> <p>Three storey is permitted for aged and dependents multiple dwellings where the site is 5,000m² or larger. This links with an objective of the Local Housing Strategy.</p>	<p><u>Comments:</u></p> <p>R-Codes now include more contemporary provisions for aged and dependent persons dwellings to address this provision. Furthermore, building height requirements for residential aged care facilities are set out in the <i>Non-residential Development in the Residential Zone Local Planning Policy</i>.</p> <p>WAPC approval is not required to modify provisions relating to building height in Part B, however is required for modifications to building height in Part C.</p> <p><u>Recommendation:</u></p> <p>Remove the RDLPP provision. R-Codes requirements prevail.</p>
<p><u>Setback of garages and carports</u></p> <p>For garages to the primary street, they are to be setback a minimum of 4.5 metres and 0.5 metres behind the dwelling alignment.</p>	<p><u>Comments:</u></p> <p>Part B includes provisions to require a minimum garage setback of 4.5 metres and at least 0.5m behind the dwelling, therefore addressing the RDLPP provisions.</p> <p>WAPC approval is not required to modify provisions relating to garage setbacks.</p> <p><u>Recommendation:</u></p>

	Remove the RDLPP provision. R-Codes requirements prevail.
<p><u>Garage width</u></p> <p>Garage widths are to be 50% of the lot frontage, with a maximum of 60% where the main entry and a major opening are included in the street elevation. This can be increased to 75% where an upper floor with major openings or balcony extends the full width of the garage.</p>	<p><u>Comments:</u></p> <p>For the garage width, it is considered appropriate to adopt an approach similar to the R-Codes, which permits 60% of the lot frontage, subject to the upper floor extending for 50% of the garage. It is still recommended that this portion of the upper floor above the garage include a major opening or balcony.</p> <p>It is not considered appropriate to include a deemed-to-comply standard allowing a garage for 75% of the frontage, and this be considered inconsistent with the design principles.</p> <p>WAPC approval is not required to modify provisions relating to garage widths.</p> <p><u>Recommendation:</u></p> <p>Remove the RDLPP provision. R-Codes requirements prevail.</p>
<p><u>Street surveillance</u></p> <p>The street elevation to address the street and include the main entry. At least one balcony verandah or major opening of the dwelling faces the street and has uninterrupted views of abutting streets and pedestrian or vehicular approach to the dwelling.</p>	<p><u>Comments:</u></p> <p>Since the RDLPP provisions were originally prepared, modifications have been made to the R-Codes that address building entries and surveillance.</p> <p>WAPC approval is not required to modify provisions relating to street surveillance.</p> <p><u>Recommendation:</u></p> <p>Remove the RDLPP provision. R-Codes requirements prevail.</p>
<p><u>Street walls and fences</u></p> <p>Fencing to the primary street to be visually permeable above 1.2 metres, measured from the mid-point of the verge. Fencing to the secondary street, right of way or battleaxe leg to be visually permeable above 1.2 metres for 50% of the boundary length</p>	<p><u>Comments:</u></p> <p>The provision in the RDLPP to assess street fencing from the mid-point of the verge was based on a previous version of the R-Codes. The current method of assessing the fence height under the R-Codes is considered more appropriate.</p> <p>It is not considered necessary to control secondary street fencing for low density areas. For medium density developments, the R-Codes include requirements for a portion of the secondary street fence to be visually permeable (corner lots).</p> <p>WAPC approval is not required to modify provisions relating to street walls and fences.</p>

	<p><u>Recommendation:</u> Remove the RDLPP provision. R-Codes requirements prevail.</p>
<p><u>Sightlines</u></p> <p>Pillars to a maximum dimension of 350mm are permitted within 1.5 metres of where a driveway meets the front boundary</p>	<p><u>Comments:</u> The RDLPP requirement permits small pillars within the sightline area that still allows appropriate views to the verge and street. This has been a longstanding standard applied to street fencing within the City.</p> <p>WAPC approval is not required to modify provisions relating to sightlines.</p> <p><u>Recommendation:</u> Retain the RDLPP provision.</p>
<p><u>Appearance of retained dwellings</u></p> <p>Where an existing dwelling is retained as part of a grouped dwelling development it is required to be of an equivalent maintenance standard as the new development. Residential development visible from the street is required to complement any existing development on-site and consistent with the local area.</p>	<p><u>Comments:</u> Parts B and C of the R-Codes now contain similar provisions.</p> <p>WAPC approval is not required to modify provisions relating to appearance of retained dwellings.</p> <p><u>Recommendation:</u> Remove the RDLPP provision. R-Codes requirements prevail.</p>
<p><u>Site works</u></p> <p>Excavation or filling in the street setback area can be a maximum of one metre.</p>	<p><u>Comments:</u> This provision allows for development appropriate to the City of Joondalup's topographical context.</p> <p>WAPC approval is not required to modify provisions relating to site works.</p> <p><u>Recommendation:</u> Retain the RDLPP provision.</p>

Local Planning Scheme No. 3 – Clause 26 requirements Applies as outlined in LPS 3 <i>Development provisions included in the scheme will continue to have effect following the conclusion of the special transitional period.</i>	
Summary of scheme provision	Comment
<u>Land</u> Provisions set out the application of average site area requirements for multiple dwellings in R40 coded areas that meet locational requirements. Set out minimum lot frontage requirements for subdivision/development in HOAs.	<u>Key feedback:</u> These provisions are written into LPS3 and will therefore continue to take effect. <u>Recommendation:</u> It is recommended that these provisions continue to remain in effect given they ensure context appropriate development outcomes within housing opportunity areas.
<u>Solar access for adjoining sites</u> Provisions set out additional controls to restrict overshadowing of adjoining lots, including more conservative requirements than those set out in the R-Codes Volume 1 2024.	<u>Key feedback:</u> This provision is written into LPS3 and will therefore continue to take effect. <u>Recommendation:</u> It is recommended that these provisions are removed through a future scheme amendment given the provisions are adequately replicated in Part C. The more conservative controls included in the LPS3 provisions are not considered to appropriately set controls for what is reasonably achieved in an infill development context.

Policy objectives, local housing objectives and design principles

The HOALPP and RDLPP include objectives that need to be met when a development does not meet the deemed-to-comply standards of the R-Codes and are in addition to the design principles of the R-Codes. The review of these objectives has identified that modifications are required, including the following:

- The local housing objectives of the RDLPP can be deleted as they are no longer relevant to the design outcome that is sought, and the design principles are more appropriate.
- The objectives of the HOALPP that are now duplicates of the design principles of Part C and can therefore be removed as the design principles will continue to apply.

Draft new Residential Development Local Planning Policy

The draft new Local Planning Policy (Attachment 3 refers) is proposed to retain the '*Residential Development Local Planning Policy*' title and has been structured for consistency with the updated R-Codes. The draft policy includes Part B and Part C to align with the R-Codes while also including different development provisions based on their locational application similar to how the RDLPP and HOALPP were applied. This includes a 'general residential' application which will apply to all lots outside of housing opportunity areas and lots within Housing Opportunity areas which are being developed at the lower density code (R20). It also includes a 'higher dual density code' application wherein provisions apply to all lots within a HOA which are being developed at the higher applicable density code.

Local Planning Strategy review

It is noted that the City is currently progressing a review of the Local Planning Strategy which will review and consider how housing is delivered in the City and the built form controls around this. Council endorsed the scope of work to be undertaken in Phase 3 of the Local Planning Strategy review at its May council meeting (CJ130-05/24 refers). The review of the City's Local Planning Strategy is being progressed separately to the policy review which is the subject of this report. The policy review is being undertaken as a statutory requirement in response to the release of the updated R-Codes, and therefore the scope for change is limited to determining where the new and updated requirements of the R-Codes should be amended through a revised local planning policy. The review of the Local Planning Strategy will provide an opportunity for a broader review of housing, spatial allocation of density and development control and will therefore provide future opportunity for further review of policy provisions applying to residential development.

Issues and options considered

The development of the amended R-Codes by the Department of Planning, Lands and Heritage (DPLH) was undertaken through a process which included extensive targeted consultation with local government, planning consultants, land developers and the housing construction industry, and was subject to an independent peer review. It involved design and industry testing to ensure that policy provisions were practical in their application and worked together to achieve an improved standard of quality and design for new residential developments.

Consideration should be given to the impact of any proposed modifications to R-Code provisions which might alter the effectiveness of other interlinked provisions in achieving the intended outcomes. This typically relates to ensuring that consolidated internal and external living areas and landscaped areas are not compromised by overly restrictive street and lot boundary setback provisions which are not appropriate for typical lot size achieved under a higher density. As such it is considered appropriate, that given the testing and consultation undertaken by DPLH to inform the provisions in the amended R-Codes, to have confidence that the amended R-Codes provisions will work effectively to provide improved development outcomes in a medium density context. However it is noted that, where appropriate, RDLPP and HOLAPP provisions are recommended to be retained or modified to ensure that infill development outcomes maintain an appropriate outcome in the City of Joondalup context.

In the development of the HOALPP, provisions were drawn from the R-Codes Volume 2 - Apartments as it included development provisions for improved amenity, landscaping and design outcomes which could be applied to developments in HOAs in the absence of any improved medium density development provisions at the time. Prior to the commencement of the R-Codes Volume 1 Part C, the HOALPP has provided a regulatory standard to ensure improved development outcomes for infill developments in HOAs. Now that Part C has been implemented, it is considered more appropriate for development provisions designed for a medium density context to apply in HOAs over provisions which were based on those from Volume 2 - Apartments. It is considered that the amended R-Codes Volume 1 allows for a balanced approach which practically implements a number of HOALPP objectives, while continuing to allow for development outcomes appropriate to the context and applicable density code.

Making the City's local planning framework consistent with the R-Codes where appropriate will contribute to a less complex and more streamlined assessment framework which will likely alleviate pressures on development assessment timeframes and further encourage new residential development which still delivers good amenity and design outcomes. This is considered important in facilitating the delivery of additional housing to meet the future needs of the community and the City's infill development targets.

Council has the option to either:

- advertise the draft new local planning policy as recommended
- advertise the draft new local planning policy with modifications
or
- not support advertising of the draft new local planning policy.

It is noted that any local planning instruments that augment R-Code provisions which have not been updated to align with the R-Codes by 10 April 2026 will cease to have effect.

In the event that the draft local planning policy is advertised for public comment, a report will be presented to Council following advertising to further consider the draft local planning policy with respect to consultation outcomes.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Local Planning Scheme No. 3.
Planning and Development (Local Planning Schemes) Regulations
2015.
Planning and Development Act 2005.*

10-Year Strategic Community Plan

Key theme	3. Place.
Outcome	3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.
Policy	<i>Development in Housing Opportunity Areas Local Planning Policy. Residential Design Codes Volume 1. Residential Development Local Planning Policy.</i>

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 4, Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a local government to prepare or amend a local planning policy and sets out the process to be followed. This includes a requirement to publicly advertise a new local planning policy for a period of 21 days. This is consistent with the City's Planning Consultation Local Planning Policy.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

The R-Codes Volume 1 2024 is a state planning code and as such the provisions impact residential development throughout Western Australia.

Sustainability implications

The new R-Codes Part C requirements include development standards that expand on sustainability initiatives. These include the following:

- An increase in deep soil areas and trees for medium density single house and grouped dwellings.
- Incentives regarding the retention of trees.
- Built form provisions to better access sunlight and natural ventilation to reduce reliance on artificial heating and cooling of dwellings.

Consultation

The draft new Residential Development Local Planning Policy will be advertised for a period of 21 days in accordance with the *Planning Consultation Local Planning Policy*.

The draft revised Policy is proposed to be advertised for 21 days as follows:

- A notice published in the local newspaper.
- Letter sent to registered resident and ratepayer groups.
- An email to the Community Engagement Network.
- A notice and documents placed on the City's website.
- A notice on the City's social media platforms.

If, in the opinion of the City, the Policy is inconsistent with a State planning policy, then notice of the proposed policy is to be given to the Western Australian Planning Commission. The proposed Policy is not considered to be inconsistent with any State planning policy.

COMMENT

A review of the RDLPP and HOALPP has been undertaken in response to the release of the updated R-Codes to ensure that the policies are updated to align with the new R-Codes prior to the conclusion of the special transition period on 10 April 2026.

In response to the updated structure of the R-Codes, a draft new Residential Development Local Planning Policy has been prepared to replace both the current RDLPP and HOALPP which includes modified and replacement provisions for the requirements of the R-Codes. The draft new policy carries over a number of provisions to be retained or modified from the RDLPP and HOALPP, and where not retained, it is proposed that the updated R-Codes should apply. The draft new policy is informed by the recommendations of the review which seek to ensure a balance between ensuring good quality outcomes which are appropriate for the City of Joondalup context and ensuring that the City's local planning framework plans for and is able to accommodate additional housing to meet future community needs.

The recommendations of the review also recognise that the R-Codes have been updated to include additional provisions for medium density developments which address a number of the provisions included in the HOALPP that are now no longer required.

It is recommended that Council supports the draft new Residential Development Local Planning Policy for the purposes of public consultation for a period of 21 days. A report will be presented to Council following the conclusion of the advertising period.

VOTING REQUIREMENTS

Simple Majority.

Mayor Jacob entered the Room at 6.47pm.

OFFICER'S RECOMMENDATION MOVED Cr Kingston, **SECONDED** Cr Pizzey that Council, in accordance with Clauses 3 and 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **PREPARES** and **ADVERTISES** the draft Residential Development Local Planning Policy, provided as Attachment 3 to this report, for a period of 21 days.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Kingston, Mayor Jacob, Cr Hamilton-Prime, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Motion: Nil.

ATTACHMENTS

1. Full Provisions Comparison table HOALPP Part B and Part C [8.3.1 - 32 pages]
2. Full Provisions Comparison Table RDLPP Part B and Part C [8.3.2 - 30 pages]
3. Draft new Residential Development Local Planning Policy [8.3.3 - 13 pages]

8.4 SETTING OF 2025 MEETING DATES - POLICY COMMITTEE (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Director Governance and Strategy
FILE NUMBER	02153, 103963, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Policy Committee to consider the setting of committee meeting dates for 2025.

EXECUTIVE SUMMARY

In order to assist with forward planning for all Elected Members, management and staff, a schedule of meeting dates has been prepared for the Policy Committee, ensuring synergy between meeting dates and the flow of information and decision-making.

The setting of the 2025 Council meeting dates is scheduled to be presented at the Council meeting to be held on 19 November 2024. This report will provide Elected Members with two alternative meeting cycle options for their consideration. The Option 1 and Option 2 Council/Committee meeting dates are provided at Attachment 1 and 2 respectively. The proposed meeting dates for the Policy Committee meetings are the same in both options.

It is therefore recommended that the Policy Committee ADOPTS the following meeting dates and times for the Policy Committee of the City of Joondalup to be held at the Joondalup Civic Centre (Conference Room 1), Boas Avenue, Joondalup:

- 1 Monday 17 February 2025, commencing at 6.00pm;
- 2 Monday 14 April 2025, commencing at 6:00pm;
- 3 Monday 28 July 2025, commencing at 6:00pm;
- 4 Monday 17 November 2025, commencing at 6:00pm.

BACKGROUND

The Policy Committee was established at the Special Council Meeting held on 6 November 2023 (CJ213-11/23 refers) where it was resolved that the role of the Policy Committee be as follows:

-
- 1 make recommendations to Council on the development and review of the City's policies and overall policy framework;
 - 2 make recommendations to Council on the development and review of the City's local laws;
 - 3 oversee the strategic direction of the City's Art Award events, Visual Art Collection and Visual and Performing Arts Programs;
 - 4 make recommendations to Council on strategic planning matters, including planning strategies, scheme amendments, structure plans, local development plans, and submissions on urban planning matters to government agencies requiring a Council decision.

DETAILS

The Policy Committee oversees the development and review of the City's policies and local laws, as well as oversee the strategic direction of the City's Art Award events, Visual Art Collection and Visual Art Programs. In addition, makes recommendations to Council on strategic planning matters.

The setting of the 2025 Council meeting dates is scheduled to be presented at the Council meeting to be held on 19 November 2024. This report will provide Council with two alternative meeting cycle options for their consideration. The Option 1 and Option 2 Council/Committee meeting dates are provided at Attachment 1 and Attachment 2 respectively. The proposed meeting dates for the Policy Committee meetings are the same in both options.

Issues and options considered

The Policy Committee can either:

- adopt the meeting dates as proposed in this Report
or
- amend the meeting dates.

Legislation / Strategic Community Plan / Policy implications

Legislation *City of Joondalup Meeting Procedures Local Law 2013.*
 Local Government (Administration) Regulations 1996.
 Local Government Act 1995.

10-Year Strategic Community Plan

Key theme	5. Leadership.
Outcome	5-1 Capable and effective - you have an informed and capable Council backed by a highly-skilled workforce.
Policy	Not applicable.

Risk management considerations

Should forward planning of committee meetings not be identified, then there is a risk for meetings to be held on an ad-hoc basis, lacking coordination with other key meetings and corporate planning processes.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The proposed dates have been prepared based on the expected demand and timeframes associated with policy reviews, specifically the community consultation process. Meetings have been scheduled on the same day and time to provide Elected Members with a consistent meeting schedule.

VOTING REQUIREMENTS

Simple Majority.

Cr Hamilton-Prime left the meeting at 6.55pm.

Acting Manager Planning Services left the Room at 6.56pm.

OFFICER'S RECOMMENDATION MOVED Cr Pizzey, SECONDED Mayor Jacob that the Policy Committee ADOPTS the following meeting dates and times for the Policy Committee of the City of Joondalup to be held at the Joondalup Civic Centre (Conference Room 1), Boas Avenue, Joondalup:

- 1 Monday, 17 February 2025, commencing at 6.00pm;**
- 2 Monday 14 April 2025, commencing at 6:00pm;**
- 3 Monday 28 July 2025, commencing at 6:00pm;**
- 4 Monday 17 November 2025, commencing at 6:00pm.**

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Kingston, Mayor Jacob, Cr Hutton, Cr Pizzey and Cr Raftis.
Against the Motion: Nil.

ATTACHMENTS

- 1. 2025 Council Meeting Dates Overview - Option 1 [8.4.1 - 1 page]**
- 2. 2025 Council Meeting Dates Overview - Option 2 [8.4.2 - 1 page]**

8.5 PROPOSED COUNCIL POLICIES: CORPORATE SPONSORSHIP PROGRAM AND SIGNIFICANT EVENT SPONSORSHIP (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Director Governance and Strategy
FILE NUMBER	111592, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider the proposed policies for:

- Corporate Sponsorship Program.
- Significant Event Sponsorship.

EXECUTIVE SUMMARY

At the Policy Committee meeting held on 29 July 2024 it was resolved as follows:

“MOVED Cr Raftis, Seconded Cr Kingston that Item 8.5 Council Policies Corporate Sponsorship Program and Significant Event Sponsorship BE REFFERED BACK to a future Strategy Session.”

The item was then presented to the Strategy Session held on the 3 September 2024.

It is therefore recommended that Council ADOPTS the proposed policies for the Corporate Sponsorship Program and Significant Event Sponsorship as detailed in Attachment 1 and 2 to this Report.

BACKGROUND

The City has a range of funding opportunities available to the community. These include:

Community funding program

Provides financial support to incorporated community groups to conduct projects, programs, events or activities that benefit the local community. Applicants must address at least one of the following four funding priorities:

- Strengthen Community Participation.
- Encourage Connected Communities.
- Promote Healthy and Active Lifestyles.
- Build Resilient and Sustainable Communities.

At its meeting held on 22 August 2023, Council adopted the *Community Funding Program Council Policy* (CJ160-08/23 refers).

Significant events

Involves attracting and supporting events that are unique to Joondalup and enhance its image as an attractive destination for visitors, tourists and business (such as Kaleidoscope, or Joondalup Festival of Motoring).

Donations

Managed on a case-by-case basis as approved by the Chief Executive Officer and Council as required.

Economic development funding

Managed by the Economic Development team on a case-by-case basis as approved by the Chief Executive Officer.

Corporate sponsorship program

Sponsorship of free or low-cost local events, programs or activities that benefit the community such as Ocean Ride for MS, Heathridge Carols in the Park and Joondalup Wolves.

The current Corporate Sponsorship Program Guidelines (Attachment 3 refers) were formalised by the Chief Executive Officer (CEO) in 2012 with a minor review being undertaken in 2022 where the below amendments were made:

- sponsorship applications under \$10,000 would be approved by the CEO, while applications over \$10,000 would require Council approval. Prior to this all sponsorship was approved by the CEO under delegated authority
- donations were removed from the program guidelines to be managed on a case-by-case basis as determined by the CEO, given that no applications had been received for donations since this process was formalised in 2012.

The 2023-2024 financial year saw the City commit to over \$217,000 through the Corporate Sponsorship Program (Attachment 4 refers).

Although the City's Corporate Sponsorship Program has been running successfully for many years, the program has encountered some challenges throughout the 2023-2024 financial year which has identified the need to review the program to:

- clarify and further define program objectives and requirements
- revise the way the program is administered
- clearly articulate the differences between corporate sponsorship and significant event sponsorship.

The review of the Corporate Sponsorship Program has resulted in the development of two new draft Council policies for:

- Corporate Sponsorship Program (Attachment 1 refers)
- Significant Events (Attachment 2 refers)

to ensure that objectives and priority outcomes are clearly outlined for each funding stream.

The proposed Corporate Sponsorship Program and Significant Event policies will be supported by a set of guidelines that will ensure the City has a standard approach when assessing and reviewing all sponsorship applications. The guidelines also provide external organisations with detailed information to determine whether their event, program or activity qualifies for funding, what that level of funding may be, what the City requires in return for the funding, along with clearly outlining the process and details for applying and entering into a sponsorship agreement with the City should their application be successful.

It is also proposed that the Corporate Sponsorship Program be administered via two rounds – rather than being open all year round until the budget has been exhausted - in line with the community funding program to provide a more structured way to handle the potentially large number of applications the City receives, while also allowing for better organisation and management of the application and assessment review process. This revised process will also provide each applicant with an equal opportunity to be considered and assessed, preventing the challenges that arise with ensuring fairness and equity when applications are received in an ad-hoc manner. Administering the Corporate Sponsorship Program via rounds should lead to a more organised, fair and efficient process for both the City and applicants.

DETAILS

Although the City's Corporate Sponsorship Program has been running successfully for many years, the program has encountered some challenges during the 2023-2024 financial year.

The Corporate Sponsorship Program was closed for the first five months of the 2023-2024 financial year due to the \$130,000 budget being exhausted before the financial year commenced. This was due to an increase in demand for sponsorship support from the City along with several national events being hosted and supported by the City that are one-off opportunities. Council endorsed an increase of \$100,000 for the program to reopen at its meeting held on 28 November 2023 (CJ232-11/23 refers).

There is also confusion in the market between the City's various funding programs including corporate sponsorship, community funding and significant event sponsorship. The current financial year saw some applicants apply for both community funding and corporate sponsorship as a result of being unsure which one they should apply for (noting applicants can't apply for both programs for the same event, program or activity).

Other parties have also referenced the outcomes from the Joondalup Festival of Motoring – which is classified as a significant event – and queried why they have received significantly less sponsorship support when their outcomes are comparable, providing an example of the confusion in the market between the outcomes and requirements for corporate sponsorship and significant events.

These challenges have led to a review of the Corporate Sponsorship Program and significant event sponsorship with the details outlined being recommended.

Corporate Sponsorship Program

The City has prepared a draft Corporate Sponsorship Program Council Policy that is intended to provide clear direction for the program. The key elements of the draft policy include priority outcomes, application, guidelines and approval process.

Objective

The proposed object of the draft policy is *“to attract and support accessible events, programs and/or activities, held within the region, that contribute to a vibrant and dynamic community atmosphere while delivering brand and reputational benefits to the City and tourism and economic benefits to the local economy.”*

Priority Outcomes

The following proposed priority outcomes are for events, projects or activities that:

- Contribute to and support the local community.
- Deliver attractive and accessible events, programs or activities.
- Enhance the City’s reputation and brand.
- Improve culture, diversity and inclusivity.
- Support a sustainable and clean environment.
- Provide direct and indirect benefits to local economy.
- Create long-term value and return on investment.

These revised outcomes ensure there is clarity between community funding, corporate sponsorship and significant event sponsorship.

Applications and Guidelines

All organisations seeking sponsorship from the City are required to complete an online application form which details how the event, program or activity does the following:

- Demonstrates alignment with the priority outcomes.
- Demonstrates how they will provide benefits to the City, the community and the local economy.
- Outlines how the event, program, activity meets the requirements outlined in the Corporate Sponsorship Program Guidelines.

This remains consistent with the current approach; however, the program guidelines will be revised to contain significantly more detail including the following:

- Eligibility criteria.
- Exclusions.
- Categories and requirements for the program.

It is proposed that the program be broken down into two categories when applying for corporate sponsorship including:

Category One: Local Area Events Programs, Activities

This category applies to typically smaller events, programs, and activities that attract a local crowd. Applicants can receive up to \$15,000 and the benefits delivered to the City are less than category two.

Category Two: Major Events, Programs, Activities

This category applies to typically larger events that attract a crowd from outside the region. Applicants can receive between \$15,001 - \$50,000 and the benefits delivered to the City are more significant than category one.

Detailed information will also be outlined in the guidelines to ensure that applicants are clear on the category that they should apply for, and the requirements of that category such as what benefits the City is seeking to receive for the sponsorship and what the applicant needs to deliver should they be successful with the sponsorship application.

- Round dates.

It is proposed that as of the 1 July 2025 the program be administered in two rounds annually in line with the Community Funding Program as outlined below:

ROUND ONE <i>For events, programs or activities that will be delivered between 1 January 2026 – 31 December 2026</i>	
Applications open	First Monday of August 2025
Applications close	Last Friday of August 2025
Review and assessment of all applications	September – October 2025
Recommendation to Council	November 2025
Notification of outcome	Following November 2025 Council meeting

ROUND TWO <i>For events, programs or activities that will be delivered between 1 July 2026 – 30 June 2027</i>	
Applications open	First Monday of February 2026
Applications close	Last Friday of February 2026
Internal review/assessment	Throughout March
Write reports	Throughout May
Submit to Council	May
Notification of outcome	Following May 2026 Council meeting

- Application, assessment and approval process.
- Agreement and payment details.
- Acquittal process and requirements.

Approvals

The approval to allocate sponsorship for the revised Corporate Sponsorship Program is proposed to remain as per existing requirements, whereby the Chief Executive Officer will approve applications for corporate sponsorship up to and including \$10,000 (excluding GST), within any 12-month period, while applications for funding greater than \$10,000 (excluding GST) will require the approval of Council.

It is however proposed that organisations, events, programs or activities that have received funding through the Corporate Sponsorship Program for three consecutive years will require the approval of Council for any subsequent applications regardless of the funding level applied for.

Sponsorship agreements continue to be for no longer than a 12-month period and will not commence until a written sponsorship agreement is executed by both parties.

The new policy outlines that the *“guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer.”* This aligns with the existing *Community Funding Program Council Policy*.

Significant Events

Currently the City has a significant event strategic position statement, however there is no further supporting documentation to clarify the outcomes, requirements and process undertaken by the City when seeking significant events or when third parties approach the City to provide support for a significant event.

The City has prepared a draft significant event sponsorship policy that is intended to provide clear direction for the program. The key elements of the draft policy include priority outcomes, application, guidelines and approval process.

Objective

The proposed object of the draft policy is *“to attract and support events that are unique to the region and enhance the City’s image as an attractive destination for visitors, tourists and business. These significant events will deliver tourism and economic benefits to the local economy while promoting the City’s reputation state-wide, nationally and internationally as the cultural, civic and entertainment centre of the north-west region of the Perth metropolitan area.”*

Priority Outcomes

The proposed priority outcomes require that the significant event:

- is a high profile, unique and accessible event
- attracts tourists and enhances livability
- provides direct and indirect benefits to local economy
- enhances community experiences and stimulates investment
- enhances the City’s reputation and brand
- improves culture, diversity and inclusivity
- supports a sustainable and clean environment
- creates long-term value and return on investment.

These outcomes ensure there is clarity between community funding, corporate sponsorship and significant event sponsorship.

Expression of Interest and Guidelines

The process undertaken to seek and secure significant events will remain as per the current process, whereby:

- The City issues an expression of interest seeking an external event organiser to plan, develop, manage and deliver a specific event as determined by Council.
- or
- External organisations submit an expression of interest that outlines:
 - details of the proposed event
 - alignment with the priority outcomes
 - how the event will provide benefits to the City, the community and the local economy
 - how the event meets the requirements outlined in the significant event sponsorship guidelines.

Significant event guidelines will be formalised that address the following details:

- Eligibility criteria.
- Exclusions.
- Requirements for a significant event.
- Expression of Interest, assessment and approval process.
- Agreement and payment details.
- Acquittal process and requirements.

This will assist external organisations when submitting their expression of interest to ensure that they are aware of the City's requirements and provide the City with clear guidelines to ensure a consistent approach and alignment with the City objective's and required outcomes when considering significant events.

Approvals

The approval to allocate sponsorship for significant events will remain as per existing requirements, requiring the approval of the Council, noting that all agreements do not commence until a written sponsorship agreement is executed by both parties.

The new policy outlines that the *"guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer."* This aligns with the existing *Community Funding Program Council Policy* and the proposed *Corporate Sponsorship Program Policy*.

Issues and options considered

Council may choose to:

- endorse the new policies
- or
- provide amendments to one or all of the policies.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-3 Active and social - you enjoy quality local activities and programs for sport, learning and recreation.
1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area.

Policy Not applicable.

Risk management considerations

Any change to funding programs has a risk of adverse reactions from the groups and organisations potentially affected. The new policies and review do not propose to reduce the value of sponsorship provided to the community, but aims to:

- clearly articulate the objectives and outcomes of each funding option
- streamline the process
- ensure applications are being assessed in a fair and equitable manner
- ensure expectations and requirements to secure sponsorship from the City are clearly articulated.

Communication and education around the various policies, guidelines and processes will be essential to minimise risk and ensure external organisations are supported through the various funding programs.

Financial / budget implications

All amounts quoted in this report are exclusive of GST.

Current financial year impact

Account no.	1.524.A5204.3393.0000
Budget Item	Sponsorship
Budget amount	\$230,000
Amount spent to date	\$113,542
Proposed cost	\$0
Balance	\$116,458

All amounts quoted in this report are exclusive of GST.

Regional significance

The City has a vision to be a bold, creative and prosperous City recognised on a global stage. As part of this vision, the City needs to provide a vibrant and engaging place to live, work and visit.

Although the City manages and delivers a range of successful services and events - including but not limited to the Joondalup Festival Valentine's Concert, Youth events, Library events - the Corporate Sponsorship Program and significant event sponsorship enables the City to support organisations in the delivery of additional events, programs and services and in turn create an energised community.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

Should Council endorse the recommendation as presented, it is considered that the City would finalise development of the corporate sponsorship program and significant event sponsorship guidelines in quarter three of 2024-25 and prepare for the launch of the revised corporate sponsorship program in 2025-2026, allowing the first round of funding of the corporate sponsorship program to open in August 2025.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Mayor Jacob, SECONDED Cr Kingston that Council:

- 1 ADOPTS the Corporate Sponsorship Program Council Policy as provided as Attachment 1 to this Report;**
- 2 ADOPTS the Significant Event Council Policy as provided as Attachment 2 to this Report;**
- 3 NOTES that the Corporate Sponsorship Program Council Policy and Significant Event Council Policy will come into effect when a public notice is published on the City's website.**

AMENDMENT MOVED Cr Raftis, SECONDED Cr Kingston that Parts 1 and 2 of the Motion be AMENDED to read as follows:

“1 ADOPTS the Corporate Sponsorship Program Council Policy as provided as Attachment 1 to this Report, subject to the following amendment:

1.1 That the following sentence of clause 4.3 be amended to read as follows:

These guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer, and communicated to Elected Members.

2 ADOPTS the Significant Event Council Policy as provided as Attachment 2 to this Report, subject to the following amendment:

2.1 That the following sentence of clause 4.3 be amended to read as follows:

These guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer, and communicated to Elected Members.”

The Amendment was Put and

CARRIED (5/0)

In favour of the Amendment: Cr Kingston, Mayor Jacob, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Amendment: Nil.

The Original Motion as Amended being MOVED Mayor Jacob, SECONDED Cr Kingston that Council:

1 ADOPTS the Corporate Sponsorship Program Council Policy as provided as Attachment 1 to this Report, subject to the following amendment:

1.1 That the following sentence of clause 4.3 be amended to read as follows:

These guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer, and communicated to Elected Members.

2 ADOPTS the Significant Event Council Policy as provided as Attachment 2 to this Report, subject to the following amendment:

2.1 That the following sentence of clause 4.3 be amended to read as follows:

These guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer, and communicated to Elected Members.

3 NOTES that the Corporate Sponsorship Program Council Policy and Significant Event Council Policy will come into effect when a public notice is published on the City’s website.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Kingston, Mayor Jacob, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Motion: Nil.

ATTACHMENTS

1. DRAFT Corporate Sponsorship Program Council Policy [**8.5.1** - 3 pages]
2. DRAFT Significant Event Sponsorship Council Policy [**8.5.2** - 3 pages]
3. Current Corporate Sponsorship Program Guidelines [**8.5.3** - 12 pages]
4. Corporate Sponsorship Program Recipients 2023-2024 (financial year) [**8.5.4** - 3 pages]

8.6 REVIEW OF COMMUNITY CONSULTATION COUNCIL POLICY (WARD – ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Director Governance and Strategy
FILE NUMBER	75521, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to adopt the revised *Community Consultation Council Policy*.

EXECUTIVE SUMMARY

At its meeting held on 19 October 2010 (CJ174-10/10 refers), Council adopted the *Community Consultation and Engagement Policy* after repealing the *Public Participation Policy*. At its meeting held on 15 May 2012 (CJ093-05/12 refers), Council again reviewed the policy as part of a bulk Policy Manual review, resulting in only minor changes being made.

The *Community Consultation Council Policy* was last reviewed on 20 August 2019 (CJ111-08/19 refers), which resulted in some changes to definitions and terminology, a new statement in relation to timing and duration of consultation activities, and removal of detailed operational references. The changes reflected the contemporary way in which the City consults with the community, including greater use of face-to-face interactions, as well as online and digital platforms, and less dependency on formal written submissions.

Identified as part of the City's ongoing Policy Manual review process, the *Community Consultation Council Policy* was recently reviewed to determine whether it remains relevant, appropriate and up-to-date. In reviewing the policy, the following issues were identified:

- The communication methods for advertising some legislative community consultations have changed slightly since the policy was last reviewed.
- Some legislative community consultations were not listed in the policy, and others that were listed could be described with more clarity.
- Alignment with the City's *Planning Consultation Local Planning Policy* and *Notification of Public Works Council Policy* could be improved to clarify which policies relate to different types of consultation and notification processes.

It is therefore recommended that Council ADOPTS the revised Community Consultation Council Policy provided as Attachment 1 to this report.

BACKGROUND

Community Consultation Council Policy

The City has had a policy relating to community consultation since the transfer of the Policy Manual from the City of Wanneroo. The *Public Participation Policy* was endorsed at the meeting of Joint Commissioners in June 1999 (CJ213-06/99 refers) and was reviewed with minor amendments at the Council meeting held on 19 September 2006 (CJ156-09/06 refers). At its meeting held on 19 October 2010 (CJ174-10/10 refers), Council revoked the *Public Participation Policy* and adopted the *Community Consultation and Engagement Policy*. The policy was then reviewed again by Council as part of a bulk Policy Manual review at its meeting held on 15 May 2012 (CJ093-05/12 refers), resulting in only minor changes being made.

The policy was last reviewed on 20 August 2019 (CJ111-08/19 refers), which resulted in the following key changes which reflected the contemporary way in which the City consults with the community, including greater use of face-to-face interactions, as well as online and digital platforms, and less dependency on formal written submissions:

- References to “engagement” were removed and “community consultation” was defined as “any activity which seeks feedback from community members to inform decision-making”.
- The requirements for a minimum 21-day duration for consultation activities and a prohibition on consultation activities during the summer Council break were removed and replaced with a more holistic statement: “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.”
- Detailed operational references were removed.

The existing policy is provided as Attachment 2 to this report.

Community Consultation Internal Policy and process map

To guide the operational aspects of conducting community consultation, the City also has a *Community Consultation Internal Policy* and a detailed process map. These documents include a range of policy and procedural information, such as the following:

- Roles and responsibilities of staff and teams.
- Identification of stakeholders.
- Selection of methodology.
- Consideration of timing.
- Identification of risks.
- Notification of stakeholders (including Elected Members).
- Analysis of outcomes.
- Reporting of outcomes.

These internal documents are provided for reference as Attachments 3 and 4 to this report.

Other related external policies

In addition to the City's *Community Consultation Council Policy*, the City also has a *Planning Consultation Local Planning Policy* that addresses community consultation on planning proposals specifically, and a *Notification of Public Works Council Policy* that applies specifically to formal notifications from the City to the community about upcoming public works which may affect them. A further *Closure of Pedestrian Accessways Local Planning Policy* also includes specific information about community consultation. References to these three policies have been added to the revised *Community Consultation Council Policy* to provide greater clarity in what is in/out of scope.

Other policies in development

As part of the privacy and responsible information sharing reforms, the City is required to develop two new external policies: Privacy Council Policy and Data Breach Council Policy. These policies will outline how the City handles the personal information it collects, holds, uses and discloses, as well as responding to information breaches. These are relevant to the data capture component of community consultation, particularly with regard to how the City handles the personal contact information of consultation participants. The draft policies were scheduled to be presented to the 4 November 2024 Policy Committee meeting; however, due to the legislation not yet being considered in detail by the Western Australian Legislative Council, these will now be presented to the first Policy Committee meeting in 2025. In the absence of these policies, City staff will continue to be guided in consultation activities by the relevant sections of the City's *Code of Conduct for Employees*, *Freedom of Information Guide*, *Recordkeeping Plan*, and the *Records Management Council Policy*.

DETAILS

City of Joondalup policies are generally reviewed at least every five years to ensure ongoing applicability and relevance. As such, it was considered timely to review the *Community Consultation Council Policy* to ensure it:

- remains relevant and appropriate
- reflects current legislative requirements
- aligns with other City policies (both external and internal).

Local government benchmarking

Benchmarking of other local government consultation policies was undertaken to inform the review of the City's *Community Consultation Council Policy*. Of the 14 Band 1 local governments, all have policies relating to community consultation. The details of these policies are summarised in the table below.

This benchmarking demonstrates that although all 14 Band 1 local governments have a policy, there is a broad and varied interpretation of what "community consultation" is and how it should be conducted. The scopes of some of these policies are similar to the City of Joondalup's in that they are limited to activities where *feedback is being sought*. However, for some policies, the scopes are much broader, and relate to all communication with the public (for example, community notifications, education, advertisements and so forth).

The different policies also have different levels of procedural and operational detail, and a number of them reference non-academic external frameworks and standards, including from the commercial organisation, AccountAbility, and the not-for-profit organisation, International Association for Public Participation Australia. Further, most are limited in scope primarily to written forms of feedback, and do not reflect or incorporate contemporary consultation methodology.

Local government	Policy details
City of Armadale	<i>Community Engagement Policy</i> — States the City's commitment to "quality engagement". Policy is broad in scope and includes general communication with the public. Includes an "Engagement Toolbox" that provides detailed operational detail to staff to assist them in undertaking engagement activities.
City of Bayswater	<i>Community Engagement Policy</i> — States the City's commitment to "appropriate, effective and inclusive community engagement". Policy is broad in scope and includes general communication with the public. Defines the City's principles of engagement.
City of Belmont	<i>Engagement — Community and Stakeholders Policy</i> — States the City's commitment to supporting an "engagement culture" that keeps people informed on matters that affect them. Policy is broad in scope and includes general communication with the public.
City of Canning	<i>Community Engagement Policy</i> — States the City's commitment to providing opportunities for members of the community to "participate in democratic decision-making processes". Unclear if policy covers only consultation (seeking feedback) or is broader in scope. Includes the City's principles for engagement. The City has a separate <i>Local Planning Policy Public Consultation of Planning Proposals</i> .
City of Cockburn	<i>Community Engagement Policy</i> — States the City's commitment to engaging with the community in a way that "positively contributes" to the decision-making. Policy is narrow and includes only consultation (seeking feedback) in scope. Defines the City's principles of engagement.
City of Fremantle	<i>Community Engagement Policy</i> — States the City's commitment to providing opportunities for all members of the community to "participate in the civic decision-making processes". Unclear if policy covers only consultation (seeking feedback) or is broader in scope. Includes detailed operational advice to guide choice of engagement methodology.
City of Gosnells	<i>Community Consultation Policy</i> — States the City's commitment to consult with community stakeholders "frequently and meaningfully". Policy is narrow and includes only consultation (seeking feedback) in scope. Defines the City's principles of engagement.
City of Kwinana	<i>Engagement Policy</i> — States the City's commitment to engagement through the use of "appropriate, effective and inclusive practices". Unclear if policy covers only consultation (seeking feedback) or is broader in scope. Defines the City's principles of engagement.
City of Melville	<i>Stakeholder Engagement Policy</i> — States an overall commitment to stakeholder engagement that provides community members with a "fair and meaningful opportunity to participate and contribute". Policy is narrow and includes only consultation (seeking feedback) in scope. Defines the City's principles of engagement.

Local government	Policy details
City of Perth	<i>Stakeholder Engagement Policy</i> — States an overall commitment to providing stakeholders with opportunities to provide “fair and meaningful” input into decision-making. Policy is narrow and includes only consultation (seeking feedback) in scope. Defines the City’s principles of engagement.
City of Rockingham	<i>Community Engagement Council Policy</i> — States the City’s commitment to ensuring the community and relevant stakeholders are provided with opportunities to “participate and contribute” to decision-making. Policy is broad in scope and includes general communication with the public. Includes detailed operational advice to guide choice of engagement methodology.
City of Stirling	<i>Community and Stakeholder Engagement Policy</i> — States a commitment to “best-practice” community and stakeholder engagement. Policy is narrow and includes only consultation (seeking feedback) in scope. Defines the City’s principles of engagement and includes a list of activities the City will engage the community on.
City of Swan	<i>Stakeholder and Community Engagement Policy</i> — States the City’s commitment to “inclusive, meaningful and relevant engagement”. Unclear if policy covers only consultation (seeking feedback) or is broader in scope. Defines the City’s principles of engagement and includes operational advice about planning and implementation.
City of Vincent	<i>Community and Stakeholder Engagement Policy</i> — Defines the purpose of engagement as an “essential practice”. Policy is broad in scope and includes general communication with the public. Defines the City’s principles of engagement and time periods when the City will not engage.
City of Wanneroo	<i>Community Engagement Policy</i> — States an overall commitment to providing community members with the “opportunity to participate” in decision-making. Unclear if policy covers only consultation (seeking feedback) or is broader in scope. Defines the City’s principles of engagement and includes operational advice about internal dispute resolution processes.

Review outcomes

In reviewing the existing *Community Consultation Council Policy*, the following issues were identified:

- The required methods for advertising for some legislative community consultations have changed slightly since this policy was last reviewed. The legislation has been updated to include more contemporary communication methods (for example, social media, emails, text messages and the like). Specifically, updates were made to the following sections of legislation:
 - *Local Government Act 1995, Part 1, s 1.7 — Local public notice.*
 - *Local Government Act 1995, Part 1, s 1.8 — Statewide public notice.*
 - *Local Government (Administration) Regulations 1996, Part 1A, s 3A — Requirements for local public notice.*
 - *Local Government (Administration) Regulations 1996, Part 1A, s 3B — Requirements for statewide public notice.*

- Some legislative community consultations were not listed in the policy, and others that were listed could be described with more clarity.
- Alignment with the City's *Planning Consultation Local Planning Policy*, *Closure of Pedestrian Accessways Local Planning Policy*, and *Notification of Public Works Council Policy* could be improved to clarify which policies relate to different types of consultation and notification processes.

Proposed changes

To address the above identified issues, some minor changes are proposed to the *Community Consultation Council Policy* (as detailed in Attachment 1 to this report). These changes are summarised below:

- Revised "Communication Methods" in Tables 1 and 2 of the policy, to align with the current requirements of the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996*.
- Addition of the two missing consultation types related to the *Local Government (Regional Subsidiaries) Regulations 2017* to Table 1.
- Separation of Table 1 into Table 1 and Table 2 to better illustrate which consultations must be conducted via a formal public notice process (requiring written feedback), and which can be conducted using a less formal process.
- Wording changes to the "application" section of the policy to improve alignment with other related policies (external and internal).
- Some minor grammatical changes to improve readability.
- Removal of *Integrated Planning and Reporting Framework and Guidelines* as these are now out-of-date and will be replaced as part of the local government reform process.

Issues and options considered

Council has the option to either:

- adopt the revised *Community Consultation Council Policy*
- suggest further modifications to the revised *Community Consultation Council Policy* or
- retain the existing *Community Consultation Council Policy*.

The recommended option is to ADOPT the revised *Community Consultation Council Policy*.

Legislation / Strategic Community Plan / Policy implications

Legislation *Dog Act 1976.*
 Land Administration Act 1997.
 Local Government (Administration) Regulations 1996.
 Local Government (Regional Subsidiaries) Regulations 2017.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-3 Engaged and informed - you are able to actively engage with the City and have input into decision-making.

Policy

Closure of Pedestrian Accessways Local Planning Policy.
Community Consultation Council Policy.
Notification of Public Works Council Policy.
Planning Consultation Local Planning Policy.

Risk management considerations

It is proposed that the *Community Consultation Council Policy* be updated to reflect legislative changes in the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996*. Should the policy not be updated to align with the legislation there is a risk that the required methods for advertising of community consultations may not be adhered to and may not meet the community's desire for more contemporary consultation methods. It is also proposed that the policy be updated to improve alignment with other related City policies. If these updates are not made, then there is a risk that the community may misinterpret which types of consultations or notifications this policy applies to.

Financial / budget implications

Financial implications associated with community consultation activities are considered during the annual budget planning process.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

The *Community Consultation Council Policy* states the City's commitment to effective, transparent and accessible community consultation. It guides the City's approach to community consultation by outlining the key principles that will be followed unless bound by statutory and legislative requirements.

COMMENT

In recent years, community expectations around local government consultation practices have shifted significantly. Members of the community have an increased interest in the issues that affect them and an increased desire to be involved in the decision-making process. Further, the ways in which the community wish to engage with local government continue to evolve, and many community members no longer want to be limited to formal, written submissions.

It is therefore crucial that the City has an appropriate policy in place that enshrines the principles of community consultation in a clear and transparent manner. It is also essential that the City responds to the community's preference for more contemporary consultation methodology and greater flexibility in the way feedback is collected. For this reason, the policy is not intended to be too prescriptive for consultation types that don't have specific legislative requirements. Flexibility is required to ensure that the most appropriate methodology can be employed for the target audience of each individual consultation.

The City currently uses a range of consultation methodologies and is continually seeking new and innovative ways to collect feedback from the community. Some commonly used methods include: questionnaires, interviews, focus groups, workshops, forums (including online), meetings, telephone surveys, and polling, amongst others. The City selects the most appropriate methodology based on a range of criteria, such as stakeholder preferences, scope and scale, scheduling and timing, budget, and availability of staff/Elected Members.

The revised *Community Consultation Council Policy*, *Community Consultation Internal Policy* and *Conducting Community Consultation Internal Process Map* have been developed to reflect best practice and ensure internal processes deliver consistent, effective and professional community consultation across the City of Joondalup.

Local government reform

Development of a “community engagement charter” has been flagged as part of the local government reform process. This was initially identified as part of Tranche 1 of the reforms, but it was ultimately not included. No specific updates have been provided by the Department of Local Government, Sport and Cultural Industries as to what the charter might be required to cover, or when local governments will be required to develop them. As such, the City has continued with this scheduled review of the *Community Consultation Council Policy*. However, it should be noted that the next review may need to take place earlier than in five years’ time.

VOTING REQUIREMENTS

Simple Majority.

OFFICER’S RECOMMENDATION MOVED Mayor Jacob, SECONDED Cr Kingston that Council ADOPTS the revised *Community Consultation Council Policy* provided as Attachment 1 to this report.

The Motion was Put and

CARRIED (4/1)

In favour of the Motion: Mayor Jacob, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Motion: Cr Kingston.

The Acting Director Corporate Services left the Room at 7.10pm and returned at 7.11pm.

The Visual Arts Officer and the Curator entered the Room at 7.11pm.

ATTACHMENTS

1. Revised Community Consultation Council Policy [8.6.1 - 8 pages]
2. Existing Community Consultation Council Policy [8.6.2 - 4 pages]
3. Community Consultation Internal Policy [8.6.3 - 3 pages]
4. Community Consultation Process Map and Procedure [8.6.4 - 4 pages]

8.7 GROUNDWATER USE COUNCIL POLICY (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Director Governance and Strategy
FILE NUMBER	78616, 101515
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to adopt the *Groundwater Use Council Policy* provided as Attachment 1 to this Report.

EXECUTIVE SUMMARY

At the Policy Committee meeting held on 31 October 2022, Item 2 under the 'Request for Reports for Future Consideration' section was the following request by Cr Raftis:

"That the City develop a groundwater use policy to cover all aspects of the City's use of that resource, noting that:

- groundwater is a precious resource vital to the cost-effective delivery of City facilities, parks and reserves*
- there are annual usage limits imposed on the City by the state government authorities*
- the likely impact of climate change on future groundwater usage limits*
- the opportunity costs of all groundwater utilisation, particularly given the City is now utilising paid scheme water in some City parks and reserves*
- the additional higher usage for sporting fields as against other parks/reserves*
- a detailed reporting structure to Council of the water usage across all aspects of the City*
- the costs of infrastructure required to deliver the groundwater for the City, e.g. bore establishment and maintenance costs, applicable employment costs, utility costs (power)."*

At the Council meeting held on 23 May 2023 (CJ078-05/23 refers and shown in Attachment 2), it was resolved:

"That Council SUPPORTS the development of a Groundwater Use Policy, and REQUESTS biannual reports on the City's water use and sustainable practices to conserve its use."

At the Policy Committee meeting on held 19 February 2024 it was resolved that the:

"Groundwater Use Council Policy be deferred to further consider the inclusion of detailed reporting that would be provided through to the Council on a six monthly basis on all aspects of usage including public open space and all other usage."

The City reports groundwater use data to Council monthly via the Elected Members dashboard (commenced in June 2024) and quarterly and annually to the community and Elected Members.

It is therefore recommended that Council ADOPTS the Groundwater Use Council Policy as shown in Attachment 1 to this Report.

BACKGROUND

At the Policy Committee meeting held on 31 October 2022, Item 2 under the 'Request for Reports for Future Consideration' section was the following request by Cr Raftis:

"That the City develop a groundwater use policy to cover all aspects of the City's use of that resource, noting that:

- groundwater is a precious resource vital to the cost-effective delivery of City facilities, parks and reserves*
- there are annual usage limits imposed on the City by the state government authorities*
- the likely impact of climate change on future groundwater usage limits*
- the opportunity costs of all groundwater utilisation, particularly given the City is now utilising paid scheme water in some City parks and reserves*
- the additional higher usage for sporting fields as against other parks/reserves*
- a detailed reporting structure to Council of the water usage across all aspects of the City*
- the costs of infrastructure required to deliver the groundwater for the City, e.g. bore establishment and maintenance costs, applicable employment costs, utility costs (power)."*

At the Council meeting held on 23 May 2023 (CJ078-05/23 refers), it was resolved:

"That Council SUPPORTS the development of a Groundwater Use Policy, and REQUESTS biannual reports on the City's water use and sustainable practices to conserve its use."

At the Policy Committee meeting held on 19 February 2024 it was resolved that the:

"Groundwater Use Council Policy be deferred to further consider the inclusion of detailed reporting that would be provided through to the Council on a six monthly basis on all aspects of usage including public open space and all other usage."

DETAILS

Draft Groundwater Council Policy

A draft Groundwater Use Council Policy has been developed in response to the Council resolution. The draft Policy applies to all aspects of the City's groundwater usage across public open spaces.

The draft Council Policy recognises that groundwater is an important resource which is relied upon to provide quality public open spaces to the community and that sustainable use of water resources is required due to environmental needs of groundwater and the impacts of a drying climate.

The draft Groundwater Use Council Policy also acknowledges that whilst there are some costs associated with infrastructure required for its delivery, groundwater is the lowest cost source of water available to the City.

Reporting and monitoring

The City collects groundwater usage data on a monthly basis and reports groundwater use data to Council and the community through the following:

- Annual Report.
- Corporate Business Plan quarterly report.
- State of the Environment Report which is developed annually and summarises the City's groundwater use against targets.
- Monthly via the Elected Members dashboard.

Under Regulation 41C of the *Rights in Water and Irrigation Regulations 2000* (Metering Regulations) and in line with the statewide policy – Measuring the taking of water (DoW 2016), all licensees in the plan area with an annual water entitlement equal to or greater than 10,000 kilolitres a year (kL/year) must meter their water use and submit metering data to Department of Water and Environmental Regulation through their Water Online system.

The City's groundwater use data is analysed, monitored and reported regularly to the Department of Environmental Regulation and Water to ensure the City's groundwater use complies with the licence conditions and any irregularities are identified and investigated.

The City also reports groundwater use data annually to the Water Corporation through the Waterwise Council annual re-endorsement report based on the City's *Waterwise Council Action Plan*.

Issues and options considered

With regard to the attached draft Groundwater Use Policy, Council may choose to:

- adopt the *Groundwater Use Council Policy* without amendments
- adopt the *Groundwater Use Council Policy* with amendments as outlined by Council or
- recommend that a *Groundwater Use Council Policy* is not required.

Legislation / Strategic Community Plan / Policy implications

Legislation *Rights in Water and Irrigation Act 1914.*

10-Year Strategic Community Plan

Key theme 2. Environment.

Outcome 2-3 Responsible and efficient - you benefit from a responsible and efficient use of natural resources.
2-4 Resilient and prepared - you understand and are prepared for the impacts of climate change and natural disasters.

Policy *Sustainability Council Policy.*

Risk management considerations

The City's groundwater licence is issued with conditions, including the maximum volume of water that may be abstracted annually, and any metering, monitoring, and reporting requirements. Failure to comply with the licence conditions may result in penalties, which can include the issue of an infringement notice, the cancellation, suspension or amendment of the licence, or prosecution action.

Financial / budget implications

The draft Groundwater Use Council Policy also acknowledges that whilst there are some costs associated with infrastructure required for its delivery, groundwater is the lowest cost source of water available to the City.

The operational expenditure for labour, contractors, electricity, fleet, materials and equipment to provide programmed maintenance and repairs to irrigation infrastructure in 2023/24 was \$2,467,148 exclusive of GST.

Regional significance

Groundwater resources are managed by State government and provide approximately 70% of all the water used in the Perth and Mandurah area, including water for drinking, industry and horticulture, almost all water used to irrigate recreational green spaces and water for gardens through domestic garden bores. Groundwater also supports the natural environment including wetlands and vegetation communities.

Sustainability implications

Over the past two decades, the impacts of climate change have significantly affected water resources in the south-west of Western Australia. A 15 per cent decline in long-term average annual rainfall has meant less rainfall runoff into Perth's dams (on average 80 per cent less than in the 1970s), but it has also reduced rainfall recharge to groundwater aquifers. Perth's rainfall is projected to continue to decline, with recent global climate change models strongly indicating that south-west Western Australia will be warmer and drier in the future.

Consultation

Not applicable.

COMMENT

The City recognises the importance of the sustainable use of water within its operations and facilities, and the need to promote water conservation and water efficiency within the community. Sustainable water management is an important issue for the City and the need to balance provision of water services for the community with the protection of water resources is becoming even more vital as we adapt to climate change.

The City has a responsibility to ensure that groundwater is managed and used appropriately to protect environmental, social and economic values. Groundwater use is managed in accordance with State government groundwater licence allocations to ensure sustainable water management.

Whilst there are State-level strategic programs in place to monitor, manage and improve efficiencies of the City's groundwater use, the adoption of the City's *Groundwater Use Council Policy* will ensure that the City continues to monitor and manage groundwater responsibly.

The City reports groundwater use data to Council monthly via the Elected Members dashboard and quarterly and annually to the community and Elected Members.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Mayor Jacob, SECONDED Cr Hutton that Council ADOPTS the *Groundwater Use Council Policy* provided as Attachment 1 to this Report.

The Motion was Put and

CARRIED (4/1)

In favour of the Motion: Cr Kingston, Mayor Jacob, Cr Hutton and Cr Pizzey.

Against the Motion: Cr Raftis.

The Director Governance and Strategy and the Manager Strategy and Organisational Development left the Room at 7.16pm.

The Director Governance and Strategy entered the Room at 7.18pm.

ATTACHMENTS

1. Draft Groundwater Use Council Policy [8.7.1 - 3 pages]

8.8 VISUAL ARTS COMMISSION 2024-26 ARTIST SELECTION (WARD – ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Chris Leigh Acting Director Corporate Services
FILE NUMBER	14158, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to approve the recommended artist as the recipient of the *Visual Arts Commission 2024-26*.

EXECUTIVE SUMMARY

The City of Joondalup's Visual Arts Commission program provides the City with a unique opportunity to acquire specially-created artworks that are significant to the region by a high-profile artist. Established in 2012, the program has successfully commissioned eight artworks for the City's Art Collection.

The last commission cycle was completed in June 2024, triggering the next commission cycle from 2024-26.

This report provides information about the Visual Arts Commission in 2024-26, which recently held an artist callout, and outlines the recommended artist to receive the next commission.

BACKGROUND

About the Art Collection

The City's Art Collection was formed with the inception of the City in 1998 with Joondalup inheriting the contemporary artworks from the City of Wanneroo's Art Collection. With a primary focus on the work of West Australian contemporary artists, the Art Collection includes sculpture, drawings, paintings, print works, textiles, ceramics, glass work, video, photography, and installation. Along with standard collecting avenues, acquisitions are actively informed through the City's annual exhibitions and the biennial \$20,000 Visual Arts Commission. The Art Collection today is comprised of over 290 artworks and worth over \$1.2 million.

The collection is housed and is on display within the City of Joondalup's buildings, including the Civic Chambers, Libraries, Craigie Leisure Centre and Administration building. With its purpose to preserve, protect and promote the unique identity of the City, the Art Collection seeks to be a valuable and growing asset to residents and communities - both now and into the future.

Program Format

At its meeting held on 19 April 2011 (CJ064-04/11 refers), Council agreed to establish an annual Visual Arts Commission designed to commission visual artists to develop an artwork that documents and captures the iconic landmarks and people who represent the City of Joondalup. The commission is acquired for the City's Art Collection and represents significant artworks that respond to the unique context of Joondalup.

At its meeting held on 28 June 2016 (CJ100-06/16 refers), Council endorsed a revised program format that alternated between an annual artwork commission from a high profile Western Australian artist in one year and an artist residency for international / interstate artists that takes place over two years.

This format continued until a review of the Visual Arts Commission was provided to Council on 18 August 2020 (CJ181-08/20 refers). Council approved changing the cycle of the commission program to become an artwork commission from a high profile Western Australian, interstate or international artist every second year (biennial) and at an amount of \$20,000, allocated across the two consecutive financial years.

The program continues in this format, and requests artists to enhance the City's historical records through commissioning artworks that reflect and capture the social, urban, cultural or natural attributes of the City of Joondalup

As a component of the City's Art Collection, the program is directed by the City's *Visual Arts Collection Council Policy*.

Previous Commissions

The City has commissioned eight artists to date, including:

Artist	Artwork	Local / Interstate / International	Financial Year(s)	Budget
Commissioning Program Commences				
Tony Windberg	<i>Meeting Points</i>	Western Australia	2012-13	\$15,000
Lindsay Harris	<i>Woolagut Koorling, Yey Kwodjungut Koorling (Long ago behind going, Today in front going)</i>	Western Australia	2013-14	\$15,000
*Residency Cycle Introduced to Commissioning Program				
*Brandon Ballengée	N/A (residency year)	International (USA)	2015-16	\$15,000
Brandon Ballengée	<i>Emperor Gum Moth</i>	International (USA)	2016-17	\$54,800#
Nien Schwarz	<i>Place of Glistening</i>	Western Australia	2017-18	\$15,000
*Helen Pynor	N/A (residency year)	Interstate (NSW)	2018-19	\$15,000
Helen Pynor	<i>Capacity 1, 2 & 3</i>	Interstate (NSW)	2019-20	\$15,000
Paul Kaptein	<i>Mute Figure #11 (the tide to the starts and back again)</i>	Western Australia	2020-21	\$15,000
Christopher Pease	<i>Doondalup</i>	Western Australia	2021-22	\$15,000

Artist	Artwork	Local / Interstate / International	Financial Year(s)	Budget
Biennial Commissioning Program Commences				
Perdita Phillips	<i>Joondakammer: a cabinet of curiosity for Joondalup</i>	Western Australia	2022-23 2023-24	\$ 5,000 <u>\$15,000</u> \$20,000

* International and interstate artists that undertook residency phase

additional budget was allocated to transition the commission to a piece of public art, as directed by Council, which incurred further costs.

DETAILS

Artist Brief

The Visual Arts Commission program aims to produce an artwork that engages with the context of the City of Joondalup. Artists are invited to respond to the City's Art Collection aims and standards and the commission program's themes.

Art Collection aims to:

- support contemporary art and artists, with a focus on local and Western Australian artists;
- acquire exemplary artworks that are contemporary, conceptually resolved and reflect current practice;
- provide Joondalup citizens with access to high quality, contemporary visual art;
- be of sufficient scope and range to sustain a diversity of views and interpretations;
- increase the understanding and enjoyment of contemporary art as they pertain to the culture of the City;
- acquire items that will appreciate in value over time; and
- operate guided by museum standards.

Collection standards:

The artwork must be robust and suitable for acquisition, without modification, into the City's Art Collection. Materials used must be of archival quality.

Commission program themes:

The City's *Visual Arts Collection Council Policy* seeks to:

- develop a high-quality contemporary art collection for the benefit of residents and the broader community
- enhance the City's historical records through commissioning artworks that reflect and capture the social, urban, cultural or natural attributes of the City of Joondalup
- providing opportunities to educate the City's residents through participation and access to contemporary visual art and the City's Art Collection.

To this end, the commission program invites artists to respond to the context of Joondalup and consider how their artwork can add value to the collection, and contribute to engagement with local residents and the broader community.

Themes identified as suitable for the commission are the social, urban, cultural or natural attributes of the City of Joondalup.

- Social attributes: people, community and history.
- Cultural attributes: heritage, customs and places of significance.
- Urban attributes: the city, urban and suburban.
- Natural attributes: the local environment, including flora and fauna.

Artists are also encouraged to respond to one or more of the themes and to consider how it relates to their overall artistic practice. It is preferred that the proposed artwork is an extension of the artist's current artistic practice and is reflective of their own interests and approaches to allow for authentic representation of the artist's practice.

Applications

The City requested applications from visual artists between 29 July 2024 and 9 September 2024. The City received 41 responses.

In alphabetical order, the list of 41 artists who applied include the following:

- | | |
|--------------------------------|---------------------|
| • Abdul-Rahman Abdullah | • Olivia Samec |
| • Adam Hisham Ismail | • Rebecca Jensen |
| • Amy Perejuan-Capone | • Regan Tamanui |
| • Andrew Nicholls | • Ross Potter |
| • Anne Gee | • Sam Bloor |
| • Annette Peterson | • Sioux Tempestt |
| • Ben David | • Tarryn Gill |
| • Bean Bowden | • Valerie Schönjahn |
| • Daniel Iley | • Wade Taylor |
| • David George Ledger | |
| • David Spencer | |
| • Desmond Mah | |
| • Dominique Coiffait | |
| • Emily Gibbs | |
| • Emma Buswell | |
| • Eva Fernandez & Dianne Jones | |
| • Helen Seiver | |
| • Hiroshi Kobayashi | |
| • Jennie Nayton | |
| • Jenni Vacca | |
| • Jessee Lee Johns | |
| • Jina Lee | |
| • Joanna Sulkowski | |
| • Jo Darbyshire | |
| • John Ned Kelly | |
| • Kristina Lynch | |
| • Layli Rakhsha | |
| • Lori Pensini | |
| • M Baker | |
| • Michelle Campbell | |
| • Miik Green | |
| • Nigel Hewitt | |

Selection Criteria

All applications contain information about the artist and a specific proposal for the commission, which has been assessed against the following criteria:

- The artist's experience, skill and professional standing.
- Likelihood that the work produced will be original, unique and of high quality.
- Likelihood that the proposed artwork will be engaging and represent Joondalup's identity and capture the social, urban, cultural and/or natural attributes of the City of Joondalup.
- The proposed artwork will complement the scope of the art collection or extend the art collection to reflect a diversity of views and interpretations.
- An engaged, relevant and meaningful community engagement plan.
- The proposed artwork meets the aims of the Art Collection.



Based on the criteria, one submission was ranked the highest by the selection panel and has been recommended for the commission.

Recommended artist: Tarryn Gill

The standard of applications were high and there were four honourable mentions to other artists of professional standing.

Honourable mentions (alphabetical order):

1. Abdul-Rahman Abdullah
2. Amy Perejuan-Capone
3. Dianne Jones & Eva Fernandez (artistic collaboration)
4. Emma Buswell

Recommended Application

Artist: Tarryn Gill – see Attachment 1 for full application and CV.

About the Artist

Tarryn Gill is a multidisciplinary artist based in Perth / Boorloo, working across sculpture, installation, photography, film, drawing, performance and design for theatre. Gill is a leading Western Australian artist with an impressive exhibition history, having exhibited and undertaken residencies in Australia and overseas, including Argentina, Canada, France, Germany, Japan, Portugal, the United Kingdom and the United States.

Her work is featured in a number of significant Australian art collections including: Artbank, Art Gallery of Western Australia, Art Gallery of South Australia, Queensland Art Gallery & Gallery of Modern Art, Stadiums Queensland, Bankwest Art Collection, City of Perth, Kerry Stokes Collection, Murdoch University Art Collection, Wesfarmer Arts, Caboolture Regional Art Gallery, and Curtin University Art Collection.

Her recent achievements include a 2020 commission by the Fremantle Arts Centre and WA's state arts funding body DLGSCI for the exhibition *Bodywork*, creating three large-scale works, *Limber 1*, *Limber 2* and *Limber 3*. These works were acquired by the Art Gallery of Western Australia and presented in *The View From Here*, a 2021 survey of contemporary art from WA. A series of subsequent works were presented in her first Sydney solo exhibition *Dream State*, Gallery Sally Dan-Cuthbert in 2021. Gill won the Acquisitive Invitation Art Award 15 Artists with a reclining figure *Limber (Bather)*, 2021. In 2023, she exhibited in *Portrait 23: Identity* at the National Portrait Gallery and was awarded the prestigious \$50,000 Lester Prize for her work *Limber (self-portrait in relief)*. She recently held her second solo exhibition, *Soft*, in 2024 at Gallery Sally Dan-Cuthbert, by who she is represented by.

About the Artist's Practice – themes and relevance of work

Through art making, Tarryn seeks to create work that explores psychoanalytic ideas, bridging the conscious and unconscious, the personal and collective, the contemporary and ancient. Her theatrical aesthetics, materials and processes are informed by her 20-year background in dance and competitive calisthenics. She draws on these influences in her work as a way to assert the value of the feminine, the personal and the intuitive.

Summary of Commission Proposal

Gill has proposed to respond to the theme of "social attributes" of the City of Joondalup. To do this, Gill will engage with the City of Joondalup based West Coast Calisthenics Club (WCCC), where she performed from ages 5 - 25. Inspired by her research at the WCCC, Gill's work will incorporate materials, processes and subject matter that is informed by her personal and social history in calisthenics, offering an authentic and engaging foundation for the commission.

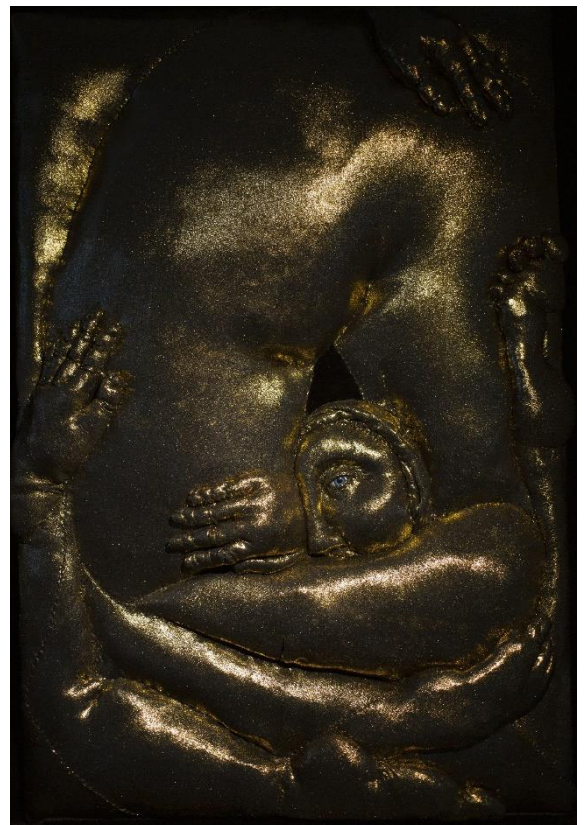
The work explores ideas relevant to today's society, such as celebration of girlhood and women in sports and arts, which is uniquely focused within the City. The work continues Gill's exploration into representations of the female performing body and the artist's own personal growth through hypermobility and injury.

The intended form of the commission will be a multi panel 2-D textile artwork made with hand-sewn lycra mounted on board in the style of Gill's 2023 Lester Prize winning artwork *Limber (self portrait in relief)* – as shown right.

Reasons for selection

This proposal met all of the selection criteria and ranked the highest of all 41 applications. The following reasons attest to the application's ranking:

- Gill has several local connections that amplify the proposed commission's significance within the collection and it's focus on the context of Joondalup. Gill grew up in Kingsley, attended calisthenics classes in the City of Joondalup for 20 years, and as an art student won the student prize in the City of Joondalup Community Art Exhibition for a photograph of a calisthenics performance. Gill brings her authentic lived experience of Joondalup to the commission.



Example of previous work: Tarryn Gill, *Limber (self-portrait in relief)*, 2023, textiles on board, 90 x 65cm. Winner of the 2023 Lester Prize.

- Its local focus and thematic celebration of girlhood, and women in dance and sport opens meaningful community dialogue around contemporary ideas in society.
- The community engagement with West Coast Calisthenics Club connects with several areas of the City, with the club operating in Padbury, Heathridge, Currambine, and Hillarys. It offers an opportunity to increase the engagement of the collection by building new local relationships and deepening its connection with community audiences.
- The proposed idea and outcome would be unique to the collection as no artworks in the collection currently explore the importance of sport and dance communities to the social fabric of Joondalup. Recent commissions have focused significantly on natural attributes of the City, this proposed commission offers an opportunity to explore the social attributes of the City and enhance the scope and thematic diversity of the collection.
- The commission would be a relevant inclusion in the collection and build on an existing group of textile-based artworks that explore notions of craft and mediums that have been traditionally perceived as “women’s work”.
- The commission is timely based on Gill’s significant career development and standing within the Western Australian and Australian arts community. Gill is a highly collected artist who is not currently represented in the City’s Art Collection. It is expected her work may not be possible to purchase in future years within existing acquisition budgets, due to the market demand of her work, which currently sells for approximately \$20,000 for works of similar scale.

For these reasons, and while the quality of other applications was high, the application by Tarryn Gill provides the most unique and relevant opportunity for the Art Collection and fulfilling the brief of the commission opportunity.

Next steps and key dates

Once the artist has been selected by Policy Committee, the commissioning process will begin a Stage 1 “Artwork Development” period. This includes contracting the selected artist who will produce a Detailed Concept Response of the proposed artwork. This will be provided to Policy Committee for comment prior to commencement of the artwork fabrication, which forms the activity of Stage 2 “Artwork Production”.

The artwork will be completed by June 2026 and the project will be delivered within budget. Following completion and installation, the artwork will be accessioned into the City’s Art Collection as per the Art Collection Management Plan.

Date	Milestone	Artist Fee
Budget 2024-25 / Phase 1 Artwork Development		
By end December 2024	The City notifies artists of the outcome	
January 2025	Contract signed by selected artist and commission development commences	\$5,000
January – June 2025	Research, community consultation and design development	
June 2025	Artist submits Detailed Concept Response	
Budget 2025-26 Phase 2 Artwork Production		
July 2025	Policy Committee approves Detailed Concept Response	\$10,000
August 2025	Artwork production begins	
April 2026	Artwork production complete	
May 2026	Artwork delivery and installation	
June 2026	Approval and acquisition of artwork	\$5,000
	TOTAL	\$20,000

Issues and options considered

Council may choose to:

- approve the selected artist recommendation
or
- not approve the selected artist recommendation

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area.

Policy *Visual Arts Collection Council Policy.*

Risk management considerations

This is an existing program that has successfully delivered multiple commission projects. Appropriate risk assessment is built into its current format and will identify and mitigate any risks should they be warranted. As such it does not pose operational risk as a program.

If the recommended artist was not selected, this would pose delays and impact the current project delivery timeline. A significant beneficial opportunity for the collection would be missed.

If the program was not continued, it would pose major risk to the ongoing health and growth of the Art Collection, limiting further expansion and connection with local audiences, on top of reputational damage to the City as a provider of cultural services.

Financial / budget implications

An allocation of \$20,000 for this commission has been made. It spans two financial years with \$5,000 allocated upon contract execution in 2024-25 and \$15,000 in 2025-26 for the production and delivery of the commissioned artwork. Noting the draft 2025-26 budget is yet to be determined by the Council. All amounts quoted in this report are exclusive of GST.

Regional significance

The City's Art Collection plays an important role in shaping and developing the community's identity. The ongoing provision of an accessible and high calibre art collection is integral to the cultural development and vibrancy of the City of Joondalup region.

Sustainability implications

Environmental

Where applicable, the City and artist will follow environmentally conscious working practices.

Social

The commissioning of special-purpose artworks has positive social sustainability implications. Artworks that reflect the City of Joondalup foster the place-identity of the community, enhancing social wellbeing through a sense of belonging. This particular commission by Tarryn Gill marks a significant opportunity to increase the social connection of the Art Collection with local audiences.

Economic

One of the stated purposes of the Art Collection is to grow the value of the City's art and cultural assets. Procuring artworks from professional artists in the mid stages of their careers, such as Gill, is a secure investment choice. The current value of Gill's artworks merits the \$20,000 investment and indicates the value of her work will continue to grow, returning further value on top of the City's initial investment.

Consultation

Not applicable.

COMMENT

The Visual Art Commission provides a significant opportunity to acquire an artwork by a high-profile artist that represents a sound financial investment and specifically responds to the unique context of the City of Joondalup.

The approval of Tarryn Gill's selection would offer a beneficial opportunity for the growth and value (both social and financial) of the City's Art Collection. In a social sense, Gill's proposal celebrates the power of dance and sport to build a sense of community, fostering deeper local connection to the collection.

In a financial sense, Gill's current professional standing and market value in the Australian arts sector marks a very timely and rare moment to collect her work. It is expected that Gill's works will continue to grow in value, where the City would be unable to afford her work within current acquisition budgets, and in turn selecting her would add long-term value to the worth of the collection.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Cr Kingston, SECONDED Cr Hutton that Council APPROVES Tarryn Gill to undertake the Visual Art Commission 2024-26 to the value of \$20,000.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Kingston, Mayor Jacob, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Motion: Nil.

The Visual Arts Officer and the Curator left the Room at 7.34pm.

ATTACHMENTS

1. Tarryn Gill Application and CV [**8.8.1** - 10 pages]
2. Visual Arts Collection Council Policy [**8.8.2** - 3 pages]

8.9 REVIEW OF THE INVESTMENT OF AVAILABLE FUNDS POLICY (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	101272, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider the review of the City's *Investment of Available Funds Council Policy*.

EXECUTIVE SUMMARY

The purpose of the City's *Investment of Available Funds Council Policy* is to manage investment of available funds not required by the City at a specific time in a manner consistent with legislation and prudent consideration of risk, while ensuring that liquidity requirements are met.

The Policy was last reviewed in 2020 and is now due for another review.

It is therefore recommended that Council:

- 1 *NOTES the review of the Investment of Available Funds Council Policy.*
- 2 *ADOPTS the revised Investment of Available Funds Council Policy as provided in Attachment 2 to this Report.*

BACKGROUND

The City's *Investment of Available Funds Council Policy* governs the investment of any money that may not be immediately required by the City from time to time, as well as funds held within the City's restricted reserves and trust accounts. The current policy was developed and initially adopted by Council at its meeting held on 15 April 2008 (CJ052-04/08 refers). Council subsequently adopted four revised policies at its meetings held on 24 September 2013 (CJ187/09-13), 15 March 2016 (CJ048-03/16), 21 May 2019 (CJ067-05/19) and 20 October 2020 (CJ160-10/20).

The current Policy sets out the following:

- Legislative requirements.
- Delegation of authority to invest.
- Approved and prohibited investments.
- Requirements for engagement of investment advisors.
- Risk management including risk diversification.
- Financial reporting.

DETAILS

Section 6.14(1) of the *Local Government Act 1995* empowers local governments to invest money that is not immediately required in the same manner as trust funds under the *Trustees Act 1962*. Regulation 19C(2) of the *Local Government (Financial Management) Regulations 1996* prescribes, in relation to such investment of money by a local government, that the local government may not do any of the following:

- *Deposit with an institution other than an authorised institution.*
- *Deposit for a term greater than 3 years.*
- *Invest in bonds other than those guaranteed by a State, Territory or the Commonwealth government.*
- *Invest in bond with a term maturity greater than 3 years.*
- *Invest in a foreign currency.*

Under this Regulation, an authorised institution is either an Authorised Deposit-Taking Institution (ADI) as defined under the *Banking Act 1959* or the Western Australian Treasury Corporation (WATC).

The primary principles underpinning the Policy are preservation of capital, liquidity, and return on investment. The City is a local government, responsible for managing public funds, and security of public funds invested is paramount.

Issues and options considered

The Policy sets out risk parameters within which the investment portfolio is managed. The broad structure of this risk framework is represented by the following:

- 1 Overall portfolio limits, which limit the percentage of the portfolio exposed to any combination of long term and short-term credit ratings.
- 2 Counterparty credit framework, which limits portfolio exposure to a single ADI.
- 3 Term to maturity framework, which limits the percentage of the portfolio exposed to various maturity terms.

The Department of Local Government, Sport and Cultural Industries previously published operational guidelines in respect of investments for local governments to consider. These guidelines are no longer available.

Comparative analysis has also been undertaken to other similar local governments in the metropolitan region as part of this review.

Consideration of overall portfolio limits and counterparty credit framework

Since the last review of the Policy the constraints that were imposed on regular business operations and the widespread disruptions in global supply chains during the COVID-19 pandemic period have arguably led to the present inflationary pressures in the wider Australian economy, although this is not the only factor. The Reserve Bank of Australia (RBA) implemented a series of incremental upward adjustments to its cash rate, in an effort to combat inflation.

Since the last review of the Policy, the current cash rate has risen to its current level of 4.35% at the end of July 2024.

The Policy prescribes the use of institutional credit ratings to assess counterparty risk, such as; the risk associated with ADIs in the market.

The portfolio limits prescribed in the Policy reflect the City's low threshold for investing risk, which is appropriate for an entity that handles public funds. The policy presently prescribes that funds can be placed only with financial institutions that enjoy a credit profile of at least a Long-Term rating of A as well as at least a Short-Term rating of A-2, using the Standard and Poor's (S&P) ratings system criteria, or the equivalent from Moody's or Fitch, as applicable.

The Policy outlines that where the ratings agencies conflict on any ADI, the City will consider the applicable rating for an ADI to be that applied by two out of the three credit rating agencies. Where all three agencies' rating for an ADI conflict, the rating issued by Standard and Poor's (S&P) will prevail for the purpose of the Policy.

The Policy therefore defines portfolio limits in terms of S&P credit ratings nomenclature.

The table below sets out current ratings of financial institutions that meet the City's criteria.

Standard and Poor's Ratings

Financial Institutions	Short Term Rating	Long Term Rating
ANZ	A-1+	AA-
Bank of Queensland	A-2	BBB+*
Bendigo	A-2	BBB+*
Commonwealth	A-1+	AA-
ING	A-1	A+
Macquarie Bank	A-1	A+
National Australia Bank	A-1+	AA-
Suncorp	A-1	A+
Westpac	A-1+	AA-
WA (Western Australia) Treasury Corporation	A-1+	AAA

*Equivalent from Moody's or Fitch utilised (see below)

Compare Moody Rating/Fitch Rating Long Term Rating

Financial Institutions*	Fitch Rating	S&P Equivalent	Moody Rating	S&P Equivalent
Bank of Queensland	A-	A-	A3	A-
Bendigo	A-	A-	A3	A-

*per *Policy*, rating applied by 2 out of 3 agencies used by CoJ, expressed in S&P rating terms

Ratings applied by the City

Financial Institutions	Short Term Rating	Long Term Rating
ANZ	A-1+	AA-
Bank of Queensland	A-2	A-*
Bendigo	A-2	A-*
Commonwealth	A-1+	AA-
ING	A-1	A+
Macquarie Bank	A-1	A+
National Australia Bank	A-1+	AA-
Suncorp	A-1	A+
Westpac	A-1+	AA-
WA (Western Australia) Treasury Corporation	A-1+	AAA

* Equivalent from Moody's or Fitch utilised

Comparison to other Local GovernmentsOverall Portfolio Limits

To control the credit quality, the Policy limits the percentage of the portfolio that may be exposed to any combination of long term and short-term credit ratings. In comparison to other local governments, Joondalup considers long-term ratings of financial institutions in its decision-making for investments with a maturity less than and up to one year.

Joondalup Portfolio Limits				
Standard & Poor's Ratings		Long-Term Ratings		
		AAA+ to AAA-	AA+ to AA-	A+ to A-
Short-term Ratings	A-1+	100%	100%	NA
	A-1	NA	75%	50%
	A-2	NA	NA	40%

Local governments with whom comparisons have been made generally do not consider long-term ratings for overall portfolio limits, but only consider short-term ratings

Standard & Poor's Rating-Short Term	Wanneroo	Swan	Stirling	Perth ^
A-1+	NA	100%	30% limit for investments under advice, no others prescribed	100%
A-1	100%	100%		100%
A-2	80%	60%		60%

^ CoP considers long-term ratings for government bonds only

Counterparty Credit Framework

Exposure to an individual counterparty/institution is a mechanism used to limit the extent of exposure to a single financial institution. Joondalup has possibly the lowest institution limit in comparison to other local governments, which is considered to better distribute risk across the portfolio. Joondalup uses a combination of long-term and short-term ratings to manage risk, distinct from most other local governments which use only short-term ratings for this purpose.

Standard & Poor's Short-Term Rating	Joondalup			Wanneroo	Swan	Stirling #			Perth ^
	Long-Term Rating					Long-Term Rating			
	AAA	AA	A			AAA	AA	A	
A-1+	30%	25%	NA	50%	45%	60%	NA	NA	45%
A-1	NA	20%	15%	50%	45%	NA	40%	NA	45%
A-2	NA	NA	10%	25%	20%	NA	NA	30%	30%

CoS applies these to direct investments only, not to investments in managed funds. These limits apply at the time of placement of investments.

^ CoP considers long-term ratings for government bonds only

Term to maturity Framework

The investment portfolio is invested within the following maturity constraints. Joondalup has set lower institution levels for longer term maturities, which ensures greater weighting to short-term maturities, thus enhancing liquidity.

Overall Portfolio to Maturity	Joondalup	Wanneroo	Swan	Stirling	Perth
Up to 12 months	Min – 70% Max – 100%	Min – 40% Max – 100%	Min – 40% Max – 100%	No limits specified, except in respect of cash funds	Min – 30% Max – 100%
13 to 24 months	Max – 30%	Max – 60%	Max – 60%		Max – 70%
25 to 36 months	Max – 20%	Max – 60%	Max – 60%		Max – 70%

Return on Investment benchmark

Joondalup	Wanneroo	Swan	Stirling	Perth
50 basis points above average RBA Cash Rate for reporting period	UBS Warburg 90 Day Bank Bill Index and/or RBA Cash Rate	Up to 30 days – RBA Cash Rate; >30 days – Bloomberg AusBond Bank Bill Index	None specified	None specified

Proposed enhancements

It is considered that the City's overall portfolio limits, counterparty credit limits, and term to maturity limits remain fit for purpose. While there are no immediate and urgent economic circumstances warranting concern, the financial environment remains uncertain in light of ongoing inflationary pressures.

It is considered prudent to maintain the current risk framework. Tightening thresholds further is likely to erode the City's ability to generate a reasonable return on investments.

Benchmarking performance of the investment portfolio to the RBA Cash Rate is considered appropriate since the City's investments are cash investments, with interest rates linked to the Cash Rate.

The following aspects of the Policy have been reviewed as follows:

Portfolio Credit Framework	No changes proposed
Counterparty Credit Framework	No changes proposed
Term to Maturity Framework	No changes proposed
Use of Standard & Poor's ratings	No changes proposed.
Consideration of Fitch, Moody's ratings	No changes proposed
Provision for Investment Advisor	No changes proposed
Benchmarking	No changes proposed
Reporting	No changes proposed
Review	Changes proposed

The following change is proposed to the Reporting and review section of the Policy:

This Investment of Available Funds Council Policy will be reviewed at least once ~~a year~~ every three years or as required in the event of legislative changes, or due to significant changes in the economic landscape and/or volatility in financial markets.

Review of the Policy every year is not considered to be essential, as the City's risk framework and parameters are robust and have been reviewed and maintained largely unchanged for the past several years and are therefore considered suitable for the medium-term. A scheduled review every three years (more frequently than the normal Council policy review interval of five years) is considered sufficient, unless necessitated by extraordinary circumstances.

All investment made by the City are to be complied with the legislative requirements as contained within clause 3.1 of the existing policy. It is proposed to remove references to Regulations 28 and 49 of the *Local Government (Financial Management) Regulations 1996* as these regulations have been repealed. Accordingly, the following change is proposed to clause 3.1. Legislative requirements clause of the Policy.

All investments are to comply with the following:

- *Local Government Act 1995 – Section 6.14*
- *The Trustees Act 1962 – Part III Investments*
- *Local Government (Financial Management) Regulations 1996 – Regulations 19 ~~and 19C, Regulation 28 and Regulation 49~~*
- *Australian Accounting Standards*

The revised Policy is contained in Attachment 2.

Risk management considerations

There are significant risks involved in the management of the City's investment portfolio. The *Investment of Available Funds Policy* sets out provisions for compliance and governance that are designed to diversify and mitigate these risks. In addition to the policy there are internal processes and procedures governing investment activities and these are subject to both internal and external audit.

The City's thresholds for investing are set lower compared to others in the industry. This is considered appropriate in managing public funds, maintaining liquidity, and minimising portfolio and counterparty risks.

Sustainability implications

Financial sustainability is imperative to the future growth and development of the City of Joondalup. The City's *Investment of Available Funds Policy* maintains the conservative approach to the City's investments which is a critical element of the long-term financial sustainability of the City.

Fossil Fuel Reporting

The City uses financial institution classifications published by Market Forces, to report monthly on the extent to which City funds are invested with financial institutions that do or do not invest in fossil fuels.

Market Forces is an environmental advocacy group, seeking to promote divestment of funds from financial institutions which, according to Market Forces, invest in fossil fuel projects and assets. The list of such financial institutions is determined by Market Forces.

The City has so far been unable to find any independent verification of Market Forces' assessment of financial institutions, including any validation of this data from any government sources.

The value added to the City by such reporting remains unclear, as the City's primary objective with investments is to preserve capital, minimise risk of losses, and achieve returns commensurate with portfolio risk parameters and the RBA Cash Rate.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government (Financial Management) Regulations 1996.*
 Local Government Act 1995.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy *Investment of Available Funds Council Policy.*

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

In this current environment of prevailing inflation and uncertain economic outlook, it is considered prudent for the City to maintain its low-risk thresholds as reflected in the existing Policy. The changes proposed set the requirement to review the Policy to a more reasonable three-year cycle and expand the circumstances in which an out-of-cycle review may be undertaken.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Cr Raftis, SECONDED Cr Hutton that Council:

- 1** **NOTES** the review of the *Investment of Available Funds Council Policy*;
- 2** **ADOPTS** the revised *Investment of Available Funds Council Policy* as provided in Attachment 2 to this Report.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Kingston, Mayor Jacob, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Motion: Nil.

The Manager Financial Services left the Room at 7.50pm.

ATTACHMENTS

1. Investment of Available Funds Council Policy - Current [8.9.1 - 6 pages]
2. Investment of Available Funds Council Policy Revised [8.9.2 - 6 pages]

8.10 GAMBLING ACTIVITIES IN CITY-OWNED AND MANAGED PROPERTIES (WARD – ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Director Infrastructure Services
FILE NUMBER	101409, 22513, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Policy Committee to consider options with regard to establishing a formal policy position on gambling activities in City-owned or managed properties.

EXECUTIVE SUMMARY

At its meeting held on 25 July 2023 (CJ120-07/23 refers), Council requested a report be presented to the Policy Committee that considers the development of a formal position on gambling activities in City-owned or managed properties. This report provides background information on the various legislation governing gambling practices in Western Australia and outlines the options for developing a Council Policy.

In order to develop a Council Policy, feedback from Elected Members is required on the following:

- To what extent is Council seeking to limit/prohibit gambling (wagering and gaming) activities in City-owned or managed properties?
 - Prohibiting only wagering activities.
 - Prohibiting wagering activities and specifically identified gaming activities.
 - Prohibiting all gambling activities.

It is therefore recommended that Council:

- 1 *SUPPORTS the development of a formal position to limit gambling activities in all City-owned or managed properties;*
- 2 *PROVIDES clear guidance on the specific gambling activities it wishes to limit in City-owned and managed properties, namely:*
 - 2.1 *Prohibit only wagering activities;*
 - 2.2 *Prohibit wagering activities and specifically identified gaming activities;*
 - 2.3 *Prohibit all gambling activities;*
- 3 *REQUESTS the Chief Executive Officer develops a Council Policy to limit gambling activities in City-owned and managed properties, taking into consideration the guidance provided by Council in Part 2 above.*

BACKGROUND

At its meeting held on 25 July 2023 (CJ120-07/23 refers), Council requested a report be presented to the Policy Committee that considers the development of a formal position on the installation and conducting of any gambling or wagering activities in City-owned or managed facilities. This report was requested in relation to a petition to Council to support an application to Racing and Wagering WA for the installation of a self-service Club TAB within the Sorrento Bowling Club facility at Percy Doyle Reserve (Duncraig). A report regarding this petition was presented to the Council meeting held on 25 July 2023, and the following motion was carried:

That Council:

- 1 *NOTES the assessment process undertaken by the City in considering the Sorrento Bowling Club's latest request to support an application to Racing and Wagering WA for the installation of a self-service Club TAB within the Sorrento Bowling Club facility, and the City's reasons for not supporting the request detailed in Report CJ101-06/23;*
- 2 *ACCEPTS and ACKNOWLEDGES the Sorrento Bowling Club's withdrawal of its application for a self-service Club TAB within the Sorrento Bowling Club facility at Percy Doyle Reserve, Duncraig;*
- 3 *DECLINES the petitioner's request to support an application to Racing and Wagering WA for the installation of a self-service Club TAB within the Sorrento Bowling Club facility in Percy Doyle Reserve, Duncraig;*
- 4 *ADVISES the lead petitioner of its decision;*
- 5 *REQUESTS a report be presented to the Policy Committee that considers the development of a formal position on the installation and conducting of any gambling or wagering activities within City-managed or owned facilities.*

Sorrento Bowling Club: Installation of a self-service club TAB

The Sorrento Bowling Club has made several approaches to the City since January 2010, seeking support to apply for a TAB licence with Racing and Wagering WA. Between 2010 and 2013, the City provided conditional approval on three occasions for an application to be made to Racing and Wagering WA for a short-term licence of no longer than 12 months. The last time that the City provided consent for an application was in February 2013, which lapsed in February 2014. Throughout this period, despite the City's support, the club was unsuccessful in securing a licence from Racing and Wagering WA.

In February 2022, the club submitted a new request to the City seeking support for a TAB licence with Racing and Wagering WA. As part of its assessment process, the City liaised with multiple stakeholders, including Elected Members, and concluded that the request was not in the public interest and was subsequently not supported. Further engagement occurred with the club, during which the decision not to support the proposal was reaffirmed. A petition seeking approval to support the previous request from February 2022 was then received by Council in October 2022. Within its capacity as land manager and landlord, the City undertook considerable due diligence in fairly assessing the Sorrento Bowling Club's requests. Throughout these processes, the City has concluded that wagering activities, such as club TAB facilities, conducted on City-managed or owned land is considered outside the public interest.

A report was presented to the Council at its meeting held on 27 June 2023, where a procedural motion to defer the item to the Ordinary Meeting of Council was carried. This procedural motion allowed Elected Members to engage with the Sorrento Bowling Club more broadly. On Friday 7 July 2023, the City received a letter from the club informing the City that the Sorrento Bowling Club Governing Council had made the decision to withdraw its application for the self-service club TAB at this stage, and leave the option for future Governing Councils to address the issues as they see fit.

Types of gambling: Wagering and gaming

The Gaming and Wagering Commission define gambling as undertaking any activity that constitutes wagering or gaming.

Wagering

“Wagering”, also known as betting, involves staking money (or money’s worth) on the outcome of an undecided event, such as the result of a sports match or race. A person makes a wager by putting up collateral (in money or money’s worth) on a prediction of an unknown outcome, hoping to win more money than was risked.

Wagering is commonly associated with racing events, such as thoroughbred, harness and greyhound races, and sporting events, such as football matches and basketball games. In Western Australia, racing and wagering activities are controlled by the authority known as Racing and Wagering WA and require a licence.

Gaming

“Gaming” refers to games of chance for winnings in money or money’s worth, whether any person playing the game is at risk of losing any money or money’s worth or not. A “game of chance” is a game, or a pretended game, that includes a degree of chance, whether or not combined with a skill (or degree of skill). A game of chance does not include any athletic sport or game. Examples of gaming include the following:

- Amusements with prizes and minor fundraising (including tipping competitions).
- Bingo.
- Senior citizen’s bingo.
- Calcutta.
- Continuing lottery.
- Social gambling (including poker that is not played for money or money’s worth).
- Standard lottery.
- Two-up.
- Video lottery terminal (not including electronic gaming/poker machines).

Depending on the length of time a game runs for and the value and content of the prizes, a Gaming Function Permit may need to be submitted to the Gaming and Wagering Commission before an organisation undertakes any of the games above. To be approved for a Gaming Function Permit, the game must be conducted in accordance with the approved rules, and the funds expected to be raised must be in support of religious or charitable purposes, or the promotion or advancement of social welfare (including sports or games) and cultural or public recreational activities.

Roles and responsibilities

In Western Australia, local governments have a limited role and authority concerning the conduct of gambling within their district. Most powers and responsibilities related to gaming and wagering are vested in the State Government via the Department of Local Government, Sport and Cultural Industries, the Gaming and Wagering Commission, and Racing and Wagering WA. However, local governments are required to contribute to the assessment and approval process of applications to conduct some gaming and wagering activities.

Department of Local Government, Sport and Cultural Industries

The Department of Local Government, Sport and Cultural Industries is responsible for providing executive support to the Gaming and Wagering Commission. The Department is also responsible for regulating community gaming, casino gaming and racing through a licensing system. Further, the Department conducts audits and inspections of gambling establishments, and publishes the approved rules for various gaming activities.

Gaming and Wagering Commission

The Gaming and Wagering Commission is an independent commission established under the *Gaming and Wagering Commission Act 1987* (WA). The Commission is responsible for administering the law relating to gambling and is subject to the above act, as well as the *Casino Control Act 1984* (WA), the *Betting Control Act 1954* (WA) and the *Racing and Wagering Western Australia Act 2003* (WA). The Commission approves licences, permits, certificates and authorisations relating to gambling and the use of premises. The Commission also has a mandate to minimise the harm caused by gambling and regularly disseminates information about the incidence of gambling and its effect on the community.

Racing and Wagering WA

Racing and Wagering WA is a body corporate established by the *Racing and Wagering Western Australia Act 2003* (WA). Racing and Wagering WA is the controlling authority for the conduct of thoroughbred, harness and greyhound racing and associated “on-course wagering” undertaken at these events. Racing and Wagering WA also manage the business of operating off-course wagering on races and certain sporting and other events through the totalisator agency board, or TAB. The conduct of off-course and on-course wagering is determined by the Acts and Regulations that govern the operation of Racing and Wagering WA.

Local governments

Local governments may be asked to comment on licence applications to establish a TAB agency (together with the Western Australian Police and other organisations that address health or financial issues in the area surrounding the proposed TAB site). Local governments may also be asked to issue a Section 55 Certificate of Local Government Authority as part of the permit application process for some gaming activities to demonstrate compliance with town planning matters and the *Health (Miscellaneous Provisions) Act 1911* (WA). It must be noted that Local governments are obligated to issue Section 55 Certificates regardless of any formal policy position they may hold.

After the local government assesses and issues a Section 55 Certificate, the Department issues the applicant with an “Approval of Premises” as part of their permit to conduct a gaming activity. Most social gaming activities do not require a permit (eg minor raffles, lucky dips, chocolate wheels, some guessing games, and number-based games), and in these cases, the City is not notified or consulted on the proposed activities. It should be noted, however, that the City can limit gambling activities on land it manages or controls through hirer or leasing arrangements.

Existing wagering activities in the City of Joondalup

The City is consulted on TAB (wagering) licence applications and currently considers them on a case-by-case basis. Only one City-owned or managed facility has been the subject of a request to install a Club TAB facility — Sorrento Bowling Club. There are currently 13 TAB agency licences issued within the City of Joondalup, across three retail levels, including the following.

Retail level	Locations	MRS zoning	LG zoning
TAB agency Dedicated retail outlets for the sole purpose of betting	Warwick Grove Shopping Centre (Warwick)	Urban	Centre
	Adjacent Kingsley Tavern (Kingsley)	Urban	Commercial
	Whitfords Shopping Centre (Hillarys)	Urban	Centre
	Lakeside Shopping Centre (Joondalup)	Central City Area	Centre
	Currambine Central Shopping Centre, (Currambine)	Urban	Commercial
Pub TAB Existing licenced premises where customers may place bets via bar staff	Greenwood Hotel (Greenwood)	Urban	Commercial
	Carine Tavern (Duncraig)	Urban	Commercial
	Craigie Tavern (Craigie)	Urban	Commercial
	Woodvale Tavern (Woodvale)	Urban	Commercial
	Beldon Tavern (Beldon)	Urban	Commercial
Pub TAB (or “Club TAB”) — self service Self-service betting terminals located within a licenced area of a pub or a club, where customers place their own bets	Marmion Angling and Aquatic Club (Marmion)*	Parks and Recreation	(MRS) Parks and Recreation
	Northshore Tavern (Hillarys)	Urban	Centre
	Currambine Bar and Bistro (Currambine)	Urban	Commercial

*Note: MAAC is privately-owned, not leased from the City.

Existing gaming activities in the City of Joondalup

Between 2014 and 2023, The City processed 73 applications for Section 55 Certificates of Local Government Authority (such as; compliance with town planning matters and the *Health (Miscellaneous Provisions) Act 1911* (WA)). The types of games in these applications included bingo, senior citizen's bingo, Calcutta, poker, and general gaming. During this time, the City received 33 applications for Section 55 Certificates in properties that the City of Joondalup does not manage or own, 32 applications for Section 55 Certificates in properties that are hired from the City, and eight applications for Section 55 Certificates in properties that are leased/licensed from the City. The majority of the applications received by the City were for one-off fundraising events. Approximately six applications were to conduct bingo games, and four were to conduct poker games. The Department can issue permits for regular/ongoing gaming events for a period of 12 months (or up to five years), depending on the type of gaming undertaken.

DETAILS

Existing policy mechanisms for gambling activities

Currently, the City does not have a formal position regarding gaming or wagering activities in City-owned or managed properties. Each application for a Section 55 Certificate of Local Government Authority, or request for comment on an application for a wagering licence (TAB licence) is assessed and issued by the City on a case-by-case basis.

Gaming activities (whether or not a permit is required) must be conducted by charitable groups, sporting bodies, or community-based not-for-profit organisations for the purpose of fundraising and cannot be for private gain or commercial undertaking. In contrast, wagering activities always require a wagering licence and may be for private gain or commercial undertaking, or for fundraising purposes.

Other local governments

The legislative landscape regarding gambling is stricter in Western Australia than other states. This includes the prohibition of poker-based electronic gaming machines ("pokies"), from all spaces in Western Australia, excluding Crown Casino. In this legislative landscape, there is limited power and authority vested in local governments to govern the practice of gambling.

Notwithstanding, many local governments in other states, have developed specific Gambling Policies or Gambling Plans. These policies or plans are most often designed to guide local governments in managing harm reduction and other social sustainability issues that gambling may cause. Other local governments outside of Western Australia also often include sections and clauses regarding gambling activities in asset management frameworks or policies. Although, it should be noted that these are largely related to the impact of "pokies", which are already prohibited from community buildings in Western Australia.

Most local governments in Western Australia do not have a specific policy, plan, local law, or framework (or section within) that addresses gambling activities in their district. However, the Town of Cambridge's *Asset Management — Community Facilities Policy* includes a subsection on social gambling, whereby the Town specifically does not permit its community facilities or leased premises be used for any form of gambling, beyond "social gambling" (as defined under Section 64 of the *Gaming and Wagering Commission Act 1987* (WA)). They specify that if a club and/or association hiring a community facility or leasing a premises from the Town wishes to conduct social gambling, it must obtain prior written approval from the Town, ensuring its proposed events comply with the *Gaming and Wagering Commission Act 1987* (WA). Note, however, that this is effectively prohibiting only wagering activities, as almost all gaming activities would be classified as "social gambling".

Issues and options considered

Existing policy mechanisms

The City has existing policy mechanisms that govern the type of activities that can be undertaken in City-owned or managed properties:

- **Local Government and Public Property Local Law 2014** — A local law which provides for the regulation, control and management of activities and facilities of local government and public property, and establishes the usage requirements that persons must comply with. Section 3.1(1)(v) of the local law currently states that appropriate permits for gambling must be obtained for any gambling activities on City-owned or managed property. This is reflected in the City's *Terms and Conditions of Hire* documents.
- **Property Management Framework** — A framework that defines the classifications for which City-owned and managed property is held, establishes the categories and associated principles under which City-owned and managed property may be used and occupied, and promotes equitable, effective and sustainable management practices for the use and occupation of City-owned and managed property. This framework currently does not address gambling activities.

Should the Council seek to develop a discrete (new) Council Policy, it is likely that the above two documents would also need to be amended at some stage.

New policy mechanisms

The Council could consider developing a discrete Council Policy to establish a formal position on gambling activities in City-owned or managed properties (either hired or leased/licensed). Noting that, as described above, this is not something that any other local government in Western Australia has progressed (with the exception of the Town of Cambridge). This is likely due to the already strict nature of gambling legislation in Western Australia. Should the Council seek to develop a new Council Policy, clear direction will need to be provided on the items listed below.

Options to limit gambling activities

As already described, there are two main types of gambling — wagering and gaming. Should the Council wish to limit gambling activities in City-owned and managed properties, it will need to determine the extent of the limitations. The following options could be considered:

- **Continue to assess on a case-by-case basis (ie no change)** — this would not specifically prohibit any gambling activities, and the City would continue to assess applications on a case-by-case basis.
- **Prohibit wagering activities only** — this would prohibit wagering activities (such as Club TAB facilities), but still allow for gaming activities that may/may not require a permit.
- **Prohibit wagering activities and prohibit specific gaming activities** — this would prohibit wagering activities (such as Club TAB facilities), and some gaming activities as specified by Council. Council would need to provide clear guidance on which specific gaming activities it believes should be prohibited.
- **Prohibit all gambling activities** — this would prohibit both wagering and gaming activities and cover all gambling ranging from Club TAB facilities to minor gaming activities for fundraising purposes that do not require a permit.

Options for Council to consider

With regard to gambling activities in City-owned or managed facilities, Council may choose to do one or more of the following:

- | | |
|----------|---|
| Option 1 | Continue to assess applications for gambling activities in City-owned or managed properties on a case-by-case basis without developing a formal position on gambling activities on City owned or managed properties. |
| Option 2 | <p>Develop a formal position and adopt a Council Policy to limit gambling activities in all City-owned or managed properties. Limitations could include:</p> <ul style="list-style-type: none">• Prohibit only wagering activities;• Prohibit wagering activities and specifically identified gaming activities;• Prohibit all gambling activities. |

This is the recommended option.

Implementation

It should be noted that implementation of Option 2 would rely on hirers/lessees/licensees to be largely self-policing. In the future, as now, it is likely that the majority of gambling activities that hirers/lessee/licensee would want to undertake in City-owned and managed properties would be minor gaming activities (ie raffles, chocolate wheels, lucky dips, etc), which do not require a permit. Therefore, even if these activities were to take place, it is unlikely the City would be made aware.

The City's approach could be similar to other stipulations within the Terms and Conditions of Hire and lease/licence agreements, in that the City would ensure hirers/lessees/licensees were made aware that such activities were not permitted, and the City would rely on users to comply. The Council could stipulate a more rigorous monitoring and compliance approach. However, this may require substantial resourcing.

Legislation / Strategic Community Plan / Policy implications

Legislation *Betting Control Act 1954.*
 Casino Control Act 1984.
 Gaming and Wagering Commission Act 1987.
 Health (Miscellaneous Provisions) Act 1911.
 Local Government and Public Property Local Law 2014.
 Racing and Wagering Western Australia Act 2003.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-4 Functional and accessible - you have access to quality community facilities that are functional and adaptable.

Policy Not applicable.

Risk management considerations

Gambling-related harm is widely acknowledged as impacting not only the people who gamble, but also their families, friends and the wider community. Should the City choose not to apply limitations on gambling activities in City-owned or managed properties, this harm could continue or grow in the future.

Notwithstanding, a number of local community groups conduct gaming activities to raise funds for their organisations' needs, or for charitable purposes. Should the City choose to apply limitations on gambling activities in City-owned or managed properties, especially gaming activities, this may reduce the fundraising capacity of these local groups.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

There are a number of social and economic sustainability implications linked to gambling. Gambling is often associated with negative consequences and harms; however, it can also have positive effects on individuals and communities.

The benefits of gambling include offering entertainment, mental stimulation, social interaction, and the opportunity to support local community organisations and charitable causes. Although it is noted that these benefits are not solely associated with undertaking gambling activities and can also be achieved through other means.

Gambling-related harm is comprised of seven main domains: financial, relationships, emotional/psychological, decrements to health, reduced performance at work/study, and cultural harm and criminal activities. In recent years, it has been increasingly recognised that gambling-related harms not only affect the people who gamble, but also their families, friends and the wider community.

The table below summarises some of the social and economic implications of gambling on individuals and the wider community.

Social and economic implications of gambling:	
Positive	Negative
Entertainment	Addiction and other mental health issues
Mental stimulation	Physical health problems (linked to stress)
Social interaction	Social and relationship problems
Possible economic benefits	Economic losses (direct and indirect)
Supports community/charitable organisations	Cultural harm and criminal activity

Consultation

No community consultation has been undertaken to date to determine whether or not the community supports limitations on gambling activities in City-owned or managed facilities.

COMMENT

The Council requested that the City present a report that considers development of a formal position on gambling activities in City-owned and managed properties. As described in this report, it may be possible to achieve this through development of a discrete (new) Council Policy, noting that amendments may also be needed to existing policy mechanisms (such as, the City's *Local Government and Public Property Local Law 2014* and/or the *Property Management Framework*)).

Should the Council wish to progress with limitations, clear guidance on the extent to which gambling activities should be limited is required. Should the Council wish to prohibit specific gaming activities, it will also need to prescribe which specific gaming activities should be prohibited.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That Council:

- 1 SUPPORTS the development of a formal position to limit gambling activities in all City-owned or managed properties;
- 2 PROVIDES clear guidance on the specific gambling activities it wishes to limit in City-owned and managed properties, namely:
 - 2.1 Prohibit only wagering activities;
 - 2.2 Prohibit wagering activities and specifically identified gaming activities;
 - 2.3 Prohibit all gambling activities;
- 3 REQUESTS the Chief Executive Officer develops a Council Policy to limit gambling activities in City-owned and managed properties, taking into consideration the guidance provided by Council in Part 2 above.

ALTERNATE RECOMMENDATION MOVED Cr Kingston, SECONDED Mayor Jacob that Council:

- 1 **SUPPORTS the development of a formal position to limit gambling activities in all City-owned or managed properties;**
- 2 **PROVIDES clear guidance on the specific gambling activities it wishes to limit in City-owned and managed properties, namely:**
 - 2.1 **Prohibit only wagering activities;**
- 3 **REQUESTS the Chief Executive Officer develops a Council Policy to limit gambling activities in City-owned and managed properties, taking into consideration the guidance provided by Council in Part 2 above.**

The Alternate Motion was Put and

CARRIED (5/0)

In favour of the Alternate Motion: Cr Kingston, Mayor Jacob, Cr Hutton, Cr Pizzey and Cr Raftis.

Against the Alternate Motion: Nil.

ATTACHMENTS

Nil.

9 URGENT BUSINESS

Nil.

10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

11 REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

12 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 8.07pm the following Committee Members being present at that time:

CR DANIEL KINGSTON
MAYOR HON. ALBERT JACOB, JP
CR RECECCA PIZZEY
CR LEWIS HUTTON
CR JOHN RAFTIS

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Private Community Purposes Zone Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To create good quality-built form and functional development that contributes towards a sense of place and community.
- To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.
- To ensure that the standard of development is in keeping with surrounding development and does not negatively affect the amenity of the locality.
- To establish a framework for the assessment of applications for development within this zone.

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 on "Private Community Purposes" zoned land in the City of Joondalup. Where equivalent development provisions are contained within an approved activity centre plan or local development plan, those provisions shall prevail.

3. Definitions:

In addition to the definitions contained within the City of Joondalup Local Planning Scheme No 3 (the Scheme), the following definitions apply:

"coastal area" means land within 300 metres of the horizontal shoreline datum of a coast, as defined within State Planning Policy 2.6 State Coastal Planning Policy.

“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, 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.

“outbuilding” means an enclosed non-habitable structure that is detached from any dwelling.

“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.

“visually permeable” means a wall, gate, door or fence that the vertical surface has:

- Continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area.
- Continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
- A surface offering equal or lesser obstruction to view;

as viewed from the street.

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

4. **Statement:**

The City of Joondalup supports the development of a range of private community infrastructure such as schools, places of worship, and club premises. This policy provides development provisions for non-residential development that aim to create high quality-built form outcomes. It should be read in conjunction with the Scheme and any relevant structure plans, activity centre plans or local development plans.

5. Details:

5.1. Building setbacks:

- a. Buildings shall be setback from property boundaries as follows:

Provision	Minimum setback distance
(a) Primary street setback	(i) 6.0 metres
(b) Secondary street setback	(ii) 3.0 metres
(c) Side/rear setbacks	(iii) 3.0 metres
(d) Rear setbacks	(iv) 3.0 metres
(e) Right of way/laneway setback	(v) Nil

5.2. 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

5.3. Coastal area 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

- b. Notwithstanding clause 5.3(a), the building height in an activity centre or local development plan must take into account:
- existing built form, topography and landscape character of the surrounding area;
 - building siting and design;
 - bulk and scale of buildings and the potential to unreasonable overshadow adjoining properties or the foreshore;
 - visual permeability of the foreshore and ocean from nearby residential areas, roads and public spaces; and
 - whether the development is sympathetic to the desired character, built form and amenity of the surrounding area.

5.4. Built form and design

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

Design element	Development standard
(a) Materials	<p>(i) Buildings (with the exception of outbuildings that are not visible from the street) must be constructed of high quality materials including but not limited to stone, concrete, brick, timber and glass.</p> <p>(ii) Concrete walls that are visible from an adjoining property or public realm must be painted and provided with an articulated or detailed finish.</p>
(b) Articulation	<p>(i) Buildings must incorporate appropriate design features to enhance appearance, create visual interest and reduce blank walls, including a combination of the following:</p> <ul style="list-style-type: none"> • Varied colours, textures, finishes and materials; • Varied roof forms and design; • Balconies and balustrades; • Windows, screens and sun shading devices.
(c) Windows and glazing	<p>(i) Where window security devices are provided, they must be installed on the inside of a window and be 75% visually permeable.</p> <p>(ii) Windows in an external wall which faces north, east or west must be protected from direct summer sun.</p>
(d) Building entrances	<p>(i) Building entrances must be clearly defined and easily identifiable from the street and public realm.</p> <p>(ii) Building entrances must directly front the street, car park and key pedestrian routes.</p>

5.5. Retaining walls:

Provision	Development requirement
(a) Retaining walls	<p>(i) Retaining walls visible from a street or car park greater than 1 metre in height must be tiered so no tier is greater than 1 metre in height. A landscaping area of no less than 1 metre in width shall be provided between tiers.</p>

5.6. Parking and access:

5.6.1. 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
Caravan park	1 per 10 sites
Caretaker's dwelling	1 per dwelling
Cinema/theatre, civic use, club premises, place of worship, reception centre, recreation — private, restaurant/café, small bar	1 per 4 people accommodated
Community purpose, exhibition centre	1 per 50m ² NLA
Consulting rooms, medical centre	5 bays per health consultant
Convenience store, market	1 per 25m ² NLA
Educational establishment, primary school, secondary school, tertiary college	1 per 3 students accommodated. 2 per classroom but not less than 10 2 per classroom but not less than 10 1 per 3 students accommodated
Hospital	1 per 3 beds plus 1 per staff member on duty
Hotel, motel	1 per bedroom/unit plus 1 per 5m ² of bar and dining area
Park home park	1 per 10 park homes
Residential aged care facility	1 per 5 beds plus 1 per staff member on duty
Tavern	1 per 5m ² of bar and dining area
Tourist development	1 per unit

5.6.2. 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 design	(i) Car parks should be consolidated where practicable. (ii) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time.

Design element	Development requirement
(b) Vehicle access	<p>(i) The number of crossovers should be kept to the minimum to provide efficient ingress and egress.</p> <p>(ii) The location of crossovers should minimise traffic or pedestrian hazards and not conflict with pedestrian/cyclist paths.</p> <p>(iii) Vehicles are required to enter and exit the site in forward gear</p>
(c) Pedestrian access	(i) A footpath must be provided from the car park and the street to the building entrance.
(d) Reciprocal car parking and access	(i) Where car parking and access is approved on neighbouring properties that relies on the reciprocal movement of vehicles and pedestrians across those properties, the necessary reciprocal access and parking shall be allowed at all times to the local government's satisfaction.

5.6.3. Scooter and motorbike parking standards:

- a. For every 30 car bays required, the 30th car bay shall be replaced with two scooter/motorcycle parking bays to be designed in accordance with relevant Australian standards. The car parking bays required under 6.6.1 may be reduced accordingly.

5.6.4. Bicycle parking standards:

- a. Bicycle parking is to be provided in accordance with the following table and relevant Australian standards. Bicycle parking is only required to be provided for new buildings; however, it is encouraged to be provided for existing developments and additions to existing developments.

Use class	Employee bicycle parking (ratios are part thereof)	Visitor bicycle parking (ratios are part thereof)
Cinema/theatre, community purpose, civic use, club premises, place of worship, reception centre, recreation – private, restaurant/café, small bar	N/A	1 per 50 people recommended
Convenience store, Lunch bar, market	1 per 100m ² NLA	1 per 50m ² NLA
Consulting rooms, medical centre	1 per 8 practitioners	1 per 4 practitioners
Educational establishment, primary school, secondary school, tertiary college	N/A	1 per 20 students 5 per classroom 5 per classroom 1 per 20 students

Use class	Employee bicycle parking (ratios are part thereof)	Visitor bicycle parking (ratios are part thereof)
Hospital, residential aged care facility	1 per 15 beds	1 per 30 beds
Hotel, motel, tavern	1 per 150m ² of bar and dining area	1 per 100m ² of bar and dining area
Exhibition centre	1 per 750m ² NLA	1 per 1000m ² NLA

5.6.5. End of trip facilities:

All developments that are required to provide 6 or more employee bicycle parking bays must provide end of trip facilities, designed in accordance with the following criteria:

- a. A minimum of one female and one male shower, located in separate change rooms or a minimum of two separate unisex showers and change rooms.
- b. Additional shower facilities to be provided at a rate of one shower for every 10 additional bicycle parking bays.
- c. A locker for every bicycle parking bay provided.
- d. The end-of-trip facilities are to be located as close as possible to the bicycle parking facilities.

5.7. Landscaping:

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

Design element	Development standard
(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

5.8. Fencing:

- a. Any fence located between the street alignment and 6 metres from the street alignment, or the street alignment and a building, whichever is the lesser distance, must be visually permeable above 0.75 metres from natural ground level, and must have a maximum height of 2.0 metres from natural ground level.

5.9. Servicing:

- a. Servicing, deliveries, lighting and waste collection should be considered as part of the integral design of the building. 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) Service access	(i) Service access must be provided to all buildings to cater for the loading and unloading of goods, and waste collection.
(b) Service yards	(i) Service yards must be screened from view and located at the rear of a building. (ii) Service yards must not be located directly adjacent to a Residential zoned lot.
(c) 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
(d) 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.
(j) Lighting	(i) To minimise the negative impacts of lighting, lighting is to be installed in accordance with Australian Standard AS 4282.

5.10. 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 sea containers is to be in accordance with the following requirements:

Provision	Development requirement
(a) Visibility	(i) The sea container is not visible from any street or adjoining property. (ii) Where visible from an area internal to the site, the sea container is painted or clad with material in a colour that matches, or is complementary to, the colour of the existing buildings on the property.
(b) Location	(i) The sea container is not located within any approved car park, access way or landscaped area.

- 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.

5.11. 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
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.
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

Provision	Development requirement
	(vii) A maximum of 1 turbine per 1000m ² of lot area is permitted.
	(viii) Turbines are not permitted on lots less than 1000m ² .
	(ix) The maximum height of a pole mounted system is 10m above natural ground level.
	(x) The maximum height of a roof mounted system is 7.5m above the roofline.
	(xi) The maximum blade diameter is 5.5m.
	(xii) Not permitted between the building and street.
	(xiii) A pole mounted system must be setback from side and rear boundaries not less than half the total height of the wind energy system,
	(xiv) A roof mounted system must be setback a minimum of 7.5m from a major opening of an adjoining building.

Creation date: October 2018 (CJ184-10/18)

Formerly:

Amendments:

Last reviewed: October 2018 (CJ184-10/18)

Related documentation:

- Local Planning Scheme No 3

File reference: 106237



Private Community Purposes Zone Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To create good quality-built form and functional development that contributes towards a sense of place and community.
- To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.
- To ensure that the standard of development is in keeping with surrounding development and does not negatively affect the amenity of the locality.
- To establish a framework for the assessment of applications for development within this zone.

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 on "Private Community Purposes" zoned land in the City of Joondalup. Where equivalent development provisions are contained within an approved ~~activity centre plan~~precinct structure plan, ~~or local development plan~~, or land use specific local planning policy, those provisions shall prevail.

Further to the above, the 'Residential Building' land use, as defined in the Residential Design Codes Volume 1 (R-Codes), includes either permanent or temporary accommodation. Permanent accommodation falls within the R-Codes definition of residential development and is therefore subject to the provisions of the R-Codes. Temporary accommodation does not fall within the R-Codes definition of residential development and is therefore subject to this Policy.

3. Definitions:

In addition to the definitions contained within the City of Joondalup Local Planning Scheme No 3 (the Scheme), the following definitions apply:

“coastal area” means land within 300 metres of the horizontal shoreline datum of a coast, as defined within State Planning Policy 2.6 State Coastal Planning Policy.

“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, 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.

“outbuilding” means an enclosed non-habitable structure that is detached from any dwelling.

“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.~~

~~“screening” means devices such as obscure glazing, timber screens, external blinds, window hoods and shutters, which:~~

- ~~• are at least 1.6 metres in height;~~
- ~~• are at least 75% obscure;~~
- ~~• are permanently fixed;~~
- ~~• are made of durable material; and~~
- ~~• restrict the view in the direction of overlooking into any adjoining property.~~

“visually permeable” ~~as defined in the Residential Design Codes Volume 1~~ means in reference to a wall, gate, door, screen or fence that the vertical surface, when viewed directly from the street or other public space, has:

- ~~• Continuous-continuous~~ vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;
- ~~• Continuous-continuous~~ vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
- ~~• A a~~ surface offering equal or lesser obstruction to view;
- ~~• as viewed from the street.~~

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

4. Statement:

The City of Joondalup supports the development of a range of private community infrastructure such as including, but not limited to, schools, places of worship, and club premises. This policy provides development provisions for non-residential development that aim to create high quality-built form outcomes. It should be read in conjunction with the Scheme and any relevant structure plans, activity centre plans precinct structure plans, ~~or~~ local development plans or other local planning policies.

5. Details:

5.1. Building setbacks:

~~a.~~ Buildings shall be setback from property boundaries as follows:

Provision	Minimum setback distance
(a) Primary street setback	(i) 6.0 metres
(b) Secondary street setback	(ii) 3.0 metres
(c) Side/rear setbacks	(i) 3.0 metres, or; (iii) (ii) 6.0 metres for upper floors where a lot abuts the Residential zone or an existing sensitive land use (such as a child care premises, educational establishment, residential aged care facility or other land use as determined by the City), unless suitable screening is provided.
(d) Rear setbacks	(iv) 3.0 metres
(e) Right of way/laneway setback	(v) Nil

5.2. 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 <u>Maximum height of wall</u>	<u>Maximum total building height</u>	
	Top of external wall (concealed roof) Gable, skillion and concealed roof	<u>Top of pitched roof Hipped and pitched roof</u>
6-7 metres	<u>7-8</u> metres	<u>9-10</u> metres

5.3. Coastal area building height:

- a. The maximum building height as measured from the natural ground level is to be in accordance with ~~the following table:~~ clause 5.2.

Maximum building height		
Top of external wall		
	Top of external wall (concealed roof)	Top of pitched roof
6 metres	7 metres	9 metres

- b. Notwithstanding clause 5.3(a), the building height in an ~~activity centre precinct~~ structure plan or local development plan must take into account:
- existing built form, topography and landscape character of the surrounding area;
 - building siting and design;
 - bulk and scale of buildings and the potential to ~~unreasonable~~ unreasonably overshadow adjoining properties or the foreshore;
 - visual permeability of the foreshore and ocean from nearby residential areas, roads and public spaces; and
 - whether the development is sympathetic to the desired character, built form and amenity of the surrounding area.

5.4. Built form and design

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

Design element	Development standard
(a) Materials	<ol style="list-style-type: none"> Buildings (with the exception of outbuildings that are not visible from the street) must be constructed of high quality materials including but not limited to stone, concrete, brick, timber and glass. Concrete walls that are visible from an adjoining property or public realm must be painted and provided with an articulated or detailed finish.
(b) Articulation	(i) Buildings must incorporate appropriate design features to enhance appearance, create visual interest and reduce blank walls, including a combination of the following: <ul style="list-style-type: none"> Varied colours, textures, finishes and materials; Varied roof forms and design; Balconies and balustrades; Windows, screens and sun shading devices.

(e) Windows and glazing	<p>(i) Where window security devices are provided, they must be installed on the inside of a window and be 75% visually permeable.</p> <p>(ii) Windows in an external wall which faces north, east or west must be protected from direct summer sun.</p>
(d) Building entrances	<p>(i) Building entrances must be clearly defined and easily identifiable from the street and public realm.</p> <p>(ii) Building entrances must directly front the street, car park and key pedestrian routes.</p>

5.5. Retaining walls:

Provision	Development requirement
(a) Retaining walls	(i) Retaining walls visible from a street or car park greater than 1 metre in height must be tiered so no tier is greater than 1 metre in height. A landscaping area of no less than 1 metre in width shall be provided between tiers.

5.6. Parking and access:

5.6.1. 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
Caravan park	1 per 10 sites
Caretaker's dwelling	1 per dwelling
Cinema/theatre, civic use, club premises, place of worship, reception centre, recreation — private, restaurant/café, small bar	1 per 4 people accommodated
Community purpose, exhibition centre	1 per 50m ² NLA net lettable area
Consulting rooms, medical centre	5 bays per health consultant
Convenience store, market	1 per 25m ² NLA net lettable area
Educational establishment, primary school, secondary school, tertiary college	1 per 3 students accommodated. 2 per classroom but not less than 10 2 per classroom but not less than 10 1 per 3 students accommodated
Hospital	1 per 3 beds plus 1 per staff member on duty
Hotel, motel	1 per bedroom/unit plus 1 per 5m ² of bar and dining area
Park home park	1 per 10 park homes
Residential aged care facility	1 per 5 beds plus 1 per staff member on duty
Residential building	1 per 2 people accommodated

Tavern	1 per 5m ² of bar and dining area
Tourist development	1 per unit

b. The number of on-site parking bays may be reduced based on a parking management plan being submitted, which outlines the following:

- i. Anticipated number of staff and customers at any one time.
- ii. Alternative transport options available.
- iii. Potential for shared parking arrangements.
- iv. Parking management strategies.

5.6.2. 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 design	<ul style="list-style-type: none"> (i) Car parks should be consolidated where practicable. (ii) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time.
(b) Vehicle access	<ul style="list-style-type: none"> (i) The number of crossovers should be kept to the minimum to provide efficient ingress and egress. (ii) The location of crossovers should minimise traffic or pedestrian hazards and not conflict with pedestrian/cyclist paths. (iii) Vehicles are required to enter and exit the site in forward gear.
(c) Pedestrian access	(i) A footpath must be provided from the car park and the street to the building entrance.
(d) Reciprocal car parking and access	(i) Where car parking and access is approved on neighbouring properties that rely ^{ies} on the reciprocal movement of vehicles and pedestrians across those properties, the necessary reciprocal access and parking shall be allowed at all times to the local government's satisfaction.

5.6.3. Scooter and motorbike parking standards:

For every 30 car bays required, the 30th car bay shall be replaced with two scooter/motorcycle parking bays to be designed in accordance with relevant

Australian standards. The car parking bays required under ~~65~~6.1 may be reduced accordingly.

~~a-~~

5.6.4. Bicycle parking standards:

~~a-~~ Bicycle parking is to be provided in accordance with the following table and relevant Australian standards. Bicycle parking is only required to be provided for new buildings; however, it is encouraged to be provided for existing developments and additions to existing developments.

Use class	Employee bicycle parking (ratios are part thereof)	Visitor bicycle parking (ratios are part thereof)
Cinema/theatre, community purpose, civic use, club premises, place of worship, reception centre, recreation – private, restaurant/café, small bar, residential building	N/A	1 per 50 people recommended
Convenience store, Lunch-lunch bar, market	1 per 100m ² NLA net lettable area	1 per 50m ² NLA net lettable area
Consulting rooms, medical centre	1 per 8 practitioners	1 per 4 practitioners
Educational establishment, primary school, secondary school, tertiary college	N/A	1 per 20 students 5 per classroom 5 per classroom 1 per 20 students
Hospital, residential aged care facility	1 per 15 beds	1 per 30 beds
Hotel, motel, tavern	1 per 150m ² of bar and dining area	1 per 100m ² of bar and dining area
Exhibition centre	1 per 750m ² NLA net lettable area	1 per 1000m ² NLA net lettable area

5.6.5. End of trip facilities:

All developments that are required to provide 6 or more employee bicycle parking bays must provide end of trip facilities, designed in accordance with the following criteria:

- A minimum of one female and one male shower, located in separate change rooms or a minimum of two separate unisex showers and change rooms.
- Additional shower facilities to be provided at a rate of one shower for every 10 additional bicycle parking bays.
- A locker for every bicycle parking bay provided.
- The end-of-trip facilities are to be located as close as possible to the bicycle parking facilities.

5.7. Landscaping:

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

Design element	Development standard
(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 ^{m²} .
(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

5.8. Fencing:

~~a-~~ Any fence located between the street alignment and 6 metres from the street alignment, or the street alignment and a building, whichever is the lesser distance, must be visually permeable above 0.75 metres from natural ground level, and ~~must~~ have a maximum height of 2.0 metres ~~from~~ from natural ground level.

5.9. Servicing:

~~a-~~ Servicing, deliveries, lighting and waste collection should be considered as part of the integral design of the building. 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) Service access	(i) Service access must be provided to all buildings to cater for the loading and unloading of goods, and waste collection.
(b) Service yards	(i) Service yards must be screened from view and located at the rear of a building. (ii) Service yards must not be located directly adjacent to a Residential zoned lot.
(c) 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
(d) 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.
(i) Lighting	(i) To minimise the negative impacts of lighting, lighting is to be installed in accordance with Australian Standard AS 4282.

5.10. 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 sea containers is to be in accordance with the following requirements:

Provision	Development requirement
(a) Visibility	<p>(i) The sea container is not visible from any street or adjoining property.</p> <p>(ii) Where visible from an area internal to the site, the sea container is painted or clad with material in a colour that matches, or is complementary to, the colour of the existing buildings on the property.</p>
(b) Location	(i) The sea container is not located within any approved car park, access way or landscaped area.

- b. The temporary use of a sea container can be considered in accordance with the following requirements:
- 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
 - 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
 - The sea container is positioned so as not to obscure vehicle sightlines.
 - 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*.
 - Clause iv. above does not apply if the sea container is in place for less than 48 hours.

5.11. 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
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.
Wind energy system	(i) The system must be well setback from any overhead power lines.

Provision	Development requirement
	<ul style="list-style-type: none"> (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 1,000m² of lot area is permitted. (viii) Turbines are not permitted on lots less than 1000m². (ix) The maximum height of a pole mounted system is 10 m <u>metres</u> above natural ground level. (x) The maximum height of a roof mounted system is 7.5 m <u>metres</u> above the roofline. (xi) The maximum blade diameter is 5.5 m <u>metres</u>. (xii) Not permitted between the building and street. (xiii) A pole mounted system must be setback from side and rear boundaries not less than half the total height of the wind energy system, (xiv) A roof mounted system must be setback a minimum of 7.5 m <u>metres</u> from a major opening of an adjoining building.

Creation date: October 2018 (CJ184-10/18)

Formerly:

Amendments:

Last reviewed: October 2018 (CJ184-10/18)

Related documentation:

- Local Planning Scheme No 3

File reference: 106237



Private Community Purposes Zone Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To create good quality-built form and functional development that contributes towards a sense of place and community.
- To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.
- To ensure that the standard of development is in keeping with surrounding development and does not negatively affect the amenity of the locality.
- To establish a framework for the assessment of applications for development within this zone.

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 on "Private Community Purposes" zoned land in the City of Joondalup. Where equivalent development provisions are contained within an approved precinct structure plan, local development plan or land use specific local planning policy, those provisions shall prevail.

Further to the above, the 'Residential Building' land use, as defined in the Residential Design Codes Volume 1 (R-Codes), includes either permanent or temporary accommodation. Permanent accommodation falls within the R-Codes definition of residential development and is therefore subject to the provisions of the R-Codes. Temporary accommodation does not fall within the R-Codes definition of residential development and is therefore subject to this Policy.

3. Definitions:

In addition to the definitions contained within the City of Joondalup Local Planning Scheme No 3 (the Scheme), the following definitions apply:

“coastal area” means land within 300 metres of the horizontal shoreline datum of a coast, as defined within State Planning Policy 2.6 State Coastal Planning Policy.

“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, 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.

“outbuilding” means an enclosed non-habitable structure that is detached from any dwelling.

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

“screening” means devices such as obscure glazing, timber screens, external blinds, window hoods and shutters, which:

- are at least 1.6 metres in height;
- are at least 75% obscure;
- are permanently fixed;
- are made of durable material; and
- restrict the view in the direction of overlooking into any adjoining property.

“visually permeable” as defined in the Residential Design Codes Volume 1 means in reference to a wall, gate, door, screen or fence that the vertical surface, when viewed directly from the street or other public space, has:

- continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;
- continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
- a surface offering equal or lesser obstruction to view.

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

4. Statement:

The City of Joondalup supports the development of a range of private community infrastructure including, but not limited to, schools, places of worship, and club premises. This policy provides development provisions for non-residential development that aim to create high quality-built form outcomes. It should be read in conjunction with the Scheme and any relevant structure plans, precinct structure plans, local development plans or other local planning policies.

5. Details:

5.1. Building setbacks:

Buildings shall be setback from property boundaries as follows:

Provision	Minimum setback distance
Primary street setback	6.0 metres
Secondary street setback	3.0 metres
Side/rear setbacks	(i) 3.0 metres, or; (ii) 6.0 metres for upper floors where a lot abuts the Residential zone or an existing sensitive land use (such as a child care premises, educational establishment, residential aged care facility or other land use as determined by the City), unless suitable screening is provided.
Right of way/laneway setback	Nil

5.2. Building height:

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

Maximum building height		
Maximum height of wall	Maximum total building height	
	Gable, skillion and concealed roof	Hipped and pitched roof
7 metres	8 metres	10 metres

5.3. Coastal area building height:

- a. The maximum building height as measured from the natural ground level is to be in accordance with clause 5.2.
- b. Notwithstanding clause 5.3(a), the building height in a precinct structure plan or local development plan must take into account:
 - i. existing built form, topography and landscape character of the surrounding area;
 - ii. building siting and design;

- iii. bulk and scale of buildings and the potential to unreasonably overshadow adjoining properties or the foreshore;
- iv. visual permeability of the foreshore and ocean from nearby residential areas, roads and public spaces; and
- v. whether the development is sympathetic to the desired character, built form and amenity of the surrounding area.

5.4. Built form and design

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

Design element	Development standard
Materials	<ul style="list-style-type: none"> (i) Buildings (with the exception of outbuildings that are not visible from the street) must be constructed of high quality materials including but not limited to stone, concrete, brick, timber and glass. (ii) Concrete walls that are visible from an adjoining property or public realm must be painted and provided with an articulated or detailed finish.
Articulation	<p>Buildings must incorporate appropriate design features to enhance appearance, create visual interest and reduce blank walls, including a combination of the following:</p> <ul style="list-style-type: none"> • Varied colours, textures, finishes and materials; • Varied roof forms and design; • Balconies and balustrades; • Windows, screens and sun shading devices.
Windows and glazing	<ul style="list-style-type: none"> (i) Where window security devices are provided, they must be installed on the inside of a window and be 75% visually permeable. (ii) Windows in an external wall which faces north, east or west must be protected from direct summer sun.
Building entrances	<ul style="list-style-type: none"> (i) Building entrances must be clearly defined and easily identifiable from the street and public realm. (ii) Building entrances must directly front the street, car park and key pedestrian routes.

5.5. Retaining walls:

Provision	Development requirement
Retaining walls	Retaining walls visible from a street or car park greater than 1 metre in height must be tiered so no tier is greater than 1 metre in height. A landscaping area of no less than 1 metre in width shall be provided between tiers.

5.6. Parking and access:

5.6.1. 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
Caravan park	1 per 10 sites
Caretaker's dwelling	1 per dwelling
Cinema/theatre, civic use, club premises, place of worship, reception centre, recreation — private, restaurant/café, small bar	1 per 4 people accommodated
Community purpose, exhibition centre	1 per 50m ² net lettable area
Consulting rooms, medical centre	5 bays per health consultant
Convenience store, market	1 per 25m ² net lettable area
Educational establishment, primary school, secondary school, tertiary college	1 per 3 students accommodated. 2 per classroom but not less than 10 2 per classroom but not less than 10 1 per 3 students accommodated
Hospital	1 per 3 beds plus 1 per staff member on duty
Hotel, motel	1 per bedroom/unit plus 1 per 5m ² of bar and dining area
Park home park	1 per 10 park homes
Residential aged care facility	1 per 5 beds plus 1 per staff member on duty
Residential building	1 per 2 people accommodated
Tavern	1 per 5m ² of bar and dining area
Tourist development	1 per unit

- b. The number of on-site parking bays may be reduced based on a parking management plan being submitted, which outlines the following:
- Anticipated number of staff and customers at any one time.
 - Alternative transport options available.
 - Potential for shared parking arrangements.
 - Parking management strategies.

5.6.2. Car park location and design

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

Design element	Development requirement
Car park design	<ul style="list-style-type: none"> (i) Car parks should be consolidated where practicable. (ii) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time.
Vehicle access	<ul style="list-style-type: none"> (i) The number of crossovers should be kept to the minimum to provide efficient ingress and egress. (ii) The location of crossovers should minimise traffic or pedestrian hazards and not conflict with pedestrian/cyclist paths. (iii) Vehicles are required to enter and exit the site in forward gear.
Pedestrian access	A footpath must be provided from the car park and the street to the building entrance.
Reciprocal car parking and access	Where car parking and access is approved on neighbouring properties that rely on the reciprocal movement of vehicles and pedestrians across those properties, the necessary reciprocal access and parking shall be allowed at all times to the local government's satisfaction.

5.6.3. Scooter and motorbike parking standards:

For every 30 car bays required, the 30th car bay shall be replaced with two scooter/motorcycle parking bays to be designed in accordance with relevant Australian standards. The car parking bays required under 5.6.1 may be reduced accordingly.

5.6.4. Bicycle parking standards:

Bicycle parking is to be provided in accordance with the following table and relevant Australian standards. Bicycle parking is only required to be provided for new buildings; however, it is encouraged to be provided for existing developments and additions to existing developments.

Use class	Employee bicycle parking (ratios are part thereof)	Visitor bicycle parking (ratios are part thereof)
Cinema/theatre, community purpose, civic use, club premises, place of worship, reception centre, recreation – private, restaurant/café, small bar, residential building	N/A	1 per 50 people recommended
Convenience store, lunch bar, market	1 per 100m ² net lettable area	1 per 50m ² net lettable area
Consulting rooms, medical centre	1 per 8 practitioners	1 per 4 practitioners
Educational establishment, primary school, secondary school, tertiary college	N/A	1 per 20 students 5 per classroom 5 per classroom 1 per 20 students
Hospital, residential aged care facility	1 per 15 beds	1 per 30 beds
Hotel, motel, tavern	1 per 150m ² of bar and dining area	1 per 100m ² of bar and dining area
Exhibition centre	1 per 750m ² net lettable area	1 per 1000m ² net lettable area

5.6.5. End of trip facilities:

All developments that are required to provide 6 or more employee bicycle parking bays must provide end of trip facilities, designed in accordance with the following criteria:

- A minimum of one female and one male shower, located in separate change rooms or a minimum of two separate unisex showers and change rooms.
- Additional shower facilities to be provided at a rate of one shower for every 10 additional bicycle parking bays.
- A locker for every bicycle parking bay provided.
- The end-of-trip facilities are to be located as close as possible to the bicycle parking facilities.

5.7. Landscaping:

Landscaping is to be in accordance with the following requirements:

Design element	Development standard
% 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.
Size	Any landscaped area shall have a minimum width of 1.0 metre and distributed in areas of not less than 4.0m ² .

Shade trees	Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays
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5.8. Fencing:

Any fence located between the street alignment and 6 metres from the street alignment, or the street alignment and a building, whichever is the lesser distance, must be visually permeable above 0.75 metres from natural ground level, and have a maximum height of 2.0 metres from natural ground level.

5.9. Servicing:

Servicing, deliveries, lighting and waste collection should be considered as part of the integral design of the building. 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
Service access	Service access must be provided to all buildings to cater for the loading and unloading of goods, and waste collection.
Service yards	(i) Service yards must be screened from view and located at the rear of a building. (ii) Service yards must not be located directly adjacent to a Residential zoned lot.
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
External fixtures	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.
Lighting	To minimise the negative impacts of lighting, lighting is to be installed in accordance with Australian Standard AS 4282.

5.10. 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 sea containers is to be in accordance with the following requirements:

Provision	Development requirement
Visibility	(i) The sea container is not visible from any street or adjoining property.

	(ii) Where visible from an area internal to the site, the sea container is painted or clad with material in a colour that matches, or is complementary to, the colour of the existing buildings on the property.
Location	The sea container is not located within any approved car park, access way or landscaped area.

- b. The temporary use of a sea container can be considered in accordance with the following requirements:
- 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
 - 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
 - The sea container is positioned so as not to obscure vehicle sightlines.
 - 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*.
 - Clause iv. above does not apply if the sea container is in place for less than 48 hours.

5.11. Small scale renewable energy systems:

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
Wind energy system	<ol style="list-style-type: none"> The system must be well setback from any overhead power lines. The turbine system must be fitted with an automatic and manual braking system or an over-speed protection device. 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. No signage, other than the manufacturer's or installer's identification, shall be attached to the system. Any electrical components and wires associated with a small wind energy system must not be visible from the street.

Provision	Development requirement
	<p>(vi) The system must not be located on a property/building on the City's Heritage List</p> <p>(vii) A maximum of 1 turbine per 1,000m² of lot area is permitted.</p> <p>(viii) Turbines are not permitted on lots less than 1000m².</p> <p>(ix) The maximum height of a pole mounted system is 10 metres above natural ground level.</p> <p>(x) The maximum height of a roof mounted system is 7.5 metres above the roofline.</p> <p>(xi) The maximum blade diameter is 5.5 metres.</p> <p>(xii) Not permitted between the building and street.</p> <p>(xiii) A pole mounted system must be setback from side and rear boundaries not less than half the total height of the wind energy system,</p> <p>(xiv) A roof mounted system must be setback a minimum of 7.5 metres from a major opening of an adjoining building.</p>

Creation date: October 2018 (CJ184-10/18)

Formerly:

Amendments:

Last reviewed: October 2018 (CJ184-10/18)

Related documentation: • Local Planning Scheme No 3

File reference: 106237

Structure Plan Review Program

Table 1 – Structure plans where an extension of time to the period of approval from the WAPC is proposed		
Structure Plan	Expiration Date	Recommended Review Actions
Burns Beach Structure Plan	19 October 2025	<ul style="list-style-type: none"> Request a five-year extension from the WAPC until 19 October 2030 to complete review. City to complete a full review of structure plan provisions.
Currambine District Centre Structure Plan	19 October 2025	<ul style="list-style-type: none"> Request a three-year extension from WAPC until 19 October 2028 to complete review. City to complete a full review of structure plan provisions.
Hillarys Structure Plan	19 October 2025	<ul style="list-style-type: none"> Request a three-year extension from the WAPC until 19 October 2028 to complete review. City to complete a full review of structure plan provisions.
Iluka Structure Plan	19 October 2025	<ul style="list-style-type: none"> Request a three-year extension from the WAPC until 19 October 2028 to complete review. City to complete a full review of structure plan provisions.
Whitford Activity Centre Structure Plan	26 July 2026	<ul style="list-style-type: none"> Request a three-year extension from the WAPC until 26 July 2029 to complete review. City to complete a full review of structure plan provisions.

Table 2 – Structure plans proposed to be revoked		
Structure Plan	Expiration Date	Recommended Review Actions
Currambine Structure Plan	19 October 2025	<ul style="list-style-type: none"> Advertise the proposal to revoke the structure plan, noting the following: <ul style="list-style-type: none"> Structure plan precincts to be normalised into LPS3 by rezoning the lots from 'Urban Development' to 'Commercial', 'Residential R20' and 'Residential R40' zones and 'Civic and Community', 'Drainage/Waterway', 'Local Road' and 'Public Open Space' reserves. No development provisions to be normalised into LPS3, but the City's <i>Private Community Purposes Zone Local Planning Policy</i> to be reviewed to consider introducing provisions for Civic and Community reserves. Revocation to proceed as a basic scheme amendment to LPS3.
Greenwood Local Structure Plan	15 February 2026	<ul style="list-style-type: none"> Structure plan revocation is currently progressing as a basic scheme amendment to LPS3.
Kinross Neighbourhood Centre Structure Plan	19 October 2025	<ul style="list-style-type: none"> Advertise the proposal to revoke the structure plan, noting the following: <ul style="list-style-type: none"> Structure plan land use areas to be normalised into LPS3 by rezoning the lots from 'Centre' to 'Commercial' and 'Residential R40' zones and 'Civic and Community', 'Drainage/Waterway' and 'Local Distributor Road' reserves. No development provisions to be normalised into LPS3, but the City's <i>Private Community Purposes Zone Local Planning Policy</i> to be reviewed to consider introducing provisions for Civic and Community reserves. Revocation to proceed as a basic scheme amendment to LPS3.
Sheppard Way Structure Plan	19 October 2025	<ul style="list-style-type: none"> Advertise the proposal to revoke the structure plan, noting the following: <ul style="list-style-type: none"> 'Mixed Use R40' zoning to remain as this already exists under LPS3. No development provisions to be normalised into LPS3. Request to be sent to WAPC for structure plan to be revoked (no scheme amendment required).

Table 3 – Structure plans subject to future review/no review required		
Structure Plan	Expiration Date	Recommended Review Actions
Sorrento Activity Centre Plan	18 September 2028	<ul style="list-style-type: none">• Not intended to be reviewed as will be replaced by the draft Sorrento Precinct Structure Plan following WAPC approval.
Joondalup Activity Centre Plan	23 October 2028	<ul style="list-style-type: none">• Structure plan review scope to be prepared in 2025/26 financial year.• City to complete a review of structure plan provisions in accordance with review scope.













CURRAMBINE STRUCTURE PLAN

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PART 1 STRUCTURE PLAN MAP



NOTE
SUBDIVISION DESIGN IS INDICATIVE ONLY

LEGEND	
	STRUCTURE PLAN BOUNDARY
	COMMERCIAL CENTRE PRECINCT
	COMMUNITY PRECINCT
	SMALL LOT RESIDENTIAL PRECINCT
	RESIDENTIAL PRECINCT
	EXTENT OF MAIN STREET

Currambine Structure Plan – Commercial Precinct Development Provisions Comparison to Commercial, Mixed Use and Service Commercial Local Planning Policy		
Development requirement	Structure Plan requirement	Commercial, Mixed Use and Service Commercial LPP
Height	Maximum two storeys	Wall height 7 metres Wall height (concealed roof) 8 metres Pitched roof height 10 metres
Primary street setback	Front: Nil along Main Street boundary (Ascot Way)	6 metre primary street setback.
Other setbacks	Side: Nil setback	3 metre setback
	Rear: Minimum 6 metres	3 metre setback
Frontage	Active frontage with no blank facades fronting the street. Buildings on corner sites shall address the street corner.	Ground floor tenancies to be outward facing to facilitate activation of the commercial frontage. Appropriate design features to enhance appearance, create visual interest, reduce blank walls.
	Continuous awning/colonnades to give pedestrians weather protection.	Buildings to provide a continuous pedestrian shelter along all commercial frontages.
	Buildings orientated towards Main Street with entries, pedestrian walkways, and carparking areas clearly defined elements.	Building entrances to be clearly defined and easily identifiable from the street and public realm and must directly front the street, car park and key pedestrian routes.
Lighting	Buildings and all streets, parks and parking areas shall be well lit for safety.	To minimise the negative impacts of lighting, lighting is to be install in accordance with Australian Standard AS 4282.
Carparking	Not to dominate the street. Good pedestrian movement towards buildings.	A footpath must be provided from the car park and the street to the building frontage.
	One shade tree per four cars.	One shade tree for four bays.
Essential facilities	Service areas, bin stores, air conditioners etc shall be located away from public areas and screened from view of	Servicing, deliveries, lighting and waste collection should be considered as part of the integral design of the building. Services should be screened from view and located at the rear of the building where practicable.

	the street and public areas. Roof mounted mechanical equipment screened from view.	
Signage	Integrated with the building and appropriate in character.	N/A - Signage is regulated by the City's <i>Advertisements Local Planning Policy</i> .
Drive-through food outlets	Queuing space must be provided for a minimum of eight cars. Limited indoor dining space permitted.	No equivalent requirements.
Temporary commercial uses	Temporary commercial uses in public spaces, eg. alfresco dining, flower or fruit stalls permitted subject to Council controls.	N/A - Alfresco activities are regulated by the City's <i>Alfresco Activities Local Planning Policy</i> .
Subdivision	Should the Commercial Precinct be further subdivided, the structure plan shall be amended to allocate the available retail space appropriately.	No equivalent requirements.

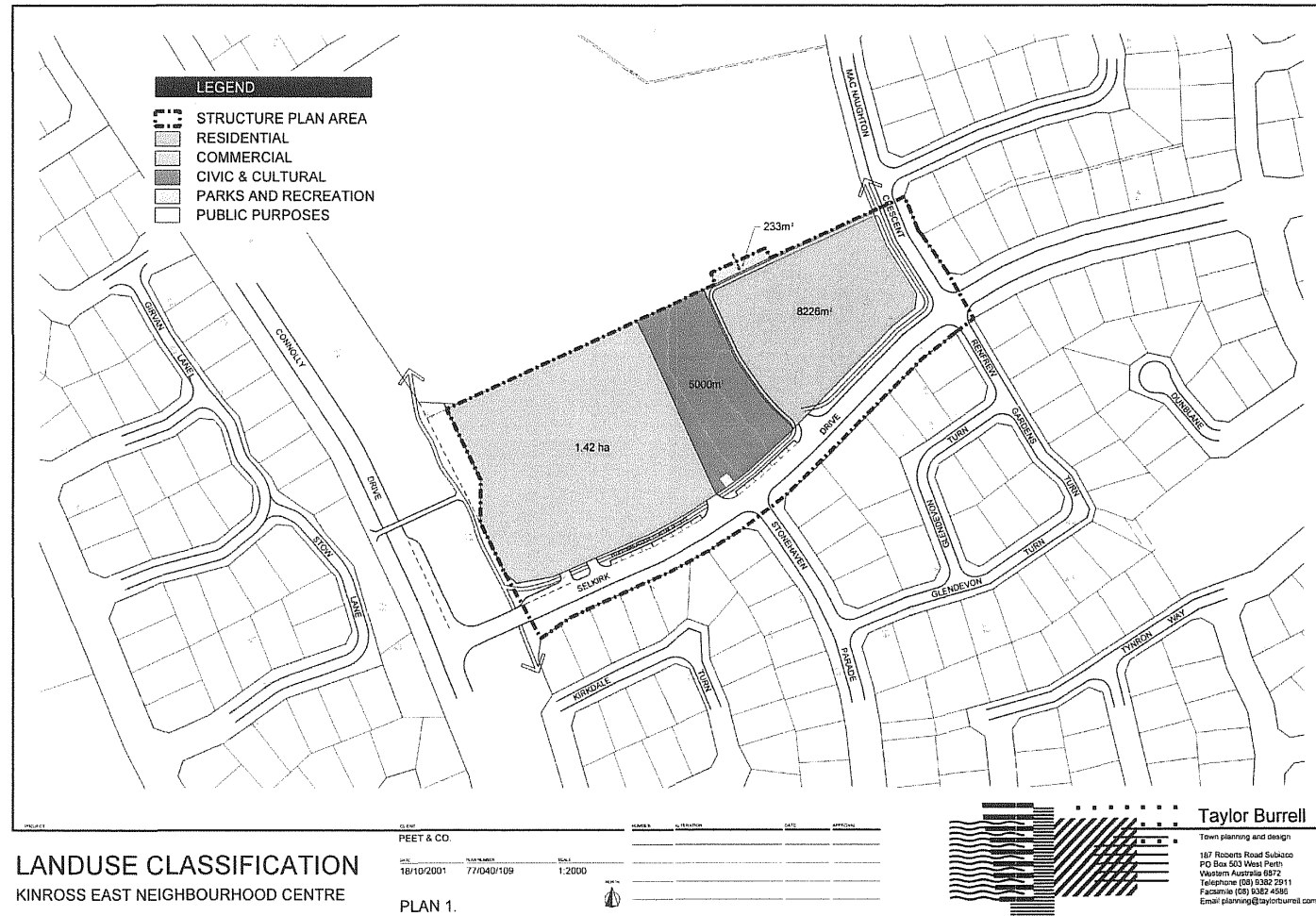
Currambine Structure Plan – Community Precinct Development Provisions Comparison to Private Community Purposes Local Planning Policy		
Development requirement	Structure Plan requirement	Private Community Purposes LPP
Reserve for Community Purposes	A Community Purpose site of 4,500m ² is to be allocated and vested free of cost in the Crown as a reserve for Community Purposes.	N/A
Boundary Setbacks	Front: nil along the Main Street frontage (Ascot Way)	6 metre primary street setback.
	Other boundaries: 3 metres	3 metre setback to all other boundaries.
Height	Two storeys and a continuous façade to provide an urban wall to the street boundary.	Maximum two storeys.
Servicing	Service areas, material storage areas and services (eg. air conditioners, compressors and other machinery) shall be concealed from streets and public areas by screening in the style and material of the building.	Servicing, deliveries, lighting and waste collection should be considered as part of the integral design of the building. Services should be screened from view and located at the rear of the building where practicable.

Currambine Structure Plan – Residential Precinct Development Provisions Comparison to R-Codes/RDLPP (R20)		
Development requirement	Structure Plan requirement	R-Codes/RDLPP requirement
Street surveillance	Dwellings shall address the street.	<p>The street elevation of the dwelling to address the street and shall include the main entry (front door) to the dwelling.</p> <p>At least one balcony, verandah or major opening from a habitable room of the dwelling faces and has uninterrupted views of all abutting street(s) and the pedestrian or vehicular approach to the dwelling.</p>
Boundary setbacks	Front: minimum 3 metres	Minimum 3 metres
	Rear: 4 metre average	Based on length and height of wall and any major openings along the wall length.
Open space	30%	50%

Currambine Structure Plan – Small Lot Residential Precinct Development Provisions Comparison to R-Codes/RDLPP (R40)		
Development requirement	Structure Plan requirement	R-Codes/RDLPP requirement
Boundary setbacks	Front: minimum 3 metres	4 metres average Min 2 metres
	Rear: minimum 1.5 metres	Based on length and height of wall and any major openings along the wall length.
	Side: nil to 1 metre	Based on length and height of wall and any major openings along the wall length. Single storey boundary walls are permitted for two-thirds the length of the balance of the boundary behind the front setback, to one side boundary.
Street surveillance	Windows and balconies above ground floor level shall face the front or rear of the lot unless it can be demonstrated that overlooking of neighbouring private external and internal residential space will not occur. Where overlooking will occur, screening shall be provided.	The street elevation of the dwelling to address the street and shall include the main entry (front door) to the dwelling. At least one balcony, verandah or major opening from a habitable room of the dwelling faces and has uninterrupted views of all abutting street(s) and the pedestrian or vehicular approach to the dwelling.
Vehicular access	All car parking shall be located at the rear of the lots and accessed from the rear laneways.	Access to on-site car parking spaces to be provided from a right of way available for lawful use to access the lot and which is adequately paved and drained from the property boundary to a constructed street.
Open space	30%	45%
Height	Provisions of the City of Joondalup Policy 3.1.9 'Height and Scale of Buildings within a Residential Area' shall not apply.	Wall height 7 metres. Wall height (concealed roof) 8 metres. Pitched roof height 10 metres.
Privacy	Element 8 (Privacy) of the R-Codes shall not apply.	Major openings to bedrooms and studies setback 4.5 metres. Major openings to other habitable rooms 6 metres. Balconies setback 7.5 metres.
Design for climate	Element 9 (Design for Climate) of the R-Codes shall not apply.	Maximum 35% overshadowing at midday on 21 st June.









Kinross Neighbourhood Centre Structure Plan – Civic and Cultural Land Use Area Development Provisions Comparison to Private Community Purposes Local Planning Policy		
Development requirement	Structure Plan requirement	Private Community Purposes LPP
Frontage	Building designed to have an active frontage to Selkirk Drive and the access street. The frontage shall create an urban edge.	Building must incorporate appropriate design features to enhance appearance, create visual interest and reduce blank walls.
Windows and glazing	Buildings designed to have no blank facades to Selkirk Drive. The eastern and southern edges of the building to comprise a minimum 50% of windows.	Security devices to windows to be 75% visually permeable. Windows in an external wall facing north, east or west must be protected from direct summer sun.
Pedestrian shelter	Building to have continuous awnings and/or colonnades along public frontages.	No requirement
Building Entrances	Entry to the building and pedestrian walkways must be clearly defined.	Building entrances must be clearly defined and easily identifiable. Must directly front the street, car park and public realm.
Setbacks	Setbacks along Selkirk Drive and access road as per illustrative plan with development constructed to front boundary or as close as practicable.	6 metre primary street setback.
	Other boundaries: Nil indicated on illustrative plan.	3 metre setback to all other boundaries.
Parking and access	Parking circulation to be linked to the abutting Commercial land.	Where car parking and access is approved on neighbouring properties that relies on the reciprocal movement of vehicles the necessary reciprocal access shall be allowed at all times.

	<p>City may require reciprocal rights of access.</p> <p>Continuous 3 metre wide pedestrian dual use path along Selkirk Drive.</p> <p>A 2 metre wide dual use path to the western side of the access street.</p>	<p>Carparks should be consolidated, crossovers kept to a minimum, minimise traffic or pedestrian hazards.</p> <p>Footpath shall be provided from the car park and the street to the building entrance.</p>
Building height	No provision.	<p>Wall height 6 metres</p> <p>Wall height (concealed roof) 7 metres</p> <p>Pitched roof height 9 metres</p>

Kinross Neighbourhood Centre Structure Plan – Commercial Land Use Area Development Provisions Comparison to Commercial, Mixed Use and Service Commercial Local Planning Policy		
Development requirement	Structure Plan requirement	Commercial, Mixed Use and Service Commercial Zone LPP
Windows and glazing	<p>Western and southern edges of building are to each comprise a minimum of 70% windows.</p> <p>Window sills set a minimum of 600mm from ground floor level.</p>	<p>The ground floor commercial frontage must have a minimum of 50% clear glazed windows.</p> <p>The ground floor commercial frontage windows must have a maximum sill height of 700mm above finished floor level.</p>
Commercial frontage	Buildings designed to have active frontages to Selkirk Drive and Connolly Drive.	Ground floor external tenancies must have an entrance onto the commercial frontage and be outward facing to facilitate activation of the commercial frontage.
Building Entrances	<p>Entries to buildings must be clearly defined.</p> <p>Tenancies on the southern and western edges of the building shall have an external door for customer access.</p>	<p>Building entrances must be clearly defined and easily identifiable from the street and public realm.</p> <p>Building entrances must directly front the street, car park and key pedestrian routes.</p>
Pedestrian shelter	Buildings to have continuous awnings and/or colonnades along all active frontages.	Buildings must provide a continuous pedestrian shelter along all commercial frontages to a minimum height of 3 metres and a minimum depth of 1.5 metres.
Height	Building façade should be two storeys.	Maximum 12 metres to top of external wall and 15 metres top of pitched roof
Setbacks	Nil setback to Selkirk Drive and Connolly Drive.	Minimum setback 3.5 metres, with the exception of an awning which may be setback at 1.5 metres.
Service yards	<p>Loading area to be screened by a 1.8m solid wall with gates at each end.</p> <p>Service areas, bin and material storage areas and services such as air conditioners shall be located away from public areas and screened from view from streets and public areas.</p> <p>Roof mounted mechanical equipment shall be</p>	<p>Service yards must be screened from view and located at the rear of a building.</p> <p>Service yards must not be located directly adjacent to a Residential zoned lot.</p> <p>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.</p>

	screened from view by the roof or parapet walls.	
Car park design and pedestrian access	<p>Car parking areas shall be designed to provide pedestrian paths separate from vehicle flow.</p> <p>Car parks shall be designed to ensure slow speeds.</p> <p>Car parks shall be designed to not dominate the street and provide good pedestrian movement towards buildings.</p> <p>A continuous 3m (minimum) pedestrian link along the western edge of the building to the adjoining public open space.</p> <p>A continuous 3 metre (minimum) dual use path along Selkirk Drive being provided.</p> <p>Parking circulation shall be linked with the abutting Civic and Cultural Land Use Area.</p> <p>Bus bays shall be provided on Selkirk Drive.</p> <p>On-street parking shall be provided along Selkirk Drive.</p>	<p>A footpath must be provided from the car park and the street to the building entrance and along all street frontages.</p> <p>Car parks should be consolidated where practicable.</p> <p>Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time.</p>
Landscaping	<p>A minimum of 8% of the area of a lot shall be landscaped (DPS2).</p> <p>Shade trees shall be planted and maintained in car parking areas at the rate of one tree for every four car parking bays.</p>	<p>A minimum of 8% of the area of a lot shall be landscaped with a 1.5 metre wide landscaping strip adjacent to all street boundaries.</p> <p>Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays.</p>
Lighting	Buildings and all streets, parks and parking area shall be well lit to	To minimise the negative impacts of lighting, lighting is to be installed in

	encourage safe use after hours with light spill into neighbouring areas minimised.	accordance with Australian Standard AS 4282.
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Kinross Neighbourhood Centre Structure Plan – Residential Land Use Area Development Provisions Comparison to R-Codes/RDLPP		
Development requirement	Structure Plan requirement	R-Codes/RDLPP requirement
Orientation	Buildings on corners to address each street frontage with equal importance.	The primary street elevation of the dwelling to address the street and include the main entry to the dwelling.
Street setback	Minimum 3 metres	4 metre average
Carports/ Garages	Minimum 3.5 metre setback provided the carport or garage is 0.5m behind the dwelling.	Minimum 4.5 metre setback and 0.5 metres behind dwelling alignment.
Building height	Maximum 6 metre height to eaves line. No provisions for pitched roof height.	Wall height 7 metres. Wall height (concealed roof) 8 metres. Pitched roof height 10 metres.
Pitched roofs	Roof pitch greater than 25 degrees required.	No requirement
Boundary walls	Nil setback to side boundaries to a maximum 6 metre wall height, setback 3 metres from the front boundary and 6 metres from the rear boundary.	Maximum 3.5 metres high. Average 3 metres high for two-thirds length of the boundary, to one side boundary only.
Open space	40%	45%
Privacy	Windows and balconies to face the front or rear of the lot unless it is overlooking a neighbouring private residential space.	Major openings to bedrooms and studies setback 4.5 metres. Major openings to other habitable rooms 6 metres. Balconies setback 7.5 metres.

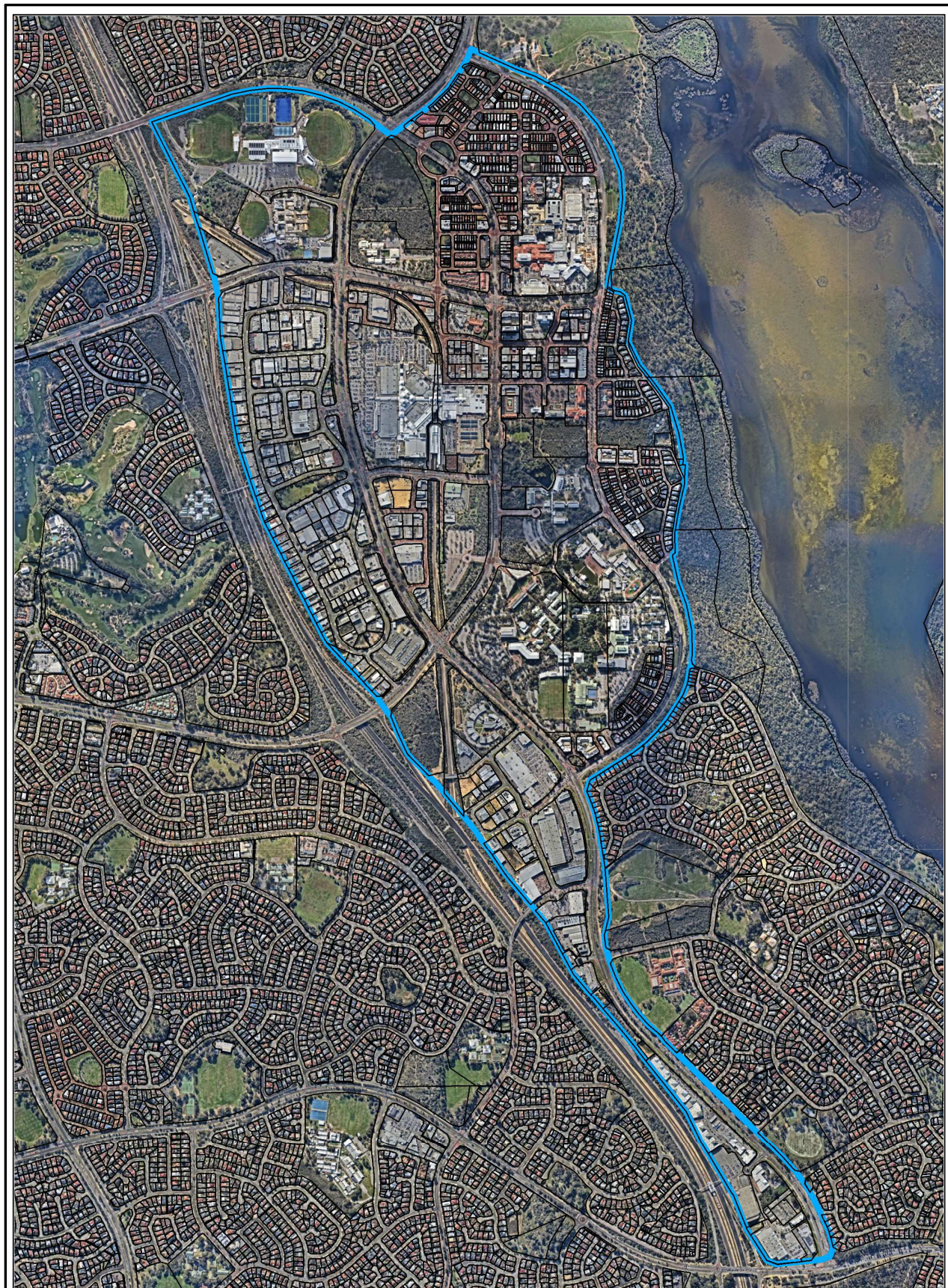


Sheppard Way Structure Plan – Residential Development Provisions Comparison to R-Codes/RDLPP			
Development requirement	Structure Plan requirement	R-Codes Volume 1 Part B/RDLPP (Single houses)	R-Codes Volume 1 Part C/RDLPP (Grouped and multiple dwellings)
Primary street setback	3 metres	4 metre average	3 metres
Side setback	Not stipulated where not a boundary wall, meaning as per R-Codes.	Based on length and height of wall.	Based on height of wall.
Buildings on the boundary	Maximum two storeys high to both boundaries provided overshadowing does not exceed 60%.	Maximum 3.5 metres high. Average 3 metres high for two-thirds length of the boundary, to one side boundary only.	Maximum 3.5 metres high. Average 3 metres high for 2/3 length of the boundary, to one side boundary only.
Rear setbacks	Nil setback permitted.	Based on length and height of wall.	Based on height of wall.
Secondary street setback	1 metre	1 metre	1 metre
Garage setback	3 metres	4.5 metres and 0.5 metres behind the dwelling alignment.	4.5 metres and 0.5 metres behind the dwelling alignment.
Car bays	Two bays per dwelling, one must be covered.	Two bays per dwelling.	One bay minimum and two covered (garage or carport) bays maximum per dwelling.
Retaining wall height	2 metres	Height of retaining wall determines minimum setback from lot boundary. 1 metre maximum height between street and building.	Height of retaining wall determines minimum setback from lot boundary. 1 metre maximum height between street and building.

Corner lots	Buildings on corner lot must address both street frontages.	Buildings must address the primary street.	Buildings must address the primary street.
Building Height	Wall height 7 metres Roof ridge 9.5 metres	Wall height 7 metres Wall height (concealed roof) 8 metres Pitched roof height 10 metres	Wall height 7 metres Wall height (concealed roof) 8 metres Pitched roof height 10 metres
Open Space	40%	45%	35%
Front fencing	Maximum 1 metre height, with all fencing to be visually permeable.	Maximum 1.2 metre solid height. Fencing above 1.2 metres in height must be visually permeable.	Maximum 1.2 metre solid height. Fencing above 1.2 metres in height must be visually permeable to a maximum 1.8 metre height.

Sheppard Way Structure Plan – Non-Residential Development Provisions Comparison to Commercial, Mixed Use and Service Commercial Zone LPP		
Development requirement	Structure Plan requirement	Commercial, Mixed Use and Service Commercial Zone LPP
Street setback	3 metres	3.5 metres
Side setback	Not stipulated where not a boundary wall.	3 metres
Buildings on the boundary	Maximum two storeys high to both boundaries provided. overshadowing does not exceed 60%.	Not stipulated where not a boundary wall.
Rear setbacks	Nil permitted	Nil permitted or where a lot abuts the Residential zone, a minimum of 3 metres.
Active frontages	Buildings designed to have active frontages with minimal blank facades fronting the street and shopping centre.	Ground floor commercial frontage to have minimum 50% clear glazed windows and a maximum sill height of 700mm above finished floor level.
Pedestrian Shelter	Canopies or awnings to the exterior ground floor level shall be permitted to within 1 metre of the boundary.	Buildings must have a continuous pedestrian shelter along all commercial frontages.
Servicing	Bin, service areas and air conditioning units shall be screened from view from the street and shopping centre.	Service yards, bin storage areas and external fixtures must be screened from view, located at the rear of the building and not located directly adjacent to a Residential zoned lot.
Building Height	Wall height 7 metres Roof ridge 9.5 metres	Wall height 7 metres Wall height (concealed roof) 8 metres Pitched roof height 10 metres
Commercial frontage	Buildings shall be setback from the shopping centre to allow for pedestrian access between the car park and the frontage to the commercial tenancy.	Ground floor external tenancies must have an entrance onto the commercial frontage and be outward facing to facilitate activation. Building entrances must be clearly defined and easily identifiable from the street and public realm.

		Buildings must provide a continuous pedestrian shelter along all commercial frontages to a minimum height of 3 metres and a minimum depth of 1.5 metres.
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Comparison of key development standards – HOA areas higher dual density code

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	HOALPP	COMMENTS
<p>1.1 Site area</p> <p>Minimum and average site area</p> <p>C1.1.1 Development which complies with the dwelling type and site area requirements set out in Table D and the following provisions.</p> <p>Calculation of minimum site area</p> <p>C1.1.2 The minimum site area set out in Table D is calculated as follows:</p> <ol style="list-style-type: none"> In the case of a single house, the area of the green title lot or survey-strata lot; or In the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling. <p>C1.1.3 The following adjustments shall apply for the purposes of assessing compliance of a proposed development with the minimum and average site areas of Table D:</p> <ol style="list-style-type: none"> In the case of a lot with a corner truncation to a public street, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer figure 1.1a). In areas coded R40 and below; in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes not more than 20 per cent of the site area as required by table D (refer Figure 1.1b). Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width of the right-of-way or reserve (up to a maximum depth of 2m) may be added to the site area (refer Figure 1.1b and 1.1c); or In areas coded R50 and above; in the case of a battleaxe lot, the vehicle and/or pedestrian access leg and associated truncations shall be excluded from the calculation of minimum site area to achieve an effective lot area consistent with the minimum site area required in Table D (refer Figure 1.1c). <p>C1.1.4 The following variations to the minimum and average site area set out in Table D may be made:</p> <ol style="list-style-type: none"> In the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC' or the area of any existing lot, survey-strata lot or strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in Table D. <p>C1.1.5 In areas coded R25 and below; for an aged or dependent persons' dwelling (in accordance with Part B, 5.5.2 C2.1-C2.4) or a single bedroom dwelling (in accordance</p>	<p>2 HOALPP – Urban Design – Lot Subdivision</p> <p>As per R-Codes plus:</p> <p>C1.5 In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following:</p> <ol style="list-style-type: none"> Development of single and grouped dwellings which complies with a minimum frontage of 9 meters at the primary street setback; or Development of grouped dwellings on corner lots with frontage to two streets, with rear common property access, which complies with a minimum frontage of 6 metres. 	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p>Notes:</p> <ul style="list-style-type: none"> Table D sets out minimum frontage requirements: <ul style="list-style-type: none"> R20: 10m R25: 8m R30 and above: no min frontage requirements. Minimum frontage requirements for HOA lots are considered important to ensure improved streetscape outcomes. 9m frontage recognises that most lots in the City would not meet a 10m frontage when subdivided into two side-by-side green title lots. Therefore, should be retained. Development on corner lots where the 6m frontage is allowed can facilitate 'row housing' style development. This provision is considered appropriate to retain to facilitate improved streetscape outcomes for grouped dwellings. It is noted that these provisions are included in Clause 26 of Local Planning Scheme No. 3 and therefore will continue to have effect regardless of its inclusion in the policy. It is recommended to retain the provisions in the new LPP for completeness. <p>Recommendation:</p> <ul style="list-style-type: none"> Retain provisions as existing.

Comparison of key development standards – HOA areas higher dual density code

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	HOALPP	COMMENTS
<p>with Part B, 5.5.3 C3) that is the subject of a proposed development, the minimum and average site area of Table D may be reduced by up to one third.</p> <p>C1.1.6 In areas coded R30 to R40; for an accessible dwelling designed to gold level universal design (in accordance with Part B, 5.5.4 C4 or Part C, C2.7.2), or a small dwelling (in accordance with Part B, 5.5.5 C5 or Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that:</p> <ol style="list-style-type: none"> for single houses and grouped dwellings, no site is less than 100m²; and for development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50 per cent of the total number of dwellings or sites. <p>C1.1.7 In areas coded R50 and above; for an accessible dwelling designed to gold level universal design (in accordance with Part C, C2.7.2), or a small dwelling (in accordance with Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that:</p> <ol style="list-style-type: none"> for single houses and grouped dwellings, no site is less than 100m²; and the site area reduction is limited for small dwellings to a maximum 50 per cent of the total number of dwellings or sites <p>C1.1.8 For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained on a site that is subject to a development proposal, the average site area of Table D may be reduced by 10 per cent. This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7.</p>		

Part B and Part C																																							
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less					HOALPP		2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60		COMMENTS																														
5.1.2 Street setbacks					5 HOALPP – Street Setbacks		3.3 Street setbacks		REQUIRE WAPC APPROVAL TO MODIFY: NO																														
C2.1 Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary: i.					5.1		C3.3.1 Buildings are set back from the street boundary in accordance with Table 3.3a.		Notes: <ul style="list-style-type: none">Primary street setback requirements are generally consistent between HOALPP and Part C, except for R40 densities.A reduced street setback to 3m in an R40 context is considered appropriate given it will allow for improved liveability outcomes to be achieved for R40 sized lots such as a larger consolidated rear primary garden area and increased internal room sizes.																														
<table><tr><td></td><td>R20</td><td>R25</td><td>R30</td><td>R40</td></tr><tr><td>Primary Street</td><td>3m min 6m avg</td><td>3m min 6m avg</td><td>4m min 2m avg</td><td>4m min 2m avg</td></tr><tr><td>Secondary Street</td><td>1.5m</td><td>1.5m</td><td>1.5m</td><td>1.5m</td></tr></table>						R20	R25	R30		R40	Primary Street	3m min 6m avg	3m min 6m avg	4m min 2m avg	4m min 2m avg	Secondary Street	1.5m	1.5m	1.5m	1.5m	<table><tr><td></td><td>R20/25</td><td>R20/30</td><td>R20/40</td><td>R20/60</td></tr><tr><td>Primary Street</td><td>4m</td><td>4m</td><td>4m</td><td>2m</td></tr><tr><td>Secondary Street</td><td>2m</td><td>2m</td><td>2m</td><td>2m</td></tr></table>			R20/25	R20/30	R20/40	R20/60	Primary Street	4m	4m	4m	2m	Secondary Street	2m	2m	2m	2m	Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provide dthey do not project more than 0.75m into the street setback.	
	R20	R25	R30	R40																																			
Primary Street	3m min 6m avg	3m min 6m avg	4m min 2m avg	4m min 2m avg																																			
Secondary Street	1.5m	1.5m	1.5m	1.5m																																			
	R20/25	R20/30	R20/40	R20/60																																			
Primary Street	4m	4m	4m	2m																																			
Secondary Street	2m	2m	2m	2m																																			
					5.2 A porch, balcony, verandah, chimney or equivalent may (subject to the Building Code of Australia)		C3.3.2 Notwithstanding C3.3.1, the following reductions are permitted:																																

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C																																													
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS																																										
<div><div><div>ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;</div><div>iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);</div><div>iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah or the equivalent (refer Figure 2e), where:<div><div><div>a grouped dwelling has its main frontage to a secondary street; or</div><div>a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or</div><div>a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way (Figure 2d); and</div></div></div></div><div>v. to provide for registered easements for essential services.</div><div>C2.2 Buildings set back from the secondary street boundary in accordance with Table B.</div><div>C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table B.</div><div>C2.4 A porch, verandah, unenclosed balcony or the equivalent may (subject to the NCC) project forward of the primary street setback line to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1(iii) (Refer Figure 2e).</div></div></div> <div>5.1.3 Lot boundary setbacks</div> <div>C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:<div><div><div>i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);</div><div>ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and</div></div></div></div>	<div>project not more than 1.0 metre into the street setback area. Projections up to 1.0 metre shall not exceed 50 per cent of the building façade as viewed from the street.</div> <div>Note: The setbacks listed above are minimum setbacks. Averaging is not permitted.</div>	<div><div><div>i. In areas coded R30, R35 and R40, the primary street setback line may be reduced by up to 1m for a total of 30 per cent of the frontage width (refer Figure 3.3a); and/or</div><div>ii. For a porch, verandah, unenclosed balcony or equivalent the primary street setback may be reduced up to half the required primary street setback as specified in Table 3.3a, up to the full building width (refer Figure 3.3b).</div></div><div>C3.3.3 Buildings set back from a corner lot truncation boundary in accordance with the secondary street setback line in Table 3.3a.</div><div>Table 3.3a</div><table><tr><th>Street type</th><th>R30</th><th>R35</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th></tr><tr><td>Primary street</td><td>4m</td><td>4m</td><td>3m</td><td>2m</td><td>2m</td><td>2m</td></tr><tr><td>Secondary street</td><td>1.5m</td><td>1.5m</td><td>1m</td><td>1m</td><td>1m</td><td>1m</td></tr><tr><td>Adjoining communal street</td><td colspan="6">0.5m</td></tr><tr><td>Adjoining laneway or right-of way where it is the primary street to the dwelling¹</td><td colspan="6">2m</td></tr><tr><td>Adjoining laneway or right-of way</td><td colspan="6">0.5m</td></tr></table><div>R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and RAC.</div><div>Where road widening is required, street setbacks are to be calculated from the adjusted street boundary.</div><div>¹ Does not apply to ancillary dwellings.</div></div>	Street type	R30	R35	R40	R50	R60	R80	Primary street	4m	4m	3m	2m	2m	2m	Secondary street	1.5m	1.5m	1m	1m	1m	1m	Adjoining communal street	0.5m						Adjoining laneway or right-of way where it is the primary street to the dwelling ¹	2m						Adjoining laneway or right-of way	0.5m						<div><div><div>The 3m setback for R40 lots is considered to provide appropriate space for landscaping/tree planting and to allow for a streetscape outcome that is complementary to the established character in HOAs.</div><div>It is considered that a reduction in secondary street setbacks is appropriate to allow for improved liveability outcomes in site without detrimentally impacting on the streetscape noting typically a secondary street frontage would comprise of fencing for privacy to outdoor living areas.</div></div><div>Recommendation:</div><div><div>Remove HOALPP provision, R-Codes requirements to apply.</div></div></div>
Street type	R30	R35	R40	R50	R60	R80																																							
Primary street	4m	4m	3m	2m	2m	2m																																							
Secondary street	1.5m	1.5m	1m	1m	1m	1m																																							
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<div>C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:<div><div><div>i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);</div><div>ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and</div></div></div></div>	<div>6 HOALPP – Side and Rear Setbacks – Side Setbacks</div> <div>R-codes apply, except: Multiple dwellings:<div><div><div>6.1 A minimum side lot boundary setback of:<div><div><div>a) 2.0 metres to the ground floor; and</div><div>b) 3.0 metres to the upper floor.</div></div></div><div>6.2 A wall may be built up to one side lot boundary behind the street setback within the following limits:<div><div>a) A maximum length of 9.0 metres;</div></div></div></div></div></div></div>	<div>3.4 Lot boundary setbacks</div> <div>Lot Boundary Setbacks</div> <div>C3.4.1 Buildings are set back from lot boundaries in accordance with Table 3.4a. Refer Figure 3.4a, b and c.</div> <div>Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provided they do not project more than 0.75m into the lot boundary setback.</div>	<div>REQUIRE WAPC APPROVAL TO MODIFY: YES</div> <div>Part C and Part B boundary wall provisions: NO</div> <div>Notes:</div> <div><div><div>Lot boundary setbacks are typically 1 – 1.5m to the ground floor and 1.5m – 2.5m to the upper floor under Part B.</div><div>Lot boundary setbacks are 1m to the ground floor and 1.5m to the upper floor under part C.</div><div>These lot boundary setback requirements are generally consistent with HOALPP requirements,</div></div></div>																																										

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C															
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS												
<p>Tables 2a and 2b may be reduced to nil to the posts where the structure*:</p> <ul style="list-style-type: none">is not more than 10m in length and 2.7m in height;is located behind the primary street setback; andhas eaves, gutters and roofs set back at least 450mm from the lot boundary. <p>iii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level;</p> <p>iv. separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them;</p> <p>v. minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and</p> <p>vi. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f).</p> <p>C3.2 Boundary walls may be built behind the street setback (specified in Table B and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:</p> <p>i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or</p> <p>ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</p> <p>iii. in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</p> <p>iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension. (Refer Figure Series 5)</p>	<p>b) A maximum height of 3.5 metres from natural ground level; and,</p> <p>c) An average height of 3.0 metres from natural ground level; or</p> <p>d) Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions.</p> <p>Single House/Grouped Dwellings:</p> <p>6.3 A minimum side lot boundary setback of:</p> <p>a) 1.0 metres to the ground floor; and</p> <p>b) 2.0 metres to the upper floor.</p> <p>6.4 A wall may be built up to one side lot boundary behind the street setback within the following limits</p> <p>a) A maximum length of 9.0 metres;</p> <p>b) A maximum height of 3.5 metres from natural ground level; and,</p> <p>c) An average height of 3.0 metres from natural ground level; or</p> <p>d) Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions.</p> <p>Note: <i>Greater setbacks may be required to achieve other elements.</i></p> <p><i>The term ‘up to the boundary’ means a wall, on or less than 600mm from any lot boundary (green title or survey strata lot), other than a street boundary.</i></p> <p><i>The setbacks listed above are minimum setbacks, averaging is not permitted.</i></p>	<p>Note: Minor projections will need to comply with the NCC requirements.</p> <p>Table 3.4a Lot boundary setbacks:</p> <table><tr><th>Wall height</th><th>Lot boundary setback</th></tr><tr><td>Up to 3.5m</td><td>1m</td></tr><tr><td>3.6-7m</td><td>1.5m</td></tr><tr><td>7.1-10m</td><td>3m</td></tr><tr><td>10.1></td><td>3m</td></tr><tr><td colspan="2"><i>Rounded to the nearest 0.1m</i></td></tr></table> <p>C3.4.2 The second storey of walls shall be set back in accordance with Table 3.4a for a maximum wall length of 14m (including any balconies). For a portion of wall exceeding 14m in length:</p> <p>i. the wall is to be set back 3m from the lot boundary for the remainder of its length; or</p> <p>ii. contain a minimum 3m x 3m separation measured from the lot boundary (Refer Figure 3.4d).</p> <p><i>Note: This applies only to two storey walls as three and four storey walls are already required to be set back 3m.</i></p> <p>C3.4.3 Carports, patios, verandahs or equivalent structures are permitted to be built up to the lot boundary where the:</p> <p>i. structures are less than 10m in length;</p> <p>ii. structures do not exceed an equivalent wall height of 3m (measured to the top of pillar and/ or post, refer Figure 3.4e);</p> <p>iii. structures do not exceed a ridge height of 4.2m; and</p> <p>iv. pillar and posts on the boundary are of a horizontal dimension of 450mm by 450mm or less.</p> <p><i>Note: Carports, patios, verandahs or equivalent structures will need to comply with the NCC requirements, including but not limited to fire separation and non-combustible materials. Pillars or posts located on the boundary with a horizontal dimension of 450mm or less are to be excluded from the calculations of boundary wall length.</i></p> <p>Boundary walls:</p> <p>C3.4.4 Boundary walls may be built in accordance with Table 3.4b provided:</p> <p>i. boundary walls are located behind the street setback;</p> <p>ii. overshadowing does not exceed the limits of C3.9.1, C3.9.2 and C3.9.3; and</p>	Wall height	Lot boundary setback	Up to 3.5m	1m	3.6-7m	1.5m	7.1-10m	3m	10.1>	3m	<i>Rounded to the nearest 0.1m</i>		<p>although allow for a 0.5m reduction in the setback of upper floor walls to the lot boundary compared to the HOALPP provisions.</p> <ul style="list-style-type: none">It is considered that the R-Code provisions provide a better set of requirements to balance improved liveability outcomes while ensuring lot boundary setbacks do not adversely impact on neighbouring properties, particularly in the case of narrow lots where upper floor setbacks can detrimentally impact upper floor liveability.The boundary wall requirements in Parts B and C are considered appropriate given they are more nuanced in their application based on the R-code compared to HOALPP provisions. Allowing for additional boundary walls for a site can contribute to improved liveability outcomes such as larger consolidated indoor and outdoor living spaces as well as consolidated landscaping and tree planting areas and improved privacy outcomes.The provisions allowing for two storey boundary wall heights in Part C, applicable to narrow lots coded R50-80 are not considered appropriate for the City of Joondalup context and should be modified through provisions included in the new LPP. <p>Recommendation:</p> <ul style="list-style-type: none">Remove HOALPP provisions and R-Codes requirements to apply, except retain maximum 3.5m boundary wall height provisions for developments applicable to Part C.
Wall height	Lot boundary setback														
Up to 3.5m	1m														
3.6-7m	1.5m														
7.1-10m	3m														
10.1>	3m														
<i>Rounded to the nearest 0.1m</i>															

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C									
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS						
<p>C3.3 Where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code.</p> <p>C3.4 Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:</p> <p>i. clause 5.3.7 does not apply; and</p> <p>ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.</p> <p>Note: Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.</p> <p>Refer tables 2a and 2b, page 46 of R-Codes</p>		<p>iii. iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision-maker.</p> <p>C3.4.5 Where the boundary wall abuts an existing or simultaneously constructed wall of similar or greater dimension, that boundary wall may exceed the requirements of C3.4.4 up to the extent of height and length of the existing boundary wall.</p> <p>Table 3.4b (summarised)</p> <table><tr><td>R30-35</td><td>Height:3.5m max Max length two-thirds the length of behind the front setback Up to two lot boundaries or Simultaneously constructed walls permitted.</td></tr><tr><td>R40</td><td>Height: 3.5m max Max length two-thirds the length of behind the front setback All lot boundaries or Simultaneously constructed walls permitted.</td></tr><tr><td>R50-80</td><td>Frontage less than 8.5m: Height: 7m max. Max length 14m before 3x3m min. separation All lot boundaries Frontage greater than 8.5m: Height: 7m max. Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation All lot boundaries Simultaneously constructed walls permitted.</td></tr></table> <p>Grouped and multiple dwellings on the same lot:</p> <p>C3.4.6 For grouped dwellings on the same lot, the lot boundary provisions of C3.4.1 to C3.4.5 are to apply to internal site boundaries as if they were lot boundaries (refer Figure 3.4j).</p> <p>C3.4.7 For multiple dwellings, buildings on the same lot or facing portions of the same building are to be set back from each other as though there is a lot boundary between them (refer Figure 3.4k).</p> <p>Note: Visual privacy setbacks may also apply.</p>	R30-35	Height:3.5m max Max length two-thirds the length of behind the front setback Up to two lot boundaries or Simultaneously constructed walls permitted.	R40	Height: 3.5m max Max length two-thirds the length of behind the front setback All lot boundaries or Simultaneously constructed walls permitted.	R50-80	Frontage less than 8.5m: Height: 7m max. Max length 14m before 3x3m min. separation All lot boundaries Frontage greater than 8.5m: Height: 7m max. Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation All lot boundaries Simultaneously constructed walls permitted.	
R30-35	Height:3.5m max Max length two-thirds the length of behind the front setback Up to two lot boundaries or Simultaneously constructed walls permitted.								
R40	Height: 3.5m max Max length two-thirds the length of behind the front setback All lot boundaries or Simultaneously constructed walls permitted.								
R50-80	Frontage less than 8.5m: Height: 7m max. Max length 14m before 3x3m min. separation All lot boundaries Frontage greater than 8.5m: Height: 7m max. Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation All lot boundaries Simultaneously constructed walls permitted.								

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Part B and Part C																					
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less		HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60		COMMENTS																
5.1.4 Open space C4 Open space provided in accordance with Table B (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property. Table B (extract) <table><tr><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr><tr><td>50%</td><td>50%</td><td>45%</td><td>45%</td></tr></table>		R20	R25	R30	R40	50%	50%	45%	45%	No provisions.	3.1 Site cover C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a. <table><tr><th>R30</th><th>R40</th><th>R60</th><th>R80</th></tr><tr><td>60% (40% OS)</td><td>65% (35% OS)</td><td>70% (30% OS)</td><td>70% (30% OS)</td></tr></table> Note: R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.		R30	R40	R60	R80	60% (40% OS)	65% (35% OS)	70% (30% OS)	70% (30% OS)	REQUIRE WAPC APPROVAL TO MODIFY: YES <u>Notes:</u> <ul style="list-style-type: none">No provisions existing.Reduced open space requirements in Part C are offset by the improved private open space and landscaping requirements.These provisions are considered appropriate in the context of additional provisions included in Part C to address liveability. <u>Recommendation:</u> <ul style="list-style-type: none">No change.
R20	R25	R30	R40																		
50%	50%	45%	45%																		
R30	R40	R60	R80																		
60% (40% OS)	65% (35% OS)	70% (30% OS)	70% (30% OS)																		
5.1.5 Communal open space C5 Where communal open space is provided as common property in a grouped dwelling development, the open space required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that: <ul style="list-style-type: none">i. the aggregate of deducted area does not exceed the area of communal open space; andii. the outdoor living area for any dwelling is not reduced in area.		No provisions.	1.3 Communal open space Communal open space - multiple dwellings only C1.3.1 Communal open space is provided for multiple dwelling development in accordance with Table 1.3a and the following: <ul style="list-style-type: none">i. located in common property and behind the primary street setback line;ii. ii. to be universally accessible to all occupants of the development; andiii. iii. exclusive to the residential component of mixed use development. C1.3.2 Communal open space is separated or screened from potential sources of noise and odour, such as bins, vents, air conditioning units, and vehicle circulation areas. C1.3.3 Communal open space is designed and oriented to minimise the impacts of noise, odour, lightspill and overlooking on the habitable rooms and private open spaces within the site and of adjoining properties. Table 1.3a (summarised) <table><tr><th>Up to 10 Dwellings</th><th>More than 10 dwellings</th></tr><tr><td>No requirements</td><td><ul style="list-style-type: none">6m² open space per dwelling up to max 300m²2m² accessible/hard landscape area per dwelling up to 100m²4m minimum communal open space dimension</td></tr></table>		Up to 10 Dwellings	More than 10 dwellings	No requirements	<ul style="list-style-type: none">6m² open space per dwelling up to max 300m²2m² accessible/hard landscape area per dwelling up to 100m²4m minimum communal open space dimension	REQUIRE WAPC APPROVAL TO MODIFY: YES <u>Notes:</u> <ul style="list-style-type: none">No provisions existing.Part B and C provisions considered appropriate. <u>Recommendation:</u> <ul style="list-style-type: none">No change.												
Up to 10 Dwellings	More than 10 dwellings																				
No requirements	<ul style="list-style-type: none">6m² open space per dwelling up to max 300m²2m² accessible/hard landscape area per dwelling up to 100m²4m minimum communal open space dimension																				

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2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less		HOALPP		2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60		COMMENTS																																	
				<div><div></div><div>25% maximum covered roof area.</div></div> <div>Communal open spaces can be co-located with deep soil areas, soft landscaping area and/or co-indoor communal spaces.</div>																																			
5.1.6 Building height C6 Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7). Table 3: <table><tr><th rowspan="2">Cat</th><th rowspan="2">Max wall height</th><th colspan="2">Max building height</th></tr><tr><th>Gable, skillion, concealed</th><th>Hipped and pitched</th></tr><tr><td>A</td><td>3.5m</td><td>5m</td><td>7m</td></tr><tr><td>B</td><td>7m</td><td>8m</td><td>10m</td></tr><tr><td>C</td><td>9m</td><td>10m</td><td>12m</td></tr></table> i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard.		Cat	Max wall height	Max building height		Gable, skillion, concealed	Hipped and pitched	A	3.5m	5m	7m	B	7m	8m	10m	C	9m	10m	12m	4 HOALPP – Building Height <table><tr><th>R20/R25</th><th>R20/R30</th><th>R20/R40</th><th>R20/60</th></tr><tr><td>Maximum 2 storeys</td><td>Maximum 2 storeys</td><td>Maximum 2 storeys</td><td>Maximum 2 storeys</td></tr></table> Note: <i>Refer Table 2.2, Figure 2.2a, Figure 2.2b of SPP7.3 – Volume 2 for interpretation of indicative overall height in metres.</i> 16.1		R20/R25	R20/R30	R20/R40	R20/60	Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys	3.2 Building height C3.2.1 Building height complies with Table 3.2a Table 3.2a (summarised) <table><tr><td>R30-40</td><td>2 storeys Concealed/skillion roof: 8m max height. Pitched/gable roof: 7m wall, 10m total height</td></tr><tr><td>R50-60</td><td>3 storeys Concealed/skillion roof: 11m max height. Pitched/gable roof: 10m wall, 13m total height</td></tr><tr><td>R80</td><td>4 storeys Concealed/skillion roof: 14m max height. Pitched/gable roof: 13m wall, 16m total height</td></tr></table> R80 Code standards apply to single houses, grouped dwellings in areas coded R100, R160 and R-AC Refer Figure 3.2a for building height and natural ground level measurement guidance. Refer Figure 3.2b for wall height and total building height guidance. This table provides a maximum building height only and development will need to consider other elements such as 3.9 Solar access for adjoining sites. Where roof top terraces are proposed, the concealed or skillion roof controls apply		R30-40	2 storeys Concealed/skillion roof: 8m max height. Pitched/gable roof: 7m wall, 10m total height	R50-60	3 storeys Concealed/skillion roof: 11m max height. Pitched/gable roof: 10m wall, 13m total height	R80	4 storeys Concealed/skillion roof: 14m max height. Pitched/gable roof: 13m wall, 16m total height	REQUIRE WAPC APPROVAL TO MODIFY: Part B: NO Part C: YES Notes: <ul style="list-style-type: none">Part C allows for maximum heights of three and four storeys for R50-60 and R80 respectively.Three and four storey building heights are not supported as they are not considered appropriate within the City of Joondalup context outside of activity centres.It is considered appropriate to retain HOALPP provisions restricting maximum building heights to two storeys. Recommendation: <ul style="list-style-type: none">Retain HOALPP provisions restricting maximum height to two storeys in HOAs.	
Cat	Max wall height			Max building height																																			
		Gable, skillion, concealed	Hipped and pitched																																				
A	3.5m	5m	7m																																				
B	7m	8m	10m																																				
C	9m	10m	12m																																				
R20/R25	R20/R30	R20/R40	R20/60																																				
Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys	Maximum 2 storeys																																				
R30-40	2 storeys Concealed/skillion roof: 8m max height. Pitched/gable roof: 7m wall, 10m total height																																						
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R80	4 storeys Concealed/skillion roof: 14m max height. Pitched/gable roof: 13m wall, 16m total height																																						
5.2.1 Setback of garages and carports C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced: <ul style="list-style-type: none">i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or		7 HOALPP – Setback of Carports and Garages 7.1 Resident parking, including a carport, garage or other hardstand area, shall be setback a minimum of 5.5 metres from the public road boundary. 7.2 Resident parking up to a boundary abutting a private street or right-of-way which is not the primary or secondary street for the dwelling, shall be provided		3.3 Street setbacks – setback of garages and carports Setback of garages and carports C3.3.4 Garages are set back from the primary street boundary in accordance with Table 3.3b. Table 3.3b:		REQUIRE WAPC APPROVAL TO MODIFY: NO Notes: <ul style="list-style-type: none">Part B sets out a minimum garage setback requirement to the primary street of 4.5m. This is considered appropriate given it reduces the impacts of the bulk of a garage structure on the streetscape.																																	

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<p>ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.</p> <p>C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where:</p> <p>i. the width of the carport does not exceed 60 per cent of the frontage;</p> <p>ii. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent; and</p> <p>iii. the carport roof pitch, colours and materials are compatible with the dwelling. (Refer to Figure 8a)</p> <p>C1.3 Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.</p> <p>C1.4 Garages and carports set back 1.5m from a secondary street.</p>	<p>with a manoeuvring space of at least six metres, located immediately in front of the parking and permanently available.</p> <p>7.3 Where a dwelling does not orient to a primary street, the garage shall be located behind the dwelling building line and not face the primary street.</p>	<table><tr><th>R-Coding</th><th>Primary street setback</th></tr><tr><td>R30-R35</td><td>Minimum 5.0m' (Refer Figure 3.3c)</td></tr><tr><td>R40 and above</td><td>In accordance with Table 3.3a</td></tr></table> <p>¹ The garage setback from the primary street may be reduced to 4.5m where an existing or planned footpath, shared path or road alignment is located more than 1m from the street boundary.</p> <p>C3.3.5 Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where:</p> <p>i. the carport is set back from the lot boundary in accordance with C3.4.3;</p> <p>ii. ii. the carport width does not exceed the requirement of C3.6.6;</p> <p>iii. iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and</p> <p>iv. iv. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent.</p> <p>C3.3.6 Garages and carports are set back from a secondary street, right-of way and communal street in accordance with Table 3.3a</p>	R-Coding	Primary street setback	R30-R35	Minimum 5.0m' (Refer Figure 3.3c)	R40 and above	In accordance with Table 3.3a	<ul style="list-style-type: none">The 4.5m setback also provides opportunity for informal visitor parking to occur on site, without compromising liveability outcomes for the site by reducing usable site area behind the garage and reducing the proportion of the site that is paved hardstand.Part C garage setback requirements vary between 2m – 5m based on the applicable density code.It is considered appropriate in the context of HOAs to include a requirement for minimum setback of garages to the primary street of 4.5m for all applicable densities. This will continue to promote a consistent streetscape which is not dominated by garages and continue to provide the opportunity for informal visitor parking opportunities.For secondary streets it is considered appropriate to require 4.5m setbacks to garages where there is an existing or future planned footpath in the verge which may be impacted by informal visitor parking. <p>Recommendation:</p> <ul style="list-style-type: none">Modify HOALPP provisions to require a 4.5m setback of garages to the primary street for all R-Codes in HOAs and a 4.5m setback of garages to a secondary street where there is an established or future planned footpath in the verge for all R-Codes in HOAs.
R-Coding	Primary street setback								
R30-R35	Minimum 5.0m' (Refer Figure 3.3c)								
R40 and above	In accordance with Table 3.3a								
<p>5.2.2 Garage width</p> <p>C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.</p>	<p>7 HOALPP – Setback of Carports and Garages</p> <p>7.4 The width of an enclosed garage and its supporting structures facing the primary street shall not occupy more than 50% of the frontage at the setback line as viewed from the street. This may be increased to 60% where an upper floor habitable room with a major opening or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street.</p>	<p>3.6 Streetscape – addressing the street (C3.6.5 and C3.6.6)</p> <p>C3.6.5 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street.</p> <p>This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street (refer Figure 3.6b).</p> <p>C3.6.6 Carports and supporting structure shall not exceed 60 per cent of the frontage where projected forward of the primary street setback line in accordance with C3.3.5.</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none">The current HOALPP requirement is rarely able to be met given garages on the ground floor are typically built to the boundary, therefore an upper floor extending the full width of the garage would create a two-storey boundary wall which is not considered an appropriate outcome.The R-Code provisions in Parts B and C are considered appropriate and more practical to achieving improved streetscape outcomes in reducing the dominance of garage doors. <p>Recommendation:</p> <ul style="list-style-type: none">Remove HOALPP provision, R-Code requirements to apply.						

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5.2.3 Street surveillance C3.1 The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street. C3.2 At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling. C3.3 For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.	R-Codes applies, including 1 HOALPP – Public Domain Interface 1.1 Developments on corner lots shall address both the primary and secondary streets and/or public realm and include strong architectural expression. 1.2 Buildings adjacent to pedestrian access ways shall achieve appropriate surveillance of these spaces. 1.3 Blank walls, vehicle access and building services (e.g. bin store, booster hydrant) shall not exceed 20% of the total lot frontage to the public realm, except for development with two street frontages, where no blank walls will be permitted to either street frontage. 1.4 For single and grouped dwelling development, public domain interface objectives shall be consistent with SPP7.3 – Volume 2, Element Objectives and the following acceptable outcomes: a. A3.6.1 b. A3.6.3 c. A3.6.4 d. A3.6.7 e. A3.6.8	3.6 Streetscape – addressing the street (C3.6.1 - C3.6.4) C3.6.1 Single houses and grouped dwellings to address the street (including a communal street or rightof-way where this is the primary frontage) in accordance with the following: i. the primary entrance to each dwelling must be readily identifiable from the street; and ii. provide at least one major opening on the dwelling frontage with an outlook to the street. C3.6.2 For multiple dwellings, upper level balconies and/or windows overlook the street and public domain areas. C3.6.3 For single houses and grouped dwellings, front doors to be protected from the weather (for example by a porch, verandah, building over or similar), with a minimum dimension of 1.2m (refer Figure 3.6a). Note: Minimum dimension refers to the minimum length and width. C3.6.4 Ground floor multiple dwellings fronting the street are provided with separate pedestrian access from the street.	REQUIRE WAPC APPROVAL TO MODIFY: <u>NO</u> <u>Notes:</u> <ul style="list-style-type: none"> HOALPP requirements largely based on R-Codes Volume 2 – Apartments provisions. It is considered that the R-Codes Part B and C provisions are more appropriate to set requirements for street surveillance in low and medium density contexts. <u>Recommendation:</u> <ul style="list-style-type: none"> Remove HOALPP provisions, R-Code requirements to apply.
5.2.4 Street walls and fences C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12). C4.2 Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12).	No provisions	3.6 Streetscape – street walls and fences Street walls and fences C3.6.7 When provided, fences or walls within the primary street setback area are to be: i. a maximum height of 1.8m; and ii. visually permeable above 1.2m (refer Figure 3.6c); measured from natural ground level on the primary street side of the fence or wall. C3.6.8 Solid pillars that form part of front fences or walls are not more than 1.8m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by visually permeable fencing in line with C3.6.7 (Refer Figure 3.6c). C3.6.9 For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback (refer Figure 3.6d).	REQUIRE WAPC APPROVAL TO MODIFY: <u>NO</u> <u>Notes:</u> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions are considered appropriate. <u>Recommendation:</u> <ul style="list-style-type: none"> No change.
5.2.5 Sight lines	No provisions	3.7 Access – Sight lines	REQUIRE WAPC APPROVAL TO MODIFY: <u>NO</u>

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Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
<p>C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ol style="list-style-type: none"> a driveway that intersects a street, right-of-way or communal street; a right-of-way or communal street that intersects a public street; and two streets that intersect. (refer Figure 9a). 		<p>Sightlines C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ol style="list-style-type: none"> a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect (refer Figure 3.7e). 	<p>Notes:</p> <ul style="list-style-type: none"> No existing provisions. Part B and C provisions are considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.
<p>5.2.6 Appearance of retained dwellings</p> <p>C6 Where an existing dwelling is retained as part of a grouped dwelling development, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development.</p>	No provisions	<p>3.8 Retaining existing dwellings</p> <p>C3.8.1 Where a dwelling is retained as part of a development:</p> <ol style="list-style-type: none"> the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development; and the retained dwelling it is to comply with the following provisions of the R-Codes Part C: <ul style="list-style-type: none"> 1.1 Private open space - C1.1.1, C1.1.2 1.2 Trees and landscaping - C1.2.1, C1.2.2, C1.2.3, and C1.2.4 1.4 Water management and conservation - C1.4.1 and C1.4.2 2.3 Parking – C2.3.1 (minimums only) and C2.3.3 2.4 Waste management – C2.4.1 and C2.4.3 2.5 Utilities – C2.5.1, C2.5.2 and C2.5.3 2.6 Outbuildings – C2.6.1 and C2.6.2 3.4 Lot boundary setbacks – C3.4.1, C3.4.3, C3.4.4, C3.4.5, C3.4.6 (applicable only to newly created lot or site boundaries) 	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.
<p>5.3.1 Outdoor living areas</p> <p>C1.1 An outdoor living area to be provided:</p> <ol style="list-style-type: none"> In accordance with Table B; behind the street setback area; directly accessible from the primary living space of the dwelling; with a minimum length and width dimension of 4m; and with at least two-thirds of the required area without permanent roof cover. (Refer Figure 13). 	<p>As per R-Codes plus:</p> <p>15 HOALPP</p> <p>15.1 Outdoor living areas may be located in the front setback area where their design enhances surveillance of the adjacent streetscape.</p>	<p>1.1 Private open space</p> <p>Primary garden area – single houses and grouped dwellings only.</p> <p>C1.1.1 For single houses and grouped dwellings, a single consolidated primary garden area provided behind the primary street setback, in accordance with Table 1.1a.</p> <p>Table 1.1a:</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p>Notes:</p> <ul style="list-style-type: none"> Both Parts B and C require outdoor living areas/primary garden areas to be located behind the street setback line. HOALPP provision allows for improved design flexibility which can contribute to improved streetscape surveillance. <p>Recommendation:</p> <ul style="list-style-type: none"> Retain HOALPP provision.

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Part B and Part C																												
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<p>C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from the primary living space and with a minimum area of 10m2 and minimum dimension of 2.4m.</p> <p>Note: Minimum dimension refers to the minimum length and width of all areas that contribute to the outdoor living area or balcony (or equivalent) space.</p> <p>Table B (extract)</p> <table><tr><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr><tr><td>30m²</td><td>30m²</td><td>24m²</td><td>20m²</td></tr></table>	R20	R25	R30	R40	30m²	30m²	24m²	20m²		<table><tr><th>Site area (m²)</th><th>Minimum primary garden area (m² per dwelling)</th><th>Maximum permanent roof cover¹</th><th>Minimum dimension²</th></tr><tr><td>Greater than 220</td><td>40</td><td rowspan="3">One-third of the primary garden area provided</td><td rowspan="5">3m</td></tr><tr><td>191-220</td><td>35</td></tr><tr><td>161-190</td><td>30</td></tr><tr><td>131-160</td><td>25</td><td rowspan="2">0m² (open to the sky)</td></tr><tr><td>100-130</td><td>20</td></tr></table> <div><p><i>Site area rounded up to the nearest whole number.</i></p><p>¹ Permanent roof cover excludes minor projections (eaves),</p><p>² Minimum dimension refers to the minimum length and width of the primary garden area. Refer to Figure 1.1a for dimensions and calculations of primary garden areas.</p></div>	Site area (m²)	Minimum primary garden area (m² per dwelling)	Maximum permanent roof cover¹	Minimum dimension²	Greater than 220	40	One-third of the primary garden area provided	3m	191-220	35	161-190	30	131-160	25	0m² (open to the sky)	100-130	20	
R20	R25	R30	R40																									
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100-130	20																											
<p>C1.1.2 Notwithstanding C1.1.1, for grouped dwellings with a site area of 161m2 or greater, the required primary garden area in accordance with Table 1.1a may be reduced by 10m2 , where a secondary ground level private open space is provided with:</p> <div><div>i.</div><div>a minimum area of 10m2 and minimum dimension of 3m (refer Figure 1.1b);</div></div> <div><div>ii.</div><div>ii. uncovered and open to the sky (excluding minor projections); and</div></div> <div><div>iii.</div><div>iii. an additional small tree provided in addition to the minimum tree requirements of Table 1.2a.</div></div> <p>Private open space and balconies</p> <p>C1.1.3 Multiple dwellings to provide a minimum of one private open space area provided for the exclusive use of each multiple dwelling in accordance with Table 1.1b.</p> <p>C1.1.4 Balconies are to be unscreened for at least 25% of the total perimeter of the balcony (refer Figure 1.1c).</p> <p>Note: Provisions of element 3.10 Visual Privacy apply</p>																												

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2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS															
		<div>Table 1.1b:</div> <table><tr><th>Dwelling size</th><th>Minimum private open space area (per dwelling)</th><th>Minimum private open space dimension</th></tr><tr><td>Studio / 1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedrooms</td><td>10m²</td><td>2.4m</td></tr><tr><td>3 or more bedrooms</td><td>12m²</td><td>2.4m</td></tr><tr><td>Ground floor dwelling</td><td>15m²</td><td>3m</td></tr></table> <div>When calculating the extent of private open space for multiple dwellings, exclude service areas such as bin storage, clothes drying, air conditioning units and the like.</div>	Dwelling size	Minimum private open space area (per dwelling)	Minimum private open space dimension	Studio / 1 bedroom	8m²	2m	2 bedrooms	10m²	2.4m	3 or more bedrooms	12m²	2.4m	Ground floor dwelling	15m²	3m	
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5.3.2 Landscaping C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following: <div><div>i.</div><div>the street setback area developed without car parking, except for visitors' bays;</div></div> <div><div>ii.</div><div>pedestrian access providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas;</div></div> <div><div>iii.</div><div>one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number;</div></div> <div><div>iv.</div><div>lighting to pathways, and communal open space and car parking areas;</div></div> <div><div>v.</div><div>bin storage areas conveniently located and screened from view;</div></div> <div><div>vi.</div><div>trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development;</div></div> <div><div>vii.</div><div>adequate sightlines for pedestrians and vehicles;</div></div> <div><div>viii.</div><div>clear line of sight between areas designated as communal open space and at least two habitable room windows; and</div></div> <div><div>ix.</div><div>clothes drying areas which are secure and screened from view.</div></div> C2.2 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following: <div><div>i.</div><div>the minimum number of trees and associated planting areas in the table below; and</div></div>	As per R-Codes except: 11 HOALPP 11.1 The minimum landscape area is to be calculated as 20% of the site area. 11.2 Where common property is applicable, then the common property land shall also be included in the lot area as distributed proportionally to each lot. 11.3 The 20% minimum requirement for landscape area may be varied for grouped dwellings where an application for development approval is submitted for all grouped dwellings on the parent lot, provided it can be demonstrated that the minimum landscaped area achieves 20% of the total parent lot area. 11.4 Permeable paving or decking within a landscape area is permitted provided it does not exceed 30% of the landscape area and will not inhibit the planting and growth of adjacent trees in the landscape area. 11.5 The minimum dimension of any landscape area shall be 1.5 metres. 11.6 A minimum of 50% of the area between the front of the dwelling and the street lot boundary (front setback area) shall be landscape area. 12 HOALPP 12.1 For single, grouped and multiple dwelling development, tree sizes and deep soil area definitions are as per SPP7.3 – Volume 2	1.2 Trees and landscaping Landscaping C1.2.1 Development to provide a minimum 15% soft landscaping per site with a minimum dimension of 1m (refer Figure 1.2a). C1.2.2 The primary street setback area is to provide a minimum 30% soft landscaping (Figure 1.2b). C1.2.3 The communal street (including any adjoining setbacks) and communal open space is landscaped and provided with adequate lighting to pathways and vehicle access areas. Tree Canopy C1.2.4 A minimum number of trees to be planted in accordance with Tables 1.2a and provided with the required deep soil area per tree in accordance with Table 1.2b. C1.2.5 For grouped and multiple dwellings, uncovered at-grade car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number. Note: These trees are in addition to the trees required in accordance with C1.2.4. C1.2.6 For single houses and grouped dwellings, the soft landscaping requirement of C1.2.1 may be reduced to 10%	REQUIRE WAPC APPROVAL TO MODIFY: YES <u>Notes:</u> <ul style="list-style-type: none">R-Codes Part C requirements now require 15% of the lot to be landscaped in compared to 20% in the HOALPP.Part C landscaped area is required to be all soft landscaping where HOALPP allows for 30% of the landscaped area to be provided as permeable paving.Landscaping provisions in Part C have been tested as part of the development of the R-Codes and are considered a more appropriate response in the context of medium density development in allowing for a balance of green space, tree planting and landscaping on site without compromising internal liveability for dwellings.Part B landscaping provisions are considered appropriate given the larger lot sizes and open space requirements provide good landscaping outcomes for lower density developments.It is considered appropriate to retain the provision requiring tree planting in the verge based on frontage to continue to contribute to the growth of the City's urban tree canopy. <u>Recommendation:</u> <ul style="list-style-type: none">Remove HOALPP provisions, R-Code requirements to apply. Include provision in new LPP to require verge tree planting based on frontage.															

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<div>ii. landscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces.</div> <table><tr><th colspan="2">Dwelling type</th><th>Minimum tree requirement</th><th>Minimum tree planting area</th></tr><tr><td colspan="2">Single house and grouped dwelling (per tree area)</td><td>1 tree</td><td rowspan="3">2x2m</td></tr><tr><td rowspan="2">Multiple dwelling (trees per site)</td><td>Less than 700m²</td><td>2 trees</td></tr><tr><td>700-1000m²</td><td>3 trees</td></tr><tr><td colspan="2">Greater than 1000m²</td><td>4 trees</td></tr></table> <div>Note:<div>i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.</div><div>ii. The tree planting area is to be free of impervious surfaces and roof cover.</div></div>		Dwelling type		Minimum tree requirement	Minimum tree planting area	Single house and grouped dwelling (per tree area)		1 tree	2x2m	Multiple dwelling (trees per site)	Less than 700m ²	2 trees	700-1000m ²	3 trees	Greater than 1000m ²		4 trees	<div>a. Figure 3.3a-f</div> <div>b. b Table 3.3b</div> <div>12.2 The ground surface of deep soil areas shall be permeable and allow water to infiltrate the soil.</div> <div>13 HOALPP</div> <div>13.1 The minimum number of trees to be provided onsite (with shade producing canopies) within deep soil areas shall be determined by the landscape area as follows:</div> <table><tr><th>Lot area</th><th>Min reqmt for trees</th></tr><tr><td>0-300m²</td><td>1 small tree for every 20m² of landscape area; or 1 medium tree for every 60m² of landscape area; or 1 large tree for every 100m² of landscape area; or A combination of the above.</td></tr><tr><td>301-400m²</td><td>1 large tree for every 100m² of landscape area; or 1 medium tree for every 60m² of landscape area and 1 small tree for every 20m² of landscape areas thereafter.</td></tr><tr><td>401-1000m²</td><td>1 large tree for every 100m² of landscape area and 1 small tree for every 20m² of landscape area thereafter; or 1 medium tree for every 60m² of landscape area and 1 small tree for every 20m² of landscape area thereafter.</td></tr><tr><td>>1000m²</td><td>1 large tree for every 100m² of landscape area; and 1 medium tree for every 60m² of landscape area thereafter; and 1 small tree for every 20m² of landscaping thereafter.</td></tr></table> <div>13.2 The verge(s) adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City and shall include one street tree for every 10.0 metres of lot frontage width.</div> <div>14 HOALPP</div>	Lot area	Min reqmt for trees	0-300m ²	1 small tree for every 20m ² of landscape area; or 1 medium tree for every 60m ² of landscape area; or 1 large tree for every 100m ² of landscape area; or A combination of the above.	301-400m ²	1 large tree for every 100m ² of landscape area; or 1 medium tree for every 60m ² of landscape area and 1 small tree for every 20m ² of landscape areas thereafter.	401-1000m ²	1 large tree for every 100m ² of landscape area and 1 small tree for every 20m ² of landscape area thereafter; or 1 medium tree for every 60m ² of landscape area and 1 small tree for every 20m ² of landscape area thereafter.	>1000m ²	1 large tree for every 100m ² of landscape area; and 1 medium tree for every 60m ² of landscape area thereafter; and 1 small tree for every 20m ² of landscaping thereafter.	<div>where a significant existing tree is retained on site. Note: The reduction of soft landscaping only applies to the site on which the tree is retained. A retained tree replaces a tree requirement in Table 1.2a on a like-for-like basis.</div> <div>C1.2.7 Where a significant existing tree is retained on site, a tree protection zone is to be provided in accordance with AS4970.</div> <div>Landscaping plan</div> <div>C1.2.8 For multiple dwellings, or five or more grouped dwellings, provide a landscaping plan in accordance with Appendix A3.</div> <div>Table 1.2a (summarised)</div> <table><tr><th>Dwelling type</th><th>Min tree requirements</th></tr><tr><td>Single house & grouped dwellings</td><td><div>o 1 small tree per dwelling or</div><div>o 2 small trees where primary garden area (grouped dwellings only)</div><div>o Where the primary street setback is 1.5m or greater:<div>o Frontages <20m: 1 small in the primary street setback area;</div><div>o Frontages >20m: 1 small tree in the primary street setback area per 10m frontage.</div></div></td></tr><tr><td>Multiple dwellings</td><td><div>o Sites <700m²: 1 medium tree and 2 small trees</div><div>o Sites 700-1000m²: 2 medium trees or 1 large tree and 1 small tree</div><div>o Sites greater than 1000m²: 2 medium trees or 1 large tree and 1 small tree PLUS, 1 medium tree per 400m² in excess of 1000m² or part thereof.</div></td></tr></table> <div>Trees required within the street setback area are in addition to trees required per dwelling and where providing a secondary private open space.</div> <div>Frontage to be rounded down to the nearest 10m.</div> <div>Tree requirements exclude ancillary dwellings.</div> <div>Refer to Figure 1.2c for grouped dwelling tree requirements</div> <div>Table 1.2b (summarised)</div> <table><tr><th>Tree size</th><th>Canopy</th><th>Height</th><th>DSA</th><th>DSA dim</th></tr><tr><td>Small</td><td>2-6m</td><td>3-8m</td><td>9m²</td><td>1.5m</td></tr><tr><td>Medium</td><td>6-9m</td><td>8-12m</td><td>36m²</td><td>3m</td></tr><tr><td>Large</td><td>>9m</td><td>>12m</td><td>64m²</td><td>6m</td></tr></table>	Dwelling type	Min tree requirements	Single house & grouped dwellings	<div>o 1 small tree per dwelling or</div> <div>o 2 small trees where primary garden area (grouped dwellings only)</div> <div>o Where the primary street setback is 1.5m or greater:<div>o Frontages <20m: 1 small in the primary street setback area;</div><div>o Frontages >20m: 1 small tree in the primary street setback area per 10m frontage.</div></div>	Multiple dwellings	<div>o Sites <700m²: 1 medium tree and 2 small trees</div> <div>o Sites 700-1000m²: 2 medium trees or 1 large tree and 1 small tree</div> <div>o Sites greater than 1000m²: 2 medium trees or 1 large tree and 1 small tree PLUS, 1 medium tree per 400m² in excess of 1000m² or part thereof.</div>	Tree size	Canopy	Height	DSA	DSA dim	Small	2-6m	3-8m	9m ²	1.5m	Medium	6-9m	8-12m	36m ²	3m	Large	>9m	>12m	64m ²	6m	
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	<div>14.1 The landscape area specified in Clause 14 can be reduced where existing medium and large trees (as per Table 3.3b of SPP7.3 – Volume 2) are retained onsite, equivalent to the following:<div>a. Retention of a mature medium tree is equivalent to 75 square metres landscape area.</div>b. Retention of a mature large tree is equivalent to 125 square metres landscape area.</div> <div>14.2 Criteria for acceptable ‘tree retention’ is as per SPP7.3 – Volume 2, A3.3.1, and shall be supported by an Arboriculture Report. This report is to include tree protection zone provisions that area to be met before, during and after consultation.</div>																																												
<div>5.3.3 Parking</div> <div>C3.1 The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:</div> <table><tr><th rowspan="2">Type of dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>1 bedroom</td><td>1</td><td>1</td></tr><tr><td>2+ bedroom dwelling</td><td>1</td><td>2</td></tr><tr><td>Aged persons' dwelling, accessible dwelling or small dwelling</td><td>1</td><td>1</td></tr><tr><td>Ancillary dwelling</td><td>Nil</td><td>1</td></tr></table> <div>Location A - includes all land located within:<div><div><div>800m walkable catchment of a train station on a high frequency rail route; or</div><div>250m walkable catchment of a transit stop:<div><div>on a high frequency transit route; or</div><div>that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am – 9am and 5pm – 7pm).</div></div></div></div></div><div>Location B - includes all land that is not within Location A.</div></div>	Type of dwelling	Car parking spaces		Location A	Location B	1 bedroom	1	1	2+ bedroom dwelling	1	2	Aged persons' dwelling, accessible dwelling or small dwelling	1	1	Ancillary dwelling	Nil	1	<div>As per R-Codes, except:</div> <div>9 HOALPP</div> <div>9.1 Location A parking requirements:<div>Resident parking ratios shall be in accordance with Location A (SPP 7.3) where:<div>a. Development is within an 800m walkable catchment of a train station within or adjacent to a Housing Opportunity Area.</div>b. Development is within 200m walkable catchment of a high frequency bus stop.</div></div> <div>9.2 Location B parking requirements:</div> <table><tr><td>Single Houses/ Grouped Dwellings</td><td>As per SPP 7.3 – Volume 1, Clause 5.3.3</td></tr><tr><td>Multiple Dwellings</td><td>As per SPP 7.3 – Volume 2, Element 3.9, Table 3.9</td></tr></table>	Single Houses/ Grouped Dwellings	As per SPP 7.3 – Volume 1, Clause 5.3.3	Multiple Dwellings	As per SPP 7.3 – Volume 2, Element 3.9, Table 3.9	<div>2.3 Parking</div> <div>Occupant parking</div> <div>C2.3.1 Occupant car parking is provided on site and in accordance with Table 2.3a.</div> <div>C2.3.2 Motorcycle/scooter parking for multiple dwellings is provided on site in accordance with Table 2.3a.</div> <div>C2.3.3 Car spaces and manoeuvring areas designed and provided in accordance with AS2890.1.</div> <div>Visitor parking</div> <div>C2.3.4 Visitor car parking for grouped and multiple dwellings is provided on site and in accordance with Table 2.3a.</div> <div>C2.3.5 Visitor car parking spaces to be:<div><div>i. marked and clearly signposted as dedicated for visitor use only;</div><div>ii. located on common property; and</div><div>iii. connected to building entries via a continuous path of travel.</div></div></div> <div>Table 2.3a (summarised)</div> <table><tr><th colspan="3">Occupant car parking</th></tr><tr><th></th><th>Location A</th><th>Location B</th></tr><tr><td>1 bed</td><td>0 min, 1 max.</td><td>1 min, 1 max</td></tr><tr><td>2 bed</td><td>0 min, 2 max.</td><td>1 min, 2 max</td></tr><tr><td>3+ bed</td><td>1 min, 2 max.</td><td>1 min, 2 max</td></tr><tr><td>Ancillary</td><td>0 min, 1 max.</td><td>0 min, 1 max</td></tr><tr><td colspan="3">Visitor car parking</td></tr></table>	Occupant car parking				Location A	Location B	1 bed	0 min, 1 max.	1 min, 1 max	2 bed	0 min, 2 max.	1 min, 2 max	3+ bed	1 min, 2 max.	1 min, 2 max	Ancillary	0 min, 1 max.	0 min, 1 max	Visitor car parking			<div>REQUIRE WAPC APPROVAL TO MODIFY: YES</div> <div>Notes:</div> <div><div>Definition for Location A has been updated in the R-Codes to apply to a 250m walkable catchment. This is different to the HOALPP 200m definition.</div><div>Given testing undertaken in the development of the R-Codes it is considered appropriate to revert to the R-Code definitions.</div><div>Part C occupant parking provisions remove minimum parking requirements for ancillary, 1- and 2-bedroom dwellings and reduces the minimum to 1 parking bay for 3+ bed dwellings in Location B.</div><div>It is considered appropriate for the City to retain the HOALPP provisions requiring minimum car parking in accordance with Part B requirements for Part C.</div></div> <div>Recommendation:</div> <div><div>Remove HOALPP provisions in relation to location definitions, retain modified provisions requiring higher minimum parking standards for dwellings.</div></div>
Type of dwelling		Car parking spaces																																											
	Location A	Location B																																											
1 bedroom	1	1																																											
2+ bedroom dwelling	1	2																																											
Aged persons' dwelling, accessible dwelling or small dwelling	1	1																																											
Ancillary dwelling	Nil	1																																											
Single Houses/ Grouped Dwellings	As per SPP 7.3 – Volume 1, Clause 5.3.3																																												
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<p>C3.2 On-site visitors’ car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.</p> <table><tr><th>Dwellings</th><th>Visitor bays</th></tr><tr><td>0-4</td><td>Nil</td></tr><tr><td>5-8</td><td>1</td></tr><tr><td>9-12</td><td>2</td></tr><tr><td>13-16</td><td>3</td></tr><tr><td>17+</td><td>1 additional bay for every 4 dwellings or part thereof</td></tr></table> <p>C3.3 The minimum number of on-site car parking spaces is provided for each multiple dwelling as follows:</p> <table><tr><th rowspan="2">Plot ratio area and type of multiple dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>Less than 110m² and/or 1 or 2 bedrooms</td><td>1</td><td>1.25</td></tr><tr><td>110m² or greater and or 3 or more bedrooms</td><td>1.25</td><td>1.5</td></tr><tr><td>Visitors car parking spaces (per dwelling)</td><td>0.25</td><td>0.25</td></tr></table>	Dwellings	Visitor bays	0-4	Nil	5-8	1	9-12	2	13-16	3	17+	1 additional bay for every 4 dwellings or part thereof	Plot ratio area and type of multiple dwelling	Car parking spaces		Location A	Location B	Less than 110m² and/or 1 or 2 bedrooms	1	1.25	110m² or greater and or 3 or more bedrooms	1.25	1.5	Visitors car parking spaces (per dwelling)	0.25	0.25		<table><tr><th></th><th>Minimum parking</th></tr><tr><td>0-4 dwellings</td><td>No visitor parking required</td></tr><tr><td>5-8 dwellings</td><td>1 bay</td></tr><tr><td>9-12 dwellings</td><td>2 bays</td></tr><tr><td>>13 dwellings</td><td>3 bays, plus 1 additional per four dwellings or part thereof</td></tr></table> <p>Full table accessible in R-Codes page 81</p> <p>Minimum parking applies to all types of parking on site including (but not limited to) garages, carports, uncovered spaces, undercroft and basement parking.</p> <p>Maximum carparking applies to garages and carports. Additional parking may be provided as uncovered spaces, undercroft or basement parking.</p> <p>LOCATION A – includes all land located within:</p> <ul style="list-style-type: none">- 800m walkable catchment of a train station on a high-frequency rail route;- 250m walkable catchment of a transit stop:<ul style="list-style-type: none">o on a high-frequency transit route; oro that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am –9am and 5pm – 7pm); or- the defined boundaries of an activity centre. <p>LOCATION B – includes all land that is not within Location A.</p> <p>C2.3.6 Bicycle parking is provided on site and in accordance with Table 2.3b and Figure 2.3a.</p> <p>Refer R-Codes page 81 for Figure 2.3a</p>		Minimum parking	0-4 dwellings	No visitor parking required	5-8 dwellings	1 bay	9-12 dwellings	2 bays	>13 dwellings	3 bays, plus 1 additional per four dwellings or part thereof	
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<p>5.3.4 Design of car parking spaces</p> <p>C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1.</p> <p>C4.2 Visitor car parking spaces:</p> <ul style="list-style-type: none">• marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and• provide an accessible path of travel for people with disabilities.	No provisions.	<p>2.3 Parking</p> <ul style="list-style-type: none">• Refer above.	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p>Notes:</p> <ul style="list-style-type: none">• No existing provisions.• Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none">• No change.																																				

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2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.			
5.3.5 Vehicular access C5.1 Access to on-site car parking spaces to be provided: <ul style="list-style-type: none"> where available, from a communal street or right-of-way available for lawful use to access the relevant site and which is adequately paved and drained from the property boundary to a constructed street; or from a secondary street where no right-of-way or communal street exists; or from the primary street frontage where no secondary street, right-of way, or communal street exists. C5.2 Driveways to primary or secondary street provided as follows: <ul style="list-style-type: none"> driveways serving four dwellings or less not narrower than 3m at the street boundary; and no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. C5.3 Driveways shall be: <ul style="list-style-type: none"> no closer than 0.5m from a side lot boundary or street pole; no closer than 6m to a street corner as required under AS2890.1; aligned at right angles to the street alignment; located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and adequately paved and drained. C5.4 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: <ul style="list-style-type: none"> the driveway serves five or more dwellings; the distance from an on-site car parking space to the street is 15m or more; or the street to which it connects is designated as a primary distributor or integrator arterial road. C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be: <ul style="list-style-type: none"> a minimum width of 4m; and 	As per R-Codes plus: 10 HOALPP 10.1 A crossover shall be limited to a maximum width as detailed below: <ol style="list-style-type: none"> Where the proposed development yield exceeds 10 dwellings, then a maximum crossover width of 6.0 metres is permitted. Where the proposed development yield does not exceed 10 dwellings, then a maximum crossover width of 4.5 metres is permitted, except where required to facilitate access to onsite bin collection where a maximum crossover width of 6.0m is permitted. 10.2 Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement. 10.3 The footpath infrastructure shall remain continuous in concrete through a crossover and shall not be removed. Where vehicle crossovers are agreed with the City and cross a key pedestrian route, appropriate measures to promote	3.7 Access – vehicle access, driveways, communal street Vehicle access C3.7.1 Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy, as follows: <ol style="list-style-type: none"> where available, from a right-of-way or communal street available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed street; or from the secondary street or primary street where no right-of-way or communal street exists. C3.7.2 Vehicle access points are limited to one per lot (refer Figure 3.7a) except where: <ol style="list-style-type: none"> an existing dwelling is being retained that has an established access point that is not able to serve the other dwellings; dwellings front the street and access is not available from a communal street or rear rightof-way, whereby a maximum of one vehicle access point is permitted per dwelling; or the lot frontage exceeds 40m, two vehicle access points are permitted. Driveways C3.7.3 Driveways must be: <ol style="list-style-type: none"> a minimum 3m wide; a maximum 6m wide at the street boundary; set back 0.3m from a side lot boundary or street pole; set back 6m to a street corner (refer Figure 3.7b); aligned at right angles to the road carriageway; and adequately trafficable and drained. C3.7.4 Driveways designed to allow vehicles to exit to the street in forward gear where the driveway: <ol style="list-style-type: none"> serves five or more dwellings; the distance from an on site car parking space to the street boundary is 30m or more; or 	REQUIRE WAPC APPROVAL TO MODIFY: YES PART B, C5.1 AND PART C C3.7.1 AND C3.7.2: NO Notes: <ul style="list-style-type: none"> Crossover design and treatments are dealt with through the City's Crossover Guidelines and the Verge Treatment Guidelines. It is considered that the driveway provisions in Parts B and C of the R-Codes are appropriate to ensure safe and amenable streetscape outcomes. Recommendation: <ul style="list-style-type: none"> Remove HOALPP provisions, R-Code requirements to apply.

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<ul style="list-style-type: none"> designed to allow vehicles to pass in opposite directions at one or more points. <p>C5.6 Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided.</p> <p>C5.7 Where any proposed development has potential to be subdivided to create 20 or more green title lots, strata lots or survey strata lots, with each of these lots obtaining driveway access from a communal street, a minimum total width of 12 metres is required for the communal street which includes a paved vehicular carriageway with a minimum width of 5.5 metres and a pedestrian path as required by clause 5.3.6.</p>		<p>iii. the street to which it connects is a designated primary distributor or integrator arterial.</p> <p>C3.7.5 Driveways designed to allow vehicles to pass in opposite directions where it serves five or more dwellings. Passing points are to be provided at least every 30m with driveways to be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) (refer Figure 3.7c).</p> <p>C3.7.6 For grouped and multiple dwellings located on a designated primary distributor or integrator arterial road, driveways to allow for two vehicles to enter and exit simultaneously in forward gear. Driveways must be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) from the street boundary (refer Figure 3.7d).</p> <p>Sightlines</p> <p>C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ol style="list-style-type: none"> a driveway that intersects a street, right-of-way or communal street; a right-of-way or communal street that intersects a public street; and two streets that intersect (refer Figure 3.7e). <p>Communal street and battleaxe legs</p> <p>C3.7.11 A communal street or battleaxe leg is to be a minimum width of 3.6m, inclusive of a minimum:</p> <ol style="list-style-type: none"> 3m wide driveway in accordance with C3.7.3; and 0.3m setback either side of the driveway (refer Figure 3.7f). <p>C3.7.12 A communal street or battleaxe leg, including any adjoining setbacks, is provided with adequate lighting and be landscaped in accordance with C1.2.3.</p> <p>C3.7.13 Notwithstanding C3.7.11, where a proposed development has the potential to be subdivided to create 20 or more green title lots, strata lots or survey-strata lots, with each lot obtaining driveway access from a communal street, the communal street shall be a minimum 12m wide, which shall include:</p> <ol style="list-style-type: none"> a paved vehicular carriageway with a minimum width of 5.5m; a 1.2m wide universally accessible pedestrian path; 	

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		iii. soft landscaping of a minimum width 2.5m, with small trees planted at a ratio of one tree per dwelling; and iv. lighting as required by the decision-maker.	
5.3.6 Pedestrian access C6.1 Where a group of 10 or more dwellings is served by a communal street, between a public street or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided and designed according to AS1428.1. C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sightlines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety. C6.3 A communal street or pedestrian path is to be no closer than 2.5m to any wall with a major opening unless privacy screening is provided to the communal street or pedestrian path. C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather. C6.5 Pedestrian paths provided as required by clause 5.3.2 C2(ii).	No provisions.	3.7 Access – pedestrian access Pedestrian access C3.7.8 For grouped and multiple dwellings, a legible, welldefined, continuous path of travel is provided from the public footpath and car parking areas to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries. For mixed use development, residential building access areas such as lift lobbies, stairs, accessways and individual dwelling entries are separate from non-residential tenancy access. C3.7.9 For multiple dwellings and 10 or more grouped dwellings that are served by a communal street, a pedestrian path is provided as follows: i. minimum 1m wide, clear of any utilities or minor projections; ii. clearly delineated or separate from the vehicular access; and iii. continuous path of travel from the street boundary to ground floor dwelling or building entries. C3.7.10 Where a pedestrian access leg is required to provide access from a dwelling site to a public street, it is to: i. be a minimum width of 1.5m; and ii. provide a continuous path of travel with a minimum width of 1m, clear of any utilities or minor projections. The pedestrian access leg may be reduced to 1m where required to retain an existing dwelling.	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none"> No change.
5.3.7 Site works C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling. C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4. Table 4 Setback of site works and retaining walls	No provisions.	3.5 Site works and retaining walls C3.5.1 Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling. C3.5.2 Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a. C3.5.3 Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.	REQUIRE WAPC APPROVAL TO MODIFY: NO Notes: <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none"> No change.

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<table><tr><th>Height of site works and/ or retaining walls</th><th>Required minimum setback</th></tr><tr><td>0.5m or less</td><td>0m</td></tr><tr><td>1m</td><td>1m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m</td><td>3m</td></tr></table> <p>C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.</p>	Height of site works and/ or retaining walls	Required minimum setback	0.5m or less	0m	1m	1m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m	3m		<p>Note: NCC and engineering requirements may apply.</p> <p>Table 3.5a:</p> <table><tr><th>Height of retaining walls and fill ¹ <i>As measured from natural ground level</i></th><th>Setback required</th></tr><tr><td>1m or less</td><td>0m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m +</td><td>3m</td></tr></table> <p>¹ Take the nearest higher value for all height calculations.</p> <p>Measurement of the height of site works or retaining walls for the purpose of calculating Table 3.5a setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.</p> <p>The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.</p>	Height of retaining walls and fill ¹ <i>As measured from natural ground level</i>	Setback required	1m or less	0m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m +	3m	
Height of site works and/ or retaining walls	Required minimum setback																												
0.5m or less	0m																												
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3m +	3m																												
5.3.8 Deleted from R-Codes																													
5.3.9 Stormwater management C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on site.	No provisions.	1.4 Water management and conservation C1.4.1 Stormwater runoff draining from roofs, driveways, communal streets and other impervious surfaces generated by a small rainfall event to be retained on site, with run-off directed to garden areas, rainwater tanks and infiltration cells (e.g. soakwells), appropriate to climatic, local soil and groundwater conditions. C1.4.2 Notwithstanding C1.4.1, stormwater may be directed to a district or local stormwater drainage system where required by the decisionmaker due to climatic, local soil or groundwater conditions.	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none">No existing provisions.Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none">To remain as existing.																										
5.4.1 Visual privacy C1.1 Major openings and outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are: <ul style="list-style-type: none">i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance	No provisions.	3.10 Visual privacy For development adjoining an existing dwelling C3.10.1 All sources of overlooking are oriented, offset or setback in accordance with Table 3.10a so that the cone of vision (refer Figure 3.10a) does not capture major openings	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none">No existing provisions.Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none">No change.																										

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<p>as prescribed in the table below (refer Figure Series 10):</p> <table><tr><th rowspan="2">Types of habitable rooms / active habitable spaces</th><th colspan="2">Location</th></tr><tr><th>Setback for area coded R50 or lower</th><th>Setback for areas coded higher than R50</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr><tr><td>Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)</td><td>7.5m</td><td>6m</td></tr></table> <p>or;</p> <p>ii. are provided with permanent screening to restrict views within the cone of vision from any major opening or an outdoor active habitable space.</p> <p>C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.</p> <p>Note:</p> <p>i. Where the subject site and an affected adjoining site are subject to a different R-Code the setback distance is determined by reference to the lower density code.</p> <p>ii. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10.</p> <p>iii. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like.</p> <p>iv. These provisions apply to adjoining sites only where that land is zoned to allow for residential development.</p>	Types of habitable rooms / active habitable spaces	Location		Setback for area coded R50 or lower	Setback for areas coded higher than R50	Major openings to bedrooms and studies	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)	7.5m	6m		<p>and/or active habitable spaces on an adjoining property (refer Figure 3.10b).</p> <p>Table 3.10a:</p> <table><tr><th rowspan="2">Type of habitable room/ active habitable space (with a floor level of more than 0.5m above natural ground level)</th><th colspan="2">Cone of vision radius</th></tr><tr><th>Areas coded R50 or lower</th><th>Areas coded higher than R50</th></tr><tr><td>Major opening from bedroom and study</td><td>4.5m</td><td>3m</td></tr><tr><td>Major opening from habitable room other than bedroom and study</td><td>6m</td><td>4.5m</td></tr><tr><td>Outdoor active habitable space</td><td>7.5m</td><td>6m</td></tr></table> <p>C3.10.2 Notwithstanding C3.10.1, where the cone of vision captures a major opening or an active habitable space of an existing dwelling behind the street setback on an adjoining property, the source of overlooking is designed to limit or interrupt the line of sight into the major opening or active habitable space of the adjoining property through one or more of the following:</p> <p>i. incorporate a permanent, fixed vertical or horizontal building element such as a planter box, fin or window hood (refer Figure 3.10c, Figure 3.10d);</p> <p>ii. ii. have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or</p> <p>iii. iii. have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable space below 1.6m above floor level (refer Figure 3.10f).</p> <p>Note: Cone of vision radius includes the width of any adjoining right-of-way, communal street or battleaxe leg or the like.</p> <p>C3.10.3 Notwithstanding C3.10.2, a major opening to a bedroom or study may be offset a minimum of 1.5m from a parallel major opening on an adjoining property, measured from the edge of one major opening to another (refer Figure 3.10g).</p> <p>Note: Offsetting a major opening provides an oblique view between facing major openings, however may not satisfy</p>	Type of habitable room/ active habitable space (with a floor level of more than 0.5m above natural ground level)	Cone of vision radius		Areas coded R50 or lower	Areas coded higher than R50	Major opening from bedroom and study	4.5m	3m	Major opening from habitable room other than bedroom and study	6m	4.5m	Outdoor active habitable space	7.5m	6m	
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Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
		<p>potential overlooking on other floor levels of the adjoining property (such as an active habitable space or a major opening on a lower floor level).</p> <p>C3.10.4 Sources of overlooking for grouped or multiple dwellings on the same lot are to apply C3.10.1, C3.10.2 and C3.10.3.</p> <p>For development adjoining a vacant or unknown site</p> <p>C3.10.5 Where an adjoining property is vacant residential zoned land, or when the location of a major opening or an active habitable space is unknown, all sources of overlooking are oriented, offset or set back in accordance with Table 3.10a so that the cone of vision does not extend beyond the lot boundaries (refer Figure 3.10h).</p> <p>C3.10.6 Notwithstanding C3.10.5 where the cone of vision extends beyond a lot boundary behind the street setback on an adjoining property, the source of overlooking is designed to restrict the view in the direction of the adjoining property through one or more of the following:</p> <ol style="list-style-type: none"> incorporate a permanent, fixed vertical or horizontal building element such as a fin or window hood (refer Figure 3.10i); have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable below 1.6m above floor level (refer Figure 3.10f). 	
<p>5.4.2 Solar access for adjoining sites</p> <p>C2.1 Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climate zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June, onto any other adjoining property does not exceed the following limits:</p> <ul style="list-style-type: none"> on adjoining properties coded R25 and lower – 25 per cent of the site area; on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area; or on adjoining properties coded higher than R40 – 50 per cent of the site area. <p>Note: With regard to clause 5.4.2 C2.1:</p>	<p>As per R-Codes, except:</p> <p>8 HOALPP & CI 26 (6) of LPS 3</p> <p>Clause 5.4.2 of the R-Codes Volume 1 is modified by inserting the additional 'deemed-to-comply' criteria:</p> <p>Single House/Grouped Dwelling:</p> <p>C2.3 Where a development site shares its southern boundary with any other adjoining property capable of residential development, its shadow cast at midday 21 June shall not exceed the following limits:</p>	<p>3.9 Solar access for adjoining sites</p> <p>C3.9.1 In climate zones 4, 5, and 6, development is designed that its shadow cast at midday, 21 June (refer Figure 3.9a) onto any other adjoining property and/or diagonally adjacent lot (refer Figure 3.9b) does not exceed the limits set out in Table 3.9a.</p> <p>Table 3.9a</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> HOALPP provisions are included in Clause 26 of the Local Planning Scheme No. 3. Scheme provisions and R-Codes Part C requirements are consistent except for allowable percentage for R50 or higher coded lots. R-Code provisions are considered to be more appropriate for what is able to be reasonably achieved within an infill development context. <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> HOALPP provisions to be retained for completeness, subject to a future Local Planning Scheme

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C																	
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<div><div><ul style="list-style-type: none">dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; andsite area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.</div><div>C2.2 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer to Figure 11b).</div></div>	<div><div><div><div><div>i. On adjoining sites coded R60 or greater – 40% of the site area.</div><div>ii. On adjoining sites coded R30 to R40 inclusive – 35% of the site area.</div><div>iii. On adjoining sites coded R25 and lower – 25% of the site area.</div><div>iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applies for the purposes of determining the maximum amount of shadow cast permitted.</div><div>v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.</div><div>vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 26(6)i-iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.</div></div></div><div>Multiple Dwelling:</div><div>C2.3 Where a development site shares its southern boundary with any other adjoining property capable of residential development, its shadow cast at midday 21 June shall not exceed the following limits:</div><div><div><div><div>i. On adjoining sites coded R60 or greater — 40% of the site area.</div><div>ii. On adjoining sites coded R30 to R40 inclusive — 35% of the site area.</div><div>iii. On adjoining sites coded R25 and lower — 25% of the site area.</div><div>iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applies for the purposes of determining the maximum amount of shadow cast permitted.</div><div>v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.</div><div>vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 26(8)i-iii</div></div></div></div></div></div>	<table><tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr><tr><th>Adjoining property (percentage of dwelling site area)¹</th><th>Diagonally adjacent lots (percentage of dwelling site area)¹</th></tr><tr><td>R25 and lower</td><td>25%</td><td>12.5%</td></tr><tr><td>R30 – R40</td><td>35%</td><td>17.5%</td></tr><tr><td>R50 or higher</td><td>50%</td><td>25%</td></tr></table> <div><div>For the purpose of calculating overshadowing, site area refers to the area of the ground surface and is measured without regard to any building on it, but taking into account its natural ground levels.</div><div>Dividing fences up to 2m in height do not contribute to overshadowing calculations.</div><div>¹Where proposed development adjoins a grouped dwelling development, the maximum overshadowing requirement is to be applied for each grouped dwelling site area and excludes portions of common property (refer Figure 3.9.c)</div></div> <div>C3.9.2 Notwithstanding C3.9.1, in climate zones 4, 5, and 6, where the adjoining property is: i. coded R40 or greater; and ii. has a lot frontage 7.5m or less (excluding battleaxe lots); development is designed so that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the limits set out in Table 3.9b.</div> <div>C3.9.3 Where an adjoining property shares a northern lot boundary with more than one lot including the development site, the limit of shading at C3.9.1 shall be cumulative and proportional to the length of the shared boundary/ies of the development site (refer Figure 3.9e). Note: C3.9.3 does not apply to diagonally adjacent lots.</div> <div>Table 3.9b</div>	Adjoining property R-Coding	Maximum overshadowing		Adjoining property (percentage of dwelling site area) ¹	Diagonally adjacent lots (percentage of dwelling site area) ¹	R25 and lower	25%	12.5%	R30 – R40	35%	17.5%	R50 or higher	50%	25%	<div>amendment to remove for consistency with the R-Codes.</div>
Adjoining property R-Coding	Maximum overshadowing																
	Adjoining property (percentage of dwelling site area) ¹	Diagonally adjacent lots (percentage of dwelling site area) ¹															
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Comparison of key development standards – HOA areas higher dual density code

Part B and Part C																
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	shall be reduced proportionate to the percentage of the affected property's northern boundary	<table><tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr><tr><th>Overshadowing of the front half of the site</th><th>Overshadowing of the rear half of the site</th></tr><tr><td>R40</td><td rowspan="2">No maximum overshadowing</td><td>35%</td></tr><tr><td>R50 - R60</td><td>50%</td></tr><tr><td colspan="3">Refer to Figure 3.9d for calculation of overshadowing of narrow lots.</td></tr></table>	Adjoining property R-Coding	Maximum overshadowing		Overshadowing of the front half of the site	Overshadowing of the rear half of the site	R40	No maximum overshadowing	35%	R50 - R60	50%	Refer to Figure 3.9d for calculation of overshadowing of narrow lots.			
Adjoining property R-Coding	Maximum overshadowing															
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R40	No maximum overshadowing	35%														
R50 - R60		50%														
Refer to Figure 3.9d for calculation of overshadowing of narrow lots.																
5.4.3 Outbuildings C3 Outbuildings associated with a dwelling site address either: i. the standards for small outbuildings (A. Small outbuilding); or ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings). A. Small Building: i. no more than one outbuilding per dwelling site; ii. has no more than two boundary walls; iii. does not exceed 10m2 in area iv. does not exceed a wall height of 2.7m; v. not located within the primary or secondary street setback area; and vi. does not reduce open space and outdoor living area requirements in Table B. B. Large and multiple outbuildings: i. individually or collectively does not exceed 60m2 in area or 10 percent in aggregate of the site area, whichever is the lesser; ii. set back in accordance with Table 2a; iii. does not exceed a wall height of 2.4m; iv. does not exceed a ridge height of 4.2m; v. not located within the primary or secondary street setback area; and vi. does not reduce the open space and outdoor living area requirements in Table B. Notes: i. An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.	No provisions.	2.6 Outbuildings C2.6.1 Any outbuilding: i. individually or collectively does not exceed 60m2 per site; ii. is not located within the primary or secondary street setback area; iii. does not exceed a wall height of 3m; iv. does not exceed a ridge height of 4.2m; v. is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5; vi. does not exceed the maximum allowable site cover in accordance with C3.1.1; vii. does not reduce the minimum primary garden area required in accordance with C1.1.1; viii. does not reduce the minimum soft landscaping required in accordance with C1.2.1; and ix. does not reduce the minimum tree requirement and associated deep soil area in accordance with C1.2.4. C2.6.2 Notwithstanding C2.6.1(iii), where an outbuilding is designed to be compatible with the colour and materials of the dwelling on the same site, the wall height may be increased to 3.5m. Outbuildings will need to comply with the NCC requirements, including but not limited to fire separation.	REQUIRE WAPC APPROVAL TO MODIFY: NO <u>Notes:</u> • No existing provisions. • Part B and Part C provisions considered appropriate. <u>Recommendation:</u> • No change.													

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
<p>ii. An existing outbuilding that meets the development standards for small outbuildings does not need to be set back in accordance with Table 2a for additional outbuildings that are proposed under B. Large and multiple outbuildings.</p> <p>iii. There are separate building code requirements that may also apply</p>			
<p>5.4.4 External fixtures, utilities and facilities</p> <p>C4.1 Solar collectors installed on the roof or other parts of buildings.</p> <p>C4.2 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.</p> <p>C4.3 Other utilities provided they are:</p> <ol style="list-style-type: none"> not visible from the primary street; are designed to integrate with the building; or are located so as not to be visually obtrusive. <p>C4.4 Antennas, satellite dishes and the like not visible from any primary and secondary street.</p> <p>C4.5 An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m², for each grouped dwelling.</p> <p>C4.6 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:</p> <ol style="list-style-type: none"> conveniently located for rubbish and recycling pick-up; accessible to residents; adequate in area to store all rubbish bins; and fully screened from view from the primary or secondary street. <p>C4.7 Clothes-drying areas screened from view from the primary and secondary street.</p>	<p>16 HOALPP – Size and Layout of Dwellings</p> <p>16.1 For single, grouped and multiple dwelling development:</p> <ol style="list-style-type: none"> Minimum floor areas shall be as per SPP7.3 – Volume 2, Table 4.3a Minimum floor areas and dimensions of habitable rooms shall be as per SPP7.3 – volume 2, Table 4.3b. <p>(insert table 4.3 here for clarity)</p> <p>16.2 Dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4 metres in non-habitable spaces.</p> <p>19 HOALPP – Waste Management</p> <p>19.1. For all multiple dwelling developments, and five or more grouped dwellings where two or more of the dwellings is serviced by a common access:</p> <ol style="list-style-type: none"> A communal bin store shall be provided, with a shared bin service. The number of bins provided for each development will be determined by the City. A suitable area for bulk hard waste and green waste collection shall be provided. The development shall be designed to facilitate on-site bin collection by the City. The collection point and access for service vehicles shall be constructed to the City's specification. <p>19.2. Onsite collection may be required for single house or grouped dwellings of less than five where it is determined by the City:</p> <ol style="list-style-type: none"> There is insufficient space on the kerbside to temporarily place bins for waste collection; Collection of waste from the kerbside is unsafe; Collection of waste from the kerbside would cause significant traffic disruptions; 	<p>2.5 Utilities 2.1 Size and layout of dwellings 2.4 Waste management</p> <p><u>Utilities</u></p> <p>C2.5.1 Service utilities are designed and located such that they:</p> <ol style="list-style-type: none"> are accessible and can be safely maintained; maintain clear sightlines for vehicle access; and integrated into the design of the development and/or screened from view of the street. <p>Note: Where required by the NCC, fire service infrastructure is located to be visible, and with unobstructed access for its required use during an emergency.</p> <p>C2.5.2 Functional utilities (with the exception of solar collectors and electric vehicle charging):</p> <ol style="list-style-type: none"> are located behind the primary street setback and not visible from the primary street; are designed to integrate with the development; and are located and/or screened so that they are not visually obtrusive and minimise the impact of noise sources to habitable rooms and private open space both on the development site and adjoining properties. <p>C2.5.3 Where provided, solar collectors are located on the roof or other parts of buildings, and prioritise functional performance</p> <p><u>Size and layout of dwellings</u></p> <p>Primary living space</p> <p>C2.1.1 Each dwelling is to have one room that is the designated primary living space, and for multiple dwellings in areas coded R30 to R60, this primary living space can accommodate a dimension of at least 3.8m x 3.8m¹ (refer Figure 2.1a). Exclusive of built-in cabinetry along walls.</p> <p>C2.1.2 For single house and grouped dwellings:</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: <u>NO</u></p> <p><u>Notes:</u></p> <p><i>Size and Layout of Dwellings –</i></p> <ul style="list-style-type: none"> Part C requirements include minimum room size dimensions for multiple dwellings. No room dimension requirements are included for single or grouped dwellings given they are typically found to achieve good outcomes anyway given the lot typologies. Requirements are included for single and grouped dwellings to have direct access between primary living areas and primary garden areas. Ceiling heights for single and grouped dwellings are typically greater under the National Construction Code and therefore minimum requirements have minimal impact on liveability. Size and layout requirements were originally based on R-Codes Volume 2 – Apartments provisions and therefore it is considered that the provisions in R-Codes Volume 1, Parts B and C are more appropriate for low and medium density contexts. <p><i>Waste Management –</i></p> <ul style="list-style-type: none"> Part C requires a waste management plan for 5 or more grouped dwellings to the satisfaction of the City. This is considered sufficient for the City to ensure that waste collection outcomes are appropriate for development types where amenity may be impacted. <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> Remove HOALPP provisions, R-Code requirements to apply.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
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	<p>d. Collection of waste from the kerbside would occur in an excessively restrictive area; and/or</p> <p>e. The City otherwise considers that kerbside collection inappropriate.</p>	<p>i. where the primary living space is provided on the ground floor, it is to have direct physical and visual access to the primary garden area; or</p> <p>ii. where the primary living space is provided on an upper floor, it is to have direct physical and visual access to a private open space (such as a balcony or rooftop terrace) in accordance with Table 1.1b.</p> <p>C2.1.3 For multiple dwellings, the primary living space is to have direct physical and visual access to private open space in accordance with Table 1.1b.</p> <p>C2.1.4 For multiple dwellings, the maximum depth1 of a single aspect primary living space shall be a maximum three times (3x) the ceiling height (refer Figure 2.1b).</p> <p>Exclusive of built-in cabinetry along walls.</p> <p>Note: Additional livings spaces (such as a second lounge room) are not subject to the requirements of C2.1.1 – C2.1.4</p> <p>Habitable rooms</p> <p>C2.1.5 For multiple dwellings, bedrooms have a minimum internal floor area of 9m2 and can accommodate a minimum dimension of 2.7m x 2.7m (refer Figure 2.1c).</p> <p>Minimum area is inclusive of built-in robes and cabinetry, however the minimum dimension excludes built-in robes and cabinetry.</p> <p>C2.1.6 Measured from the finished floor level to the ceiling level, minimum ceiling heights for multiple dwellings are:</p> <p>i. 2.65m for habitable rooms; and</p> <p>ii. 2.4m for non-habitable rooms.</p> <p>All other ceilings are to meet the requirements of the NCC.</p> <p>Dwelling size and mix</p> <p>C2.1.7 Multiple dwellings are to provide minimum internal floor areas in accordance with Table 2.1a.</p> <p>Note: No dwelling size requirements apply to single houses and grouped dwellings.</p> <p>C2.1.8 Where more than 10 multiple dwellings are proposed, no more than 80 per cent of dwellings have the same number of bedrooms.</p>	

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		<p>Storage</p> <p>C2.1.9 Each dwelling has exclusive use of a dedicated, weatherproof storage area in accordance with Table 2.1b, that is located behind the primary street setback and accessible via an opening that does not open inwards.</p> <p>C2.1.10 Notwithstanding C2.1.9, minimum storage area dimension can be reduced to 1m where:</p> <ul style="list-style-type: none">i. it can be demonstrated that an adjacent circulation space achieves 0.9m clearance;ii. the door or opening is located on the greater dimension and is openable for a minimum 80 per cent of the length; andiii. the minimum storage area is still achieved (refer Figure 2.1d). <p>Managing impacts on amenity</p> <p>C2.1.11 Major openings to ground floor multiple dwellings facing directly onto car parking areas and/or non-residential components of a mixed use development are set back a minimum 3m and are designed to ensure visual privacy and manage noise intrusion and light spill.</p> <p>C2.1.12 For multiple dwellings, potential noise sources such as garage doors, service areas, active communal open space, communal waste storage areas and non-residential components of a mixed use development are not located within;</p> <ul style="list-style-type: none">i. 1m to the external wall of habitable rooms; andii. 3m of a window to a bedroom. <p>Table 2.1b:</p>	

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Part B and Part C															
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS												
		<table> <tr> <th>Dwelling Size</th><th>Minimum storage area</th><th>Minimum storage area dimension</th><th>Minimum storage area height</th></tr> <tr> <td>Studio / 1 bedroom dwelling</td><td>3m²</td><td rowspan="3">1.5m¹</td><td rowspan="3">2.1m</td></tr> <tr> <td>2 bedroom dwelling</td><td>4m²</td></tr> <tr> <td>3+ bed bedroom dwelling</td><td>Single houses and grouped dwellings: 4m² Multiple dwellings: 5m²</td></tr> </table> <p>Minimum dimension refers to the minimum length and width of the storage area.</p> <p>Storage can be co-located within a garage or carport but must provide a dedicated area.</p> <p>Dimensions and areas are exclusive of services, plant, utilities, bin storage, bicycle parking and fixtures and facilities.</p> <p>¹Minimum dimension can be reduced in accordance with C2.1.10</p> <p>Waste management</p> <p>C2.4.1 A dedicated and accessible space is provided to accommodate the required number and type of waste storage bins for the development, in line with requirements of the local government and separate from any waste storage areas associated with the non-residential component of a mixed use development.</p> <p>C2.4.2 Where multiple dwellings, or five or more grouped dwellings are proposed, a waste management plan to the satisfaction of the decision-maker, is to be provided.</p> <p>C2.4.3 Waste storage bins are screened from view from communal areas, the street, public open space, and other areas accessible to the public.</p> <p>C2.4.4 Where a communal waste storage area is provided, it is to be separated or screened from major openings, primary garden areas and communal open space to avoid the adverse impact of potential sources of noise and odour.</p>	Dwelling Size	Minimum storage area	Minimum storage area dimension	Minimum storage area height	Studio / 1 bedroom dwelling	3m²	1.5m¹	2.1m	2 bedroom dwelling	4m²	3+ bed bedroom dwelling	Single houses and grouped dwellings: 4m² Multiple dwellings: 5m²	
Dwelling Size	Minimum storage area	Minimum storage area dimension	Minimum storage area height												
Studio / 1 bedroom dwelling	3m²	1.5m¹	2.1m												
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Comparison of key development standards – HOA areas higher dual density code

Part B and Part C																						
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS																			
5.5.1 Ancillary dwellings C1 Ancillary dwelling associated with a single house or grouped dwelling and on the same site where: i. C1i deleted by amendment dated 10 April 2024; ii. there is a maximum internal floor area of 70m2; iii. parking is provided in accordance with clause 5.3.3 C3.1; iv. ancillary dwelling is located behind the street setback line; v. C1v deleted by amendment dated 10 April 2024; vi. ancillary dwelling does not preclude the single house or grouped dwelling from meeting the required minimum open space and outdoor living area; and vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses and grouped dwellings, with the exception of clauses: a. Part D, 1.1 Site area; b. 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and c. 5.3.1 Outdoor living areas.	No provisions.	2.8 Ancillary dwellings C2.8.1 An ancillary dwelling in accordance with Table 2.8a, provided that it: i. does not preclude the primary dwelling from meeting the maximum site cover and the minimum required private open space, soft landscaping, trees and deep soil area; and ii. ii. complies with the following design elements as relevant: 2.2 Solar access and natural ventilation 2.3 Parking 2.5 Utilities 3.1 Site cover 3.2 Building height 3.3 Street setbacks 3.4 Lot boundary setbacks 3.5 Site works and retaining walls 3.6 Streetscape 3.7 Access 3.9 Solar access for adjoining sites 3.10 Visual privacy Table 2.8a <table><tr><th colspan="2">Dwelling type</th><th>Ancillary dwelling type</th><th>Maximum ancillary dwellings</th><th>Maximum internal floor area</th></tr><tr><td colspan="2">Single house and grouped dwellings</td><td>All types of ancillary dwellings</td><td>1 per site</td><td>70m²</td></tr><tr><td rowspan="2">Multiple dwellings</td><td>1-19 dwellings</td><td rowspan="2">Dual key dwelling only</td><td>1 per development</td><td>70m²</td></tr><tr><td>20 or more dwellings</td><td>2 per development and 1 per additional 10 dwellings¹</td><td>70m²</td></tr></table> <div>¹Rounded down to the nearest 10 dwellings</div> <div>Note: The above provisions relate to the ancillary dwelling portion of the development, with the exception of 3.1 Site cover. 3.4 Lot boundary setbacks and 3.9 Solar access for</div>	Dwelling type		Ancillary dwelling type	Maximum ancillary dwellings	Maximum internal floor area	Single house and grouped dwellings		All types of ancillary dwellings	1 per site	70m²	Multiple dwellings	1-19 dwellings	Dual key dwelling only	1 per development	70m²	20 or more dwellings	2 per development and 1 per additional 10 dwellings¹	70m²	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none">No existing provisions.Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none">No change.	
Dwelling type		Ancillary dwelling type	Maximum ancillary dwellings	Maximum internal floor area																		
Single house and grouped dwellings		All types of ancillary dwellings	1 per site	70m²																		
Multiple dwellings	1-19 dwellings	Dual key dwelling only	1 per development	70m²																		
	20 or more dwellings		2 per development and 1 per additional 10 dwellings¹	70m²																		

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
		adjoining sites which would need to be assessed in combination with the primary dwelling. The primary dwelling would still need to comply with all relevant provisions of the R-Codes.	
5.5.2 Aged and dependent persons' dwellings C2.1 Aged or dependent persons' dwellings for the housing of aged or dependent persons shall comply with the following: <ol style="list-style-type: none"> a maximum internal floor area of: • in the case of single houses or grouped dwellings – 100m²; or • in the case of multiple dwellings – 80m²; a minimum number of five dwellings within any single development; visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space; the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1; an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; and comply with all other provisions of Table B and Part B as relevant. C2.2 All ground floor units, with a preference for all dwellings, to incorporate, as a minimum, the following: <ol style="list-style-type: none"> an continuous path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2; and level entry to the front entry door with preferably all external doors having level entries (diagrams, Figure C1 of AS4299). C2.3 All dwellings to incorporate, as a minimum, the following: <ol style="list-style-type: none"> all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3); internal corridors to be a minimum 1,000mm wide, width to be increased to a minimum of 1,200mm in corridors with openings on side walls; a visitable toilet (AS4299, clause 1.4.12), preferably located within a bathroom; and toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h). C2.4 At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of development approval, lodging a section 70A notification on the	No provisions		REQUIRE WAPC APPROVAL TO MODIFY: NO Notes: <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none"> No change.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.			
5.5.3 Single bedroom dwellings C3 Single bedroom dwellings shall comply with the following: <ol style="list-style-type: none"> a maximum internal floor area of 70m²; open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2; parking provided in accordance with clause 5.3.3 C3.1 and C3.2; an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; and comply with all other elements of Table B and Part B as relevant. 	No provisions	2.9 Small dwellings Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following: <ol style="list-style-type: none"> for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m², or for multiple dwellings a maximum internal floor area of 60m² ; parking provided in accordance with Table 2.3a; and all other provisions of the R-Codes. 	REQUIRE WAPC APPROVAL TO MODIFY: NO <u>Notes:</u> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <u>Recommendation:</u> <ul style="list-style-type: none"> To remain as existing.
5.5.4 Accessible dwellings C4 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 shall; <ol style="list-style-type: none"> be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and have a maximum internal floor area of 110m² Note: All other provisions of the R-Codes still apply	No provisions	2.7 Universal design – adaptable housing C2.7.1 Where 10 or more grouped or multiple dwellings are proposed, a minimum 20 per cent ¹ of all dwellings are: <ol style="list-style-type: none"> designed and constructed to a minimum silver level universal design in accordance with A4 Universal design requirements, or certified Livable Housing Australia to a minimum silver level of performance. Note: No universal design requirements apply for single houses or grouped and multiple dwellings development with less than 10 dwellings. All other provisions of the R-Codes still apply. Where calculations result in a fraction of a dwelling, the requirement is to be rounded up to the nearest whole number. C2.7.2 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 or C1.1.7 shall; <ol style="list-style-type: none"> be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and have a maximum internal floor area of: <ol style="list-style-type: none"> in the case of single houses and grouped dwellings – 110m² ; or in the case of multiple dwellings – 90m² 	REQUIRE WAPC APPROVAL TO MODIFY: NO <u>Notes:</u> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <u>Recommendation:</u> <ul style="list-style-type: none"> No change.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
		Note: All other provisions of the R-Codes still apply.	
5.5.5 Small dwellings Small Dwellings – Part D, C1.1.6 applies and provides a site area concession C5 Small dwellings subject to the site area concession of Part D, C1.1.6 shall comply with the following: <ol style="list-style-type: none"> a maximum internal floor area of 70m²; parking provided in accordance with the table in 5.3.3 Parking C3.1; and all other provisions of the R-Codes Volume 1. 	No provisions	2.9 Small dwellings Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following: <ol style="list-style-type: none"> for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m², or for multiple dwellings a maximum internal floor area of 60m²; parking provided in accordance with Table 2.3a; and all other provisions of the R-Codes. 	REQUIRE WAPC APPROVAL TO MODIFY: NO <u>Notes:</u> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <u>Recommendation:</u> <ul style="list-style-type: none"> No change.
	No provisions.	2.10 Housing on lots less than 100m² C2.10.1 Single houses and grouped dwellings in areas coded R100-SL are to comply with the following: <ol style="list-style-type: none"> Dwellings to front a primary street, secondary street, or public right-of-way; and All provisions of the R-Codes to apply, subject to the modifications in Table 2.10a. Refer to R-Codes for table 2.10a.	REQUIRE WAPC APPROVAL TO MODIFY: NO <u>Notes:</u> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <u>Recommendation:</u> <ul style="list-style-type: none"> No change.
	17 HOALPP – Solar and Daylight Access 17.1 For single and grouped dwelling development, solar and daylight access are as per SPP 7.3 – Volume 2, Acceptable Outcomes: <ol style="list-style-type: none"> A4.1.1 A4.1.3 A4.1.4 17.2 A site plan is to be prepared to demonstrate solar design outcomes for the Responsible Authority assessment. 18 HOALPP – Natural Ventilation 18.1 All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.	2.2 Solar access and natural ventilation Windows and openings C2.2.1 Every habitable room has a minimum of one openable external window: <ol style="list-style-type: none"> visible from all parts of the room; with an aggregate glazed area not less than 10 per cent of the habitable room internal floor area; and comprising a minimum of 50 per cent of transparent glazing. Note: 3.10 Visual privacy provisions may still apply. C2.2.2 Where a courtyard is the only source of daylight to a habitable room, the courtyard must be uncovered and open to the sky ¹ with a: <ol style="list-style-type: none"> minimum area of 4m² (refer Figure 2.2a); and 	REQUIRE WAPC APPROVAL TO MODIFY: NO <u>Notes:</u> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <u>Recommendation:</u> <ul style="list-style-type: none"> No change.

Comparison of key development standards – HOA areas higher dual density code

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	HOALPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
	<p>18.2 Habitable rooms shall have a window in an external wall which:</p> <ul style="list-style-type: none"> a. Has a minimum glass area not less than 15% of the floor area in the room; b. Comprise a minimum of 50% clear glazing; and, c. Is openable for 50% the size of the window. <p>18.3 Further requirements for natural ventilation are as per SPP7.3 – Volume 2, Acceptable Outcomes:</p> <ul style="list-style-type: none"> a. A4.2.1 b. A4.2.4 	<ul style="list-style-type: none"> ii. ii. for multiple dwellings a minimum dimension of 0.5 times the wall height. 1 Excludes minor projections C2.2.3 Bathrooms located on external walls (excluding boundary walls) must have a minimum of one openable window for natural ventilation. <p>Orientation of major openings</p> <p>Note: No orientation requirements apply to primary living areas located in climate zones 1 and 3.</p> <p>C2.2.4 For single houses and grouped dwellings in climate zones 4,5 and 6, a major opening to the primary living space is oriented between north-west and east in accordance with Figure 2.2b, with an adjoining uncovered open area with:</p> <ul style="list-style-type: none"> i. a minimum dimension 3m x 3m1 in accordance with Figure 2.2c; and ii. the exception of shading devices up to 2m depth. 1 <p>The centre line of the minimum 3m x 3m area must be contained within the glazed area of the major opening (Figure 2.2d).</p> <p>C2.2.5 For multiple dwellings in climate zones 4, 5 and 6:</p> <ul style="list-style-type: none"> i. a minimum of 70 per cent of dwellings have a primary living space that achieves at least 2 hours direct sunlight between 9am and 3pm on 21 June; and ii. a maximum of 15 per cent of dwellings in a building receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June. 	

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	RDLPP	COMMENTS
1.1 Site area Minimum and average site area C1.1.1 Development which complies with the dwelling type and site area requirements set out in Table D and the following provisions. Calculation of minimum site area C1.1.2 The minimum site area set out in Table D is calculated as follows: i. In the case of a single house, the area of the green title lot or survey-strata lot; or ii. In the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling. C1.1.3 The following adjustments shall apply for the purposes of assessing compliance of a proposed development with the minimum and average site areas of Table D: i. In the case of a lot with a corner truncation to a public street, up to a maximum of 20m ² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer figure 1.1a). ii. In areas coded R40 and below; in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes not more than 20 per cent of the site area as required by table D (refer Figure 1.1b). iii. Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width of the right-of-way or reserve (up to a maximum depth of 2m) may be added to the site area (refer Figure 1.1b and 1.1c); or iv. In areas coded R50 and above; in the case of a battleaxe lot, the vehicle and/or pedestrian access leg and associated truncations shall be excluded from the calculation of minimum site area to achieve an effective lot area consistent with the minimum site area required in Table D (refer Figure 1.1c). C1.1.4 The following variations to the minimum and average site area set out in Table D may be made: i. In the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC' or ii. the area of any existing lot, survey-strata lot or strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in Table D. C1.1.5 In areas coded R25 and below; for an aged or dependent persons' dwelling (in accordance with Part B, 5.5.2 C2.1-C2.4) or a single bedroom dwelling (in accordance with Part B, 5.5.3 C3) that is the subject of a proposed development, the minimum and average site area of Table D may be reduced by up to one third.	No provisions	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none"> No RDLPP provisions relating to land. Part D provisions considered sufficient. Recommendation: <ul style="list-style-type: none"> No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part D (Land)		
2024 R-Codes Volume 1 - Part D Single houses and grouped dwellings (all density codes)	RDLPP	COMMENTS
<p>C1.1.6 In areas coded R30 to R40; for an accessible dwelling designed to gold level universal design (in accordance with Part B, 5.5.4 C4 or Part C, C2.7.2), or a small dwelling (in accordance with Part B, 5.5.5 C5 or Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that:</p> <p>i. for single houses and grouped dwellings, no site is less than 100m²; and</p> <p>ii. for development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50 per cent of the total number of dwellings or sites.</p> <p>C1.1.7 In areas coded R50 and above; for an accessible dwelling designed to gold level universal design (in accordance with Part C, C2.7.2), or a small dwelling (in accordance with Part C, C2.9.1) that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that:</p> <p>i. for single houses and grouped dwellings, no site is less than 100m²; and</p> <p>ii. the site area reduction is limited for small dwellings to a maximum 50 per cent of the total number of dwellings or sites</p> <p>C1.1.8 For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained on a site that is subject to a development proposal, the average site area of Table D may be reduced by 10 per cent. This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7.</p>		

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																																																															
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP		2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60			COMMENTS																																																									
5.1.2 Street setbacks C2.1 Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary: i. <table><tr><td></td><td>R20</td><td>R25</td><td>R30</td><td>R40</td></tr><tr><td>Primary Street</td><td>3m min 6m avg</td><td>3m min 6m avg</td><td>4m min 2m avg</td><td>4m min 2m avg</td></tr><tr><td>Secondary Street</td><td>1.5m</td><td>1.5m</td><td>1.5m</td><td>1.5m</td></tr></table> ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street; iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c); iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah or the equivalent (refer Figure 2e), where: <ul style="list-style-type: none">a grouped dwelling has its main frontage to a secondary street; ora single house results from subdivision of an original corner lot and has its frontage to the original secondary street; ora single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way (Figure 2d); and v. to provide for registered easements for essential services. C2.2 Buildings set back from the secondary street boundary in accordance with Table B. C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table B. C2.4 A porch, verandah, unenclosed balcony or the equivalent may (subject to the NCC) project forward of the primary street setback line to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1(iii) (Refer Figure 2e).		R20	R25	R30	R40	Primary Street	3m min 6m avg	3m min 6m avg	4m min 2m avg	4m min 2m avg	Secondary Street	1.5m	1.5m	1.5m	1.5m	5.1.2 Street setbacks (R-Codes and RDLPP) Clause 5.1.2 C2.1, 2.2, 2.3, 2.4 of the R-Codes is replaced with the following: C2.1 Buildings set back from the primary street boundary: i. in accordance with Table 1 of the R-Codes; ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street; iii. reduced by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a minor incursions intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c); iv. in the case of areas coded R15 or higher, where: <ul style="list-style-type: none">a grouped dwelling has its main frontage to a secondary street;a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; ora single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way; the street setback may be reduced to 2.5m, or 1.5m to a minor incursion (refer Figure 2b and 2d of the R-Codes); and v. to provide for registered easements for essential services. C2.2 Buildings set back from the secondary street boundary in accordance with Table 1. C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table 1. C2.4 A minor incursion may reduce the primary street setback by 50 per cent; provided that the total of such projections does not exceed 50 per cent of the frontage at any level (refer Figure 2b). C2.5 Buildings set back from a right of way a minimum of 2.5 metres at ground floor level, or 1.5 metres to a minor Incursion, and a minimum of 3 metres at upper storey level. C2.6 C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply.		3.3 Street setbacks C3.3.1 Buildings are set back from the street boundary in accordance with Table 3.3a. Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provide dthey do not project more than 0.75m into the street setback. C3.3.2 Notwithstanding C3.3.1, the following reductions are permitted: i. In areas coded R30, R35 and R40, the primary street setback line may be reduced by up to 1m for a total of 30 per cent of the frontage width (refer Figure 3.3a); and/or ii. For a porch, verandah, unenclosed balcony or equivalent the primary street setback may be reduced up to half the required primary street setback as specified in Table 3.3a, up to the full building width (refer Figure 3.3b). C3.3.3 Buildings set back from a corner lot truncation boundary in accordance with the secondary street setback line in Table 3.3a. Table 3.3a <table><tr><th>Street type</th><th>R30</th><th>R35</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th></tr><tr><td>Primary street</td><td>4m</td><td>4m</td><td>3m</td><td>2m</td><td>2m</td><td>2m</td></tr><tr><td>Secondary street</td><td>1.5m</td><td>1.5m</td><td>1m</td><td>1m</td><td>1m</td><td>1m</td></tr><tr><td>Adjoining communal street</td><td colspan="6">0.5m</td></tr><tr><td>Adjoining laneway or right-of way where it is the primary street to the dwelling¹</td><td colspan="6">2m</td></tr><tr><td>Adjoining laneway or right-of way</td><td colspan="6">0.5m</td></tr></table> <i>R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and RAC.</i> <i>Where road widening is required, street setbacks are to be calculated from the adjusted street boundary.</i> ¹ Does not apply to ancillary dwellings.			Street type	R30	R35	R40	R50	R60	R80	Primary street	4m	4m	3m	2m	2m	2m	Secondary street	1.5m	1.5m	1m	1m	1m	1m	Adjoining communal street	0.5m						Adjoining laneway or right-of way where it is the primary street to the dwelling ¹	2m						Adjoining laneway or right-of way	0.5m						REQUIRE WAPC APPROVAL TO MODIFY: NO Notes <ul style="list-style-type: none">RDLPP street setback requirements are generally consistent with the R-Codes Part B requirements.Key replacements in RDLPP are in relation to minor projections and setbacks to right of ways.Part B and C provisions are considered more contemporary and nuanced to respond to different contexts/-r-codes. Recommendation: <ul style="list-style-type: none">Remove RDLPP provisions, R-Code requirements to apply.
	R20	R25	R30	R40																																																											
Primary Street	3m min 6m avg	3m min 6m avg	4m min 2m avg	4m min 2m avg																																																											
Secondary Street	1.5m	1.5m	1.5m	1.5m																																																											
Street type	R30	R35	R40	R50	R60	R80																																																									
Primary street	4m	4m	3m	2m	2m	2m																																																									
Secondary street	1.5m	1.5m	1m	1m	1m	1m																																																									
Adjoining communal street	0.5m																																																														
Adjoining laneway or right-of way where it is the primary street to the dwelling ¹	2m																																																														
Adjoining laneway or right-of way	0.5m																																																														

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C															
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS												
	C2.7 Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres. Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres.														
5.1.3 Lot boundary setbacks C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes: <div><div>i.</div><div>buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);</div><div>ii.</div><div>ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*: <div><div>•</div><div>is not more than 10m in length and 2.7m in height;</div><div>•</div><div>is located behind the primary street setback; and</div><div>•</div><div>has eaves, gutters and roofs set back at least 450mm from the lot boundary.</div></div></div><div>iii.</div><div>unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level;</div><div>iv.</div><div>iv. separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them;</div><div>v.</div><div>minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and</div><div>vi.</div><div>the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f).</div></div> C3.2 Boundary walls may be built behind the street setback (specified in Table B and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11: <div><div>i.</div><div>where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or</div><div>ii.</div><div>in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the</div></div>	Clause 5.1.3 – Lot Boundary Setbacks Clause 5.1.3 C3.2 of the R-Codes is replaced with the following: C3.2 Walls may be built up to a lot boundary, or survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of Clause 5.4.2 and Figure Series 11: <div><div>i.</div><div>where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;</div><div>ii.</div><div>in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback, to one side boundary only;</div><div>iii.</div><div>in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or</div><div>iv.</div><div>where both the subject site and the affected adjoining site are created in a plan of subdivision.</div></div>	3.4 Lot boundary setbacks Lot Boundary Setbacks C3.4.1 Buildings are set back from lot boundaries in accordance with Table 3.4a. Refer Figure 3.4a, b and c. Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provided they do not project more than 0.75m into the lot boundary setback. Note: Minor projections will need to comply with the NCC requirements. Table 3.4a Lot boundary setbacks: <table><tr><th>Wall height</th><th>Lot boundary setback</th></tr><tr><td>Up to 3.5m</td><td>1m</td></tr><tr><td>3.6-7m</td><td>1.5m</td></tr><tr><td>7.1-10m</td><td>3m</td></tr><tr><td>10.1></td><td>3m</td></tr><tr><td colspan="2">Rounded to the nearest 0.1m</td></tr></table> C3.4.2 The second storey of walls shall be set back in accordance with Table 3.4a for a maximum wall length of 14m (including any balconies). For a portion of wall exceeding 14m in length: <div><div>i.</div><div>the wall is to be set back 3m from the lot boundary for the remainder of its length; or</div><div>ii.</div><div>contain a minimum 3m x 3m separation measured from the lot boundary (Refer Figure 3.4d).</div></div> Note: This applies only to two storey walls as three and four storey walls are already required to be set back 3m. C3.4.3 Carports, patios, verandahs or equivalent structures are permitted to be built up to the lot boundary where the: <div><div>i.</div><div>structures are less than 10m in length;</div><div>ii.</div><div>structures do not exceed an equivalent wall height of 3m (measured to the top of pillar and/ or post, refer Figure 3.4e);</div><div>iii.</div><div>structures do not exceed a ridge height of 4.2m; and</div><div>iv.</div><div>pillar and posts on the boundary are of a horizontal dimension of 450mm by 450mm or less.</div></div> Note: Carports, patios, verandahs or equivalent structures will need to comply with the NCC requirements, including but not limited to fire separation and non-combustible materials. Pillars or posts located on the boundary with a horizontal dimension of 450mm or less are to be excluded from the calculations of boundary wall length.	Wall height	Lot boundary setback	Up to 3.5m	1m	3.6-7m	1.5m	7.1-10m	3m	10.1>	3m	Rounded to the nearest 0.1m		REQUIRE WAPC APPROVAL TO MODIFY: YES Part C and Part B boundary wall provisions: NO <u>Notes:</u> <div><div>•</div><div>Boundary wall requirements in the RDLPP allow boundary walls up to one side lot boundary where Part B allows up to two side lot boundaries dependent on the applicable R-Code.</div><div>•</div><div>Allowing additional boundary walls facilitates improved liveability outcomes on site, allowing for consolidated internal and external living areas and landscaped areas.</div><div>•</div><div>Boundary wall heights in part B are restricted to a maximum height of 3.5m, the same as the RDLPP, however the RDLPP includes an average 3m requirement for height.</div><div>•</div><div>Allowable boundary wall lengths remain the same between Part B and the RDLPP.</div><div>•</div><div>Noting development applicable to Part C allows for two storey boundary wall heights, which is considered inappropriate in the City of Joondalup context and should therefore be restricted to a maximum height of 3.5m in a modified provision included in the new LPP.</div></div> <u>Recommendation:</u> <div><div>•</div><div>Modify RDLPP provision to allow a maximum 3.5m boundary wall height for developments applicable to Part C. All other RDLPP provisions to be removed, R-Codes requirements to apply.</div></div>
Wall height	Lot boundary setback														
Up to 3.5m	1m														
3.6-7m	1.5m														
7.1-10m	3m														
10.1>	3m														
Rounded to the nearest 0.1m															

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C									
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS						
<div><div><div>greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</div><div>iii. in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</div><div>iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension. (Refer Figure Series 5)</div></div><div>C3.3 Where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code.</div><div>C3.4 Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:<div><div>i. clause 5.3.7 does not apply; and</div><div>ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.</div></div><div>Note: Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.</div><div>Refer tables 2a and 2b, page 46 of R-Codes</div></div></div>		<div><div>Boundary walls:</div><div>C3.4.4 Boundary walls may be built in accordance with Table 3.4b provided:<div><div>i. boundary walls are located behind the street setback;</div><div>ii. overshadowing does not exceed the limits of C3.9.1, C3.9.2 and C3.9.3; and</div><div>iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision-maker.</div></div></div><div>C3.4.5 Where the boundary wall abuts an existing or simultaneously constructed wall of similar or greater dimension, that boundary wall may exceed the requirements of C3.4.4 up to the extent of height and length of the existing boundary wall.</div><div>Table 3.4b (summarised)</div><table><tr><td>R30-35</td><td>Height:3.5m max Max length two-thirds the length of behind the front setback Up to two lot boundaries or Simultaneously constructed walls permitted.</td></tr><tr><td>R40</td><td>Height: 3.5m max Max length two-thirds the length of behind the front setback All lot boundaries or Simultaneously constructed walls permitted.</td></tr><tr><td>R50-80</td><td>Frontage less than 8.5m: Height: 7m max. Max length 14m before 3x3m min. separation All lot boundaries Frontage greater than 8.5m: Height: 7m max. Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation All lot boundaries Simultaneously constructed walls permitted.</td></tr></table><div><div>Grouped and multiple dwellings on the same lot:</div><div>C3.4.6 For grouped dwellings on the same lot, the lot boundary provisions of C3.4.1 to C3.4.5 are to apply to internal site boundaries as if they were lot boundaries (refer Figure 3.4j).</div><div>C3.4.7 For multiple dwellings, buildings on the same lot or facing portions of the same building are to be set back from each other</div></div></div>	R30-35	Height:3.5m max Max length two-thirds the length of behind the front setback Up to two lot boundaries or Simultaneously constructed walls permitted.	R40	Height: 3.5m max Max length two-thirds the length of behind the front setback All lot boundaries or Simultaneously constructed walls permitted.	R50-80	Frontage less than 8.5m: Height: 7m max. Max length 14m before 3x3m min. separation All lot boundaries Frontage greater than 8.5m: Height: 7m max. Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation All lot boundaries Simultaneously constructed walls permitted.	
R30-35	Height:3.5m max Max length two-thirds the length of behind the front setback Up to two lot boundaries or Simultaneously constructed walls permitted.								
R40	Height: 3.5m max Max length two-thirds the length of behind the front setback All lot boundaries or Simultaneously constructed walls permitted.								
R50-80	Frontage less than 8.5m: Height: 7m max. Max length 14m before 3x3m min. separation All lot boundaries Frontage greater than 8.5m: Height: 7m max. Two-thirds boundary length behind street setback, 14m max length before 3x3m min. separation All lot boundaries Simultaneously constructed walls permitted.								

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																				
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less		RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60		COMMENTS															
			as though there is a lot boundary between them (refer Figure 3.4k). Note: Visual privacy setbacks may also apply.																	
5.1.4 Open space C4 Open space provided in accordance with Table B (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property. Table B (extract) <table><tr><th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr><tr><td>50%</td><td>50%</td><td>45%</td><td>45%</td></tr></table>		R20	R25	R30	R40	50%	50%	45%	45%	No provisions	3.1 Site cover C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a. <table><tr><th>R30</th><th>R40</th><th>R60</th><th>R80</th></tr><tr><td>60% (40% OS)</td><td>65% (35% OS)</td><td>70% (30% OS)</td><td>70% (30% OS)</td></tr></table> Note: R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.	R30	R40	R60	R80	60% (40% OS)	65% (35% OS)	70% (30% OS)	70% (30% OS)	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none">No provisions existing.Reduced open space requirements in Part C are offset by the improved private open space and landscaping requirements.These provisions are considered appropriate in the context of additional provisions included in Part C to address liveability. Recommendation: <ul style="list-style-type: none">No change.
R20	R25	R30	R40																	
50%	50%	45%	45%																	
R30	R40	R60	R80																	
60% (40% OS)	65% (35% OS)	70% (30% OS)	70% (30% OS)																	
5.1.5 Communal open space C5 Where communal open space is provided as common property in a grouped dwelling development, the open space required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that: <ul style="list-style-type: none">i. the aggregate of deducted area does not exceed the area of communal open space; andii. the outdoor living area for any dwelling is not reduced in area.		No provisions	1.3 Communal open space Communal open space - multiple dwellings only C1.3.1 Communal open space is provided for multiple dwelling development in accordance with Table 1.3a and the following: <ul style="list-style-type: none">i. located in common property and behind the primary street setback line;ii. to be universally accessible to all occupants of the development; andiii. exclusive to the residential component of mixed use development. C1.3.2 Communal open space is separated or screened from potential sources of noise and odour, such as bins, vents, air conditioning units, and vehicle circulation areas. C1.3.3 Communal open space is designed and oriented to minimise the impacts of noise, odour, lightspill and overlooking on the habitable rooms and private open spaces within the site and of adjoining properties. Table 1.3a (summarised) <table><tr><th>Up to 10 Dwellings</th><th>More than 10 dwellings</th></tr><tr><td>No requirements</td><td><ul style="list-style-type: none">6m² open space per dwelling up to max 300m²2m² accessible/hard landscape area per dwelling up to 100m²4m minimum communal open space dimension25% maximum covered roof area.</td></tr></table>	Up to 10 Dwellings	More than 10 dwellings	No requirements	<ul style="list-style-type: none">6m² open space per dwelling up to max 300m²2m² accessible/hard landscape area per dwelling up to 100m²4m minimum communal open space dimension25% maximum covered roof area.	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none">No provisions existing.Part B and C provisions considered appropriate. Recommendation: <ul style="list-style-type: none">No change.												
Up to 10 Dwellings	More than 10 dwellings																			
No requirements	<ul style="list-style-type: none">6m² open space per dwelling up to max 300m²2m² accessible/hard landscape area per dwelling up to 100m²4m minimum communal open space dimension25% maximum covered roof area.																			

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																												
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less		RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS																								
			<div>Communal open spaces can be co-located with deep soil areas, soft landscaping area and/or co-indoor communal spaces.</div>																									
5.1.6 Building height C6 Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7). Table 3: <table><tr><th rowspan="2">Cat</th><th rowspan="2">Max wall height</th><th colspan="2">Max building height</th></tr><tr><th>Gable, skillion, concealed</th><th>Hipped and pitched</th></tr><tr><td>A</td><td>3.5m</td><td>5m</td><td>7m</td></tr><tr><td>B</td><td>7m</td><td>8m</td><td>10m</td></tr><tr><td>C</td><td>9m</td><td>10m</td><td>12m</td></tr></table> i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard.		Cat	Max wall height	Max building height		Gable, skillion, concealed	Hipped and pitched	A	3.5m	5m	7m	B	7m	8m	10m	C	9m	10m	12m	5.1.6 Building height Clause 5.1.6 C6 of the R-Codes is replaced with the following: C6 Buildings which comply with Category B in Table 3 of the R-Codes as measured from natural ground level except: i. aged and dependent persons’ multiple dwellings (where permitted) on a site of 5,000m2 or more shall comply with Table 3 — Category C.	3.2 Building height C3.2.1 Building height complies with Table 3.2a Table 3.2a (summarised) <table><tr><td>R30-40</td><td>2 storeys Concealed/skillion roof: 8m max height. Pitched/gable roof: 7m wall, 10m total height</td></tr><tr><td>R50-60</td><td>3 storeys Concealed/skillion roof: 11m max height. Pitched/gable roof: 10m wall, 13m total height</td></tr><tr><td>R80</td><td>4 storeys Concealed/skillion roof: 14m max height. Pitched/gable roof: 13m wall, 16m total height</td></tr></table> <div>R80 Code standards apply to single houses, grouped dwellings in areas coded R100, R160 and R-AC</div> <div>Refer Figure 3.2a for building height and natural ground level measurement guidance.</div> <div>Refer Figure 3.2b for wall height and total building height guidance.</div> <div>This table provides a maximum building height only and development will need to consider other elements such as 3.9 Solar access for adjoining sites.</div> <div>Where roof top terraces are proposed, the concealed or skillion roof controls apply</div>	R30-40	2 storeys Concealed/skillion roof: 8m max height. Pitched/gable roof: 7m wall, 10m total height	R50-60	3 storeys Concealed/skillion roof: 11m max height. Pitched/gable roof: 10m wall, 13m total height	R80	4 storeys Concealed/skillion roof: 14m max height. Pitched/gable roof: 13m wall, 16m total height	REQUIRE WAPC APPROVAL TO MODIFIY: Part B: NO Part C: YES Notes: <ul style="list-style-type: none">The R-Codes includes more contemporary provisions for aged care to address this provision. Recommendation: <ul style="list-style-type: none">Remove RDLPP provisions, R-Code requirements to apply.
Cat	Max wall height			Max building height																								
		Gable, skillion, concealed	Hipped and pitched																									
A	3.5m	5m	7m																									
B	7m	8m	10m																									
C	9m	10m	12m																									
R30-40	2 storeys Concealed/skillion roof: 8m max height. Pitched/gable roof: 7m wall, 10m total height																											
R50-60	3 storeys Concealed/skillion roof: 11m max height. Pitched/gable roof: 10m wall, 13m total height																											
R80	4 storeys Concealed/skillion roof: 14m max height. Pitched/gable roof: 13m wall, 16m total height																											
5.2.1 Setback of garages and carports C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced: <ul style="list-style-type: none">i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); orii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings. C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the		5.2.1 Setback of garages and carports Clause 5.2.1 C1.1 of the R-Codes is replaced with the following: C1.1 Garages set back 4.5m from the primary street and 0.5 metres behind the dwelling alignment (excluding any minor incursion), except that the setback may be reduced to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings that match the design and scale of those used in the facade of the dwelling.	3.3 Street setbacks – setback of garages and carports Setback of garages and carports C3.3.4 Garages are set back from the primary street boundary in accordance with Table 3.3b. Table 3.3b:	REQUIRE WAPC APPROVAL TO MODIFIY: NO Notes: <ul style="list-style-type: none">Part B includes provisions to require a minimum garage setback of 4.5m and alignment 0.5m behind the dwelling facade, therefore addressing the RDLPP provision. Recommendation: <ul style="list-style-type: none">Remove RDLPP provisions, R-Code requirements to apply.																								

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C									
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS						
<p>setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where:</p> <p>i. the width of the carport does not exceed 60 per cent of the frontage;</p> <p>ii. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent; and</p> <p>iii. the carport roof pitch, colours and materials are compatible with the dwelling. (Refer to Figure 8a)</p> <p>C1.3 Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.</p> <p>C1.4 Garages and carports set back 1.5m from a secondary street.</p>	<p>Clause 5.2.1 is modified to include in the deemed-to-comply requirement:</p> <p>C1.6 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.</p>	<table><tr><th>R-Coding</th><th>Primary street setback</th></tr><tr><td>R30-R35</td><td>Minimum 5.0m¹ (Refer Figure 3.3c)</td></tr><tr><td>R40 and above</td><td>In accordance with Table 3.3a</td></tr></table> <p>¹ The garage setback from the primary street may be reduced to 4.5m where an existing or planned footpath, shared path or road alignment is located more than 1m from the street boundary.</p> <p>C3.3.5 Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where:</p> <p>i. the carport is set back from the lot boundary in accordance with C3.4.3;</p> <p>ii. the carport width does not exceed the requirement of C3.6.6;</p> <p>iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and</p> <p>iv. the construction allows an unobstructed view between the dwelling and the street, right-ofway or equivalent.</p> <p>C3.3.6 Garages and carports are set back from a secondary street, right-of way and communal street in accordance with Table 3.3a</p>	R-Coding	Primary street setback	R30-R35	Minimum 5.0m ¹ (Refer Figure 3.3c)	R40 and above	In accordance with Table 3.3a	
R-Coding	Primary street setback								
R30-R35	Minimum 5.0m ¹ (Refer Figure 3.3c)								
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<p>5.2.2 Garage width</p> <p>C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.</p>	<p>5.2.2 Garage width</p> <p>Clause 5.2.2 C2 of the R-Codes is replaced with the following:</p> <p>C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the width of the lot, as measured 4.5 metres from the primary street. This may be increased to 60 per cent where the main entry (front door) and a major opening are included in the primary street elevation of a dwelling. This may be increased to 75 per cent of the width where the main entry and a major opening is included on the primary street elevation of the ground floor and an upper floor or balcony extends for the full width of the garage.</p>	<p>3.6 Streetscape – addressing the street (C3.6.5 and C3.6.6)</p> <p>C3.6.5 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street.</p> <p>This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street (refer Figure 3.6b).</p> <p>C3.6.6 Carports and supporting structure shall not exceed 60 per cent of the frontage where projected forward of the primary street setback line in accordance with C3.3.5.</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none">R-Code provisions are considered more appropriate given a standard allowing a garage to occupy 75% of the frontage is not considered to be an acceptable development outcome.The inclusion of a major opening in the primary street elevation is addressed in the street surveillance provisions. <p>Recommendation:</p> <ul style="list-style-type: none">Remove RDLPP provision, R-Code requirements to apply.						
<p>5.2.3 Street surveillance</p> <p>C3.1 The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street.</p>	<p>5.2.3 Street surveillance</p> <p>Clause 5.2.3 C3.1 and C3.2 is replaced with the following:</p> <p>C3.1 The primary street elevation of the dwelling to address the street and shall include the main entry (front door) to the</p>	<p>3.6 Streetscape – addressing the street (C3.6.1 - C3.6.4)</p> <p>C3.6.1 Single houses and grouped dwellings to address the street (including a communal street or rightof-way where this is the primary frontage) in accordance with the following:</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none">Since the RDLPP provisions were originally prepared, modifications have been made to the R-						

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
<p>C3.2 At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.</p> <p>C3.3 For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.</p>	<p>dwelling. Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.</p> <p>C3.2 At least one balcony, verandah or major opening from a habitable room of the dwelling faces and has uninterrupted views of all abutting street(s) and the pedestrian or vehicular approach to the dwelling.</p>	<p>i. the primary entrance to each dwelling must be readily identifiable from the street; and</p> <p>ii. provide at least one major opening on the dwelling frontage with an outlook to the street.</p> <p>C3.6.2 For multiple dwellings, upper level balconies and/or windows overlook the street and public domain areas.</p> <p>C3.6.3 For single houses and grouped dwellings, front doors to be protected from the weather (for example by a porch, verandah, building over or similar), with a minimum dimension of 1.2m (refer Figure 3.6a). Note: Minimum dimension refers to the minimum length and width.</p> <p>C3.6.4 Ground floor multiple dwellings fronting the street are provided with separate pedestrian access from the street.</p>	<p>Codes that address building entries and surveillance.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Remove RDLPP provisions, R-Code requirements to apply.
<p>5.2.4 Street walls and fences</p> <p>C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12).</p> <p>C4.2 Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12).</p>	<p>5.2.4 Street walls and fences</p> <p>Clause 5.2.4 C4 is replaced with the following: C4.1 Front fences within the primary street setback area or in front of the building line, whichever is greater, that are visually permeable above 1.2m as measured from the midpoint of the verge directly adjacent to the lot. C4.2 Fencing along a secondary street, right-of-way or battleaxe leg shall be visually permeable above 1.2m from natural ground level for 50 per cent of the length of the boundary and allow surveillance from an outdoor living area and/or major opening.</p>	<p>3.6 Streetscape – street walls and fences</p> <p>Street walls and fences</p> <p>C3.6.7 When provided, fences or walls within the primary street setback area are to be:</p> <p>i. a maximum height of 1.8m; and</p> <p>ii. visually permeable above 1.2m (refer Figure 3.6c); measured from natural ground level on the primary street side of the fence or wall.</p> <p>C3.6.8 Solid pillars that form part of front fences or walls are not more than 1.8m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by visually permeable fencing in line with C3.6.7 (Refer Figure 3.6c).</p> <p>C3.6.9 For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback (refer Figure 3.6d).</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none"> The provision to measure fencing height from the mid-point of the verge was based on a previous version of the R-Codes. The current method of assessing fence height under the R-Codes is considered more appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> Remove RDLPP provisions, R-Code requirements to apply.
<p>5.2.5 Sight lines</p> <p>C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <p>i. a driveway that intersects a street, right-of-way or communal street;</p> <p>ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 9a).</p>	<p>5.2.5 Sight lines</p> <p>Clause 5.2.5 is modified to include in the deemed-to-comply requirements:</p> <p>C5.2A A pillar to a height of 1.8m with a maximum dimension of 350mm x 350mm may be permitted within 1.5m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750mm.</p>	<p>3.7 Access – Sight lines</p> <p>Sightlines</p> <p>C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <p>i. a driveway that intersects a street, right-of-way or communal street;</p> <p>ii. a right-of-way or communal street that intersects a public street; and</p> <p>iii. two streets that intersect (refer Figure 3.7e).</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none"> The RDLPP permits small pillars within the sightline area that allows appropriate views to the verge and street. This has been a longstanding standard applied to street fencing in the City. This provision has been reviewed from a vehicle sightline safety perspective and is still considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C											
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5.2.6 Appearance of retained dwellings C6 Where an existing dwelling is retained as part of a grouped dwelling development, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development.	5.2.6 Appearance of retained dwellings Clause 5.2.6 C6 is replaced with the following: C6.1 Where an existing dwelling is retained as part of a grouped dwelling development or subdivision and is of a lesser maintenance standard, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of the) development created as part of the subdivision or grouped dwelling development. Refer to Schedule 2. C6.2 Residential development that is visible from the street that: <ul style="list-style-type: none"> is consistent in style with any existing development on site; and/or maintains and enhances the character of the local area; and is compatible with the existing and/or desired streetscape character. This can be by way of: <ul style="list-style-type: none"> Scale Material and colours Roof design Detailing Window size. 	3.8 Retaining existing dwellings C3.8.1 Where a dwelling is retained as part of a development: <ul style="list-style-type: none"> i. the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development; and ii. the retained dwelling it is to comply with the following provisions of the R-Codes Part C: <ul style="list-style-type: none"> 1.1 Private open space - C1.1.1, C1.1.2 1.2 Trees and landscaping - C1.2.1, C1.2.2, C1.2.3, and C1.2.4 1.4 Water management and conservation - C1.4.1 and C1.4.2 2.3 Parking – C2.3.1 (minimums only) and C2.3.3 2.4 Waste management – C2.4.1 and C2.4.3 2.5 Utilities – C2.5.1, C2.5.2 and C2.5.3 2.6 Outbuildings – C2.6.1 and C2.6.2 3.4 Lot boundary setbacks – C3.4.1, C3.4.3, C3.4.4, C3.4.5, C3.4.6 (applicable only to newly created lot or site boundaries)	REQUIRE WAPC APPROVAL TO MODIFY: NO Notes: <ul style="list-style-type: none"> Provisions within the R-Codes Parts B and C now include provisions which require similar outcomes and therefore are considered to adequately address the requirements of the RDLPP. Recommendation: <ul style="list-style-type: none"> Remove RDLPP provisions, R-Code requirements to apply. 								
5.3.1 Outdoor living areas C1.1 An outdoor living area to be provided: <ul style="list-style-type: none"> i. In accordance with Table B; ii. behind the street setback area; iii. directly accessible from the primary living space of the dwelling; iv. with a minimum length and width dimension of 4m; and v. with at least two-thirds of the required area without permanent roof cover. (Refer Figure 13). C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from the primary living space and with a minimum area of 10m ² and minimum dimension of 2.4m. Note: Minimum dimension refers to the minimum length and width of all areas that contribute to the outdoor living area or balcony (or equivalent) space. Table B (extract) <table border="1"> <thead> <tr> <th>R20</th><th>R25</th><th>R30</th><th>R40</th></tr> </thead> <tbody> <tr> <td>30m²</td><td>30m²</td><td>24m²</td><td>20m²</td></tr> </tbody> </table>	R20	R25	R30	R40	30m ²	30m ²	24m ²	20m ²	No provisions	1.1 Private open space Primary garden area – single houses and grouped dwellings only. C1.1.1 For single houses and grouped dwellings, a single consolidated primary garden area provided behind the primary street setback, in accordance with Table 1.1a. Table 1.1a:	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none"> No change.
R20	R25	R30	R40								
30m ²	30m ²	24m ²	20m ²								

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																				
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		<table><thead><tr><th>Site area (m²)</th><th>Minimum primary garden area (m² per dwelling)</th><th>Maximum permanent roof cover¹</th><th>Minimum dimension²</th></tr></thead><tbody><tr><td>Greater than 220</td><td>40</td><td rowspan="3">One-third of the primary garden area provided</td><td rowspan="5">3m</td></tr><tr><td>191-220</td><td>35</td></tr><tr><td>161-190</td><td>30</td></tr><tr><td>131-160</td><td>25</td><td rowspan="2">0m² (open to the sky)</td></tr><tr><td>100-130</td><td>20</td></tr></tbody></table> <div><p><i>Site area rounded up to the nearest whole number.</i></p><p>¹ Permanent roof cover excludes minor projections (eaves),</p><p>² Minimum dimension refers to the minimum length and width of the primary garden area. Refer to Figure 1.1a for dimensions and calculations of primary garden areas.</p></div>	Site area (m ²)	Minimum primary garden area (m ² per dwelling)	Maximum permanent roof cover ¹	Minimum dimension ²	Greater than 220	40	One-third of the primary garden area provided	3m	191-220	35	161-190	30	131-160	25	0m ² (open to the sky)	100-130	20	
Site area (m ²)	Minimum primary garden area (m ² per dwelling)	Maximum permanent roof cover ¹	Minimum dimension ²																	
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191-220	35																			
161-190	30																			
131-160	25	0m ² (open to the sky)																		
100-130	20																			
<p>C1.1.2 Notwithstanding C1.1.1, for grouped dwellings with a site area of 161m2 or greater, the required primary garden area in accordance with Table 1.1a may be reduced by 10m2 , where a secondary ground level private open space is provided with:</p> <div><div>i.</div><div>a minimum area of 10m2 and minimum dimension of 3m (refer Figure 1.1b);</div></div> <div><div>ii.</div><div>ii. uncovered and open to the sky (excluding minor projections); and</div></div> <div><div>iii.</div><div>iii. an additional small tree provided in addition to the minimum tree requirements of Table 1.2a.</div></div> <p>Private open space and balconies</p> <p>C1.1.3 Multiple dwellings to provide a minimum of one private open space area provided for the exclusive use of each multiple dwelling in accordance with Table 1.1b.</p> <p>C1.1.4 Balconies are to be unscreened for at least 25% of the total perimeter of the balcony (refer Figure 1.1c).</p> <p>Note: Provisions of element 3.10 Visual Privacy apply</p> <p>Table 1.1b:</p>																				

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																					
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		<table><tr><th>Dwelling size</th><th>Minimum private open space area (per dwelling)</th><th>Minimum private open space dimension</th></tr><tr><td>Studio / 1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedrooms</td><td>10m²</td><td>2.4m</td></tr><tr><td>3 or more bedrooms</td><td>12m²</td><td>2.4m</td></tr><tr><td>Ground floor dwelling</td><td>15m²</td><td>3m</td></tr><tr><td colspan="3">When calculating the extent of private open space for multiple dwellings, exclude service areas such as bin storage, clothes drying, air conditioning units and the like.</td></tr></table>	Dwelling size	Minimum private open space area (per dwelling)	Minimum private open space dimension	Studio / 1 bedroom	8m²	2m	2 bedrooms	10m²	2.4m	3 or more bedrooms	12m²	2.4m	Ground floor dwelling	15m²	3m	When calculating the extent of private open space for multiple dwellings , exclude service areas such as bin storage, clothes drying, air conditioning units and the like.			
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When calculating the extent of private open space for multiple dwellings , exclude service areas such as bin storage, clothes drying, air conditioning units and the like.																					
5.3.2 Landscaping C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following: <ul style="list-style-type: none">i. the street setback area developed without car parking, except for visitors’ bays;ii. pedestrian access providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas;iii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number;iv. lighting to pathways, and communal open space and car parking areas;v. bin storage areas conveniently located and screened from view;vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development;vii. adequate sightlines for pedestrians and vehicles;viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; andix. clothes drying areas which are secure and screened from view. C2.2 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following: <ul style="list-style-type: none">i. the minimum number of trees and associated planting areas in the table below; andii. andscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces.	No provisions	1.2 Trees and landscaping Landscaping C1.2.1 Development to provide a minimum 15% soft landscaping per site with a minimum dimension of 1m (refer Figure 1.2a). C1.2.2 The primary street setback area is to provide a minimum 30% soft landscaping (Figure 1.2b). C1.2.3 The communal street (including any adjoining setbacks) and communal open space is landscaped and provided with adequate lighting to pathways and vehicle access areas. Tree Canopy C1.2.4 A minimum number of trees to be planted in accordance with Tables 1.2a and provided with the required deep soil area per tree in accordance with Table 1.2b. C1.2.5 For grouped and multiple dwellings, uncovered at-grade car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number. Note: These trees are in addition to the trees required in accordance with C1.2.4. C1.2.6 For single houses and grouped dwellings, the soft landscaping requirement of C1.2.1 may be reduced to 10% where a significant existing tree is retained on site. Note: The reduction of soft landscaping only applies to the site on which the tree is retained. A retained tree replaces a tree requirement in Table 1.2a on a like-for-like basis.	REQUIRE WAPC APPROVAL TO MODIFY: YES Notes: <ul style="list-style-type: none">No existing provisions.Part B and Part C provisions considered appropriate. Recommendation: <ul style="list-style-type: none">No change.																		

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

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<table><tr><th colspan="2">Dwelling type</th><th>Minimum tree requirement</th><th>Minimum tree planting area</th></tr><tr><td colspan="2">Single house and grouped dwelling (per tree area)</td><td>1 tree</td><td rowspan="3">2x2m</td></tr><tr><td rowspan="2">Multiple dwelling (trees per site)</td><td>Less than 700m²</td><td>2 trees</td></tr><tr><td>700-1000m²</td><td>3 trees</td></tr><tr><td colspan="2">Greater than 1000m²</td><td>4 trees</td></tr></table> <p>Note:</p> <p>i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.</p> <p>ii. The tree planting area is to be free of impervious surfaces and roof cover.</p>			Dwelling type		Minimum tree requirement	Minimum tree planting area	Single house and grouped dwelling (per tree area)		1 tree	2x2m	Multiple dwelling (trees per site)	Less than 700m²	2 trees	700-1000m²	3 trees	Greater than 1000m²		4 trees		<p>C1.2.7 Where a significant existing tree is retained on site, a tree protection zone is to be provided in accordance with AS4970.</p> <p>Landscaping plan</p> <p>C1.2.8 For multiple dwellings, or five or more grouped dwellings, provide a landscaping plan in accordance with Appendix A3.</p> <p>Table 1.2a (summarised)</p> <table><tr><th>Dwelling type</th><th>Min tree requirements</th></tr><tr><td>Single house & grouped dwellings</td><td><ul style="list-style-type: none">1 small tree per dwelling or2 small trees where primary garden area (grouped dwellings only)Where the primary street setback is 1.5m or greater:<ul style="list-style-type: none">Frontages <20m: 1 small in the primary street setback area;Frontages >20m: 1 small tree in the primary street setback area per 10m frontage.</td></tr><tr><td>Multiple dwellings</td><td><ul style="list-style-type: none">Sites <700m²: 1 medium tree and 2 small treesSites 700-1000m²: 2 medium trees or 1 large tree and 1 small treeSites greater than 1000m²: 2 medium trees or 1 large tree and 1 small tree PLUS, 1 medium tree per 400m² in excess of 1000m² or part thereof.</td></tr></table> <p>Trees required within the street setback area are in addition to trees required per dwelling and where providing a secondary private open space. Frontage to be rounded down to the nearest 10m. Tree requirements exclude ancillary dwellings. Refer to Figure 1.2c for grouped dwelling tree requirements</p> <p>Table 1.2b (summarised)</p> <table><tr><th>Tree size</th><th>Canopy</th><th>Height</th><th>DSA</th><th>DSA dim</th></tr><tr><td>Small</td><td>2-6m</td><td>3-8m</td><td>9m²</td><td>1.5m</td></tr><tr><td>Medium</td><td>6-9m</td><td>8-12m</td><td>36m²</td><td>3m</td></tr><tr><td>Large</td><td>>9m</td><td>>12m</td><td>64m²</td><td>6m</td></tr></table>		Dwelling type	Min tree requirements	Single house & grouped dwellings	<ul style="list-style-type: none">1 small tree per dwelling or2 small trees where primary garden area (grouped dwellings only)Where the primary street setback is 1.5m or greater:<ul style="list-style-type: none">Frontages <20m: 1 small in the primary street setback area;Frontages >20m: 1 small tree in the primary street setback area per 10m frontage.	Multiple dwellings	<ul style="list-style-type: none">Sites <700m²: 1 medium tree and 2 small treesSites 700-1000m²: 2 medium trees or 1 large tree and 1 small treeSites greater than 1000m²: 2 medium trees or 1 large tree and 1 small tree PLUS, 1 medium tree per 400m² in excess of 1000m² or part thereof.	Tree size	Canopy	Height	DSA	DSA dim	Small	2-6m	3-8m	9m²	1.5m	Medium	6-9m	8-12m	36m²	3m	Large	>9m	>12m	64m²	6m	
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Dwelling type	Min tree requirements																																															
Single house & grouped dwellings	<ul style="list-style-type: none">1 small tree per dwelling or2 small trees where primary garden area (grouped dwellings only)Where the primary street setback is 1.5m or greater:<ul style="list-style-type: none">Frontages <20m: 1 small in the primary street setback area;Frontages >20m: 1 small tree in the primary street setback area per 10m frontage.																																															
Multiple dwellings	<ul style="list-style-type: none">Sites <700m²: 1 medium tree and 2 small treesSites 700-1000m²: 2 medium trees or 1 large tree and 1 small treeSites greater than 1000m²: 2 medium trees or 1 large tree and 1 small tree PLUS, 1 medium tree per 400m² in excess of 1000m² or part thereof.																																															
Tree size	Canopy	Height	DSA	DSA dim																																												
Small	2-6m	3-8m	9m²	1.5m																																												
Medium	6-9m	8-12m	36m²	3m																																												
Large	>9m	>12m	64m²	6m																																												
<p>5.3.3 Parking</p> <p>C3.1 The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:</p>			No provisions	<p>2.3 Parking</p> <p>Occupant parking</p> <p>C2.3.1 Occupant car parking is provided on site and in accordance with Table 2.3a.</p> <p>C2.3.2 Motorcycle/scooter parking for multiple dwellings is provided on site in accordance with Table 2.3a.</p> <p>C2.3.3 Car spaces and manoeuvring areas designed and provided in accordance with AS2890.1.</p>		<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p>Notes:</p> <ul style="list-style-type: none">No existing provisions.Part C occupant parking provisions remove minimum parking requirements for ancillary, 1- and 2- bedroom dwellings and reduces the minimum to 1 parking bay for 3+ bed dwellings in Location B.It is considered appropriate for the City to retain the HOALPP provisions requiring minimum car parking in accordance with Part B requirements for Part C.																																										

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																																																														
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS																																																											
<table><tr><th rowspan="2">Type of dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>1 bedroom</td><td>1</td><td>1</td></tr><tr><td>2+ bedroom dwelling</td><td>1</td><td>2</td></tr><tr><td>Aged persons' dwelling, accessible dwelling or small dwelling</td><td>1</td><td>1</td></tr><tr><td>Ancillary dwelling</td><td>Nil</td><td>1</td></tr></table> <p>Location A - includes all land located within:</p> <ul style="list-style-type: none">800m walkable catchment of a train station on a high frequency rail route; or250m walkable catchment of a transit stop:<ul style="list-style-type: none">on a high frequency transit route; orthat has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am – 9am and 5pm – 7pm). <p>Location B - includes all land that is not within Location A.</p> <p>C3.2 On-site visitors' car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.</p> <table><tr><th>Dwellings</th><th>Visitor bays</th></tr><tr><td>0-4</td><td>Nil</td></tr><tr><td>5-8</td><td>1</td></tr><tr><td>9-12</td><td>2</td></tr><tr><td>13-16</td><td>3</td></tr><tr><td>17+</td><td>1 additional bay for every 4 dwellings or part thereof</td></tr></table> <p>C3.3 The minimum number of on-site car parking spaces is provided for each multiple dwelling as follows:</p>	Type of dwelling	Car parking spaces		Location A	Location B	1 bedroom	1	1	2+ bedroom dwelling	1	2	Aged persons' dwelling, accessible dwelling or small dwelling	1	1	Ancillary dwelling	Nil	1	Dwellings	Visitor bays	0-4	Nil	5-8	1	9-12	2	13-16	3	17+	1 additional bay for every 4 dwellings or part thereof		<p>Visitor parking</p> <p>C2.3.4 Visitor car parking for grouped and multiple dwellings is provided on site and in accordance with Table 2.3a.</p> <p>C2.3.5 Visitor car parking spaces to be:</p> <ul style="list-style-type: none">i. marked and clearly signposted as dedicated for visitor use only;ii. located on common property; andiii. connected to building entries via a continuous path of travel. <p>Table 2.3a (summarised)</p> <table><tr><th colspan="3">Occupant car parking</th></tr><tr><th></th><th>Location A</th><th>Location B</th></tr><tr><td>1 bed</td><td>0 min, 1 max.</td><td>1 min, 1 max</td></tr><tr><td>2 bed</td><td>0 min, 2 max.</td><td>1 min, 2 max</td></tr><tr><td>3+ bed</td><td>1 min, 2 max.</td><td>1 min, 2 max</td></tr><tr><td>Ancillary</td><td>0 min, 1 max.</td><td>0 min, 1 max</td></tr></table> <table><tr><th colspan="2">Visitor car parking</th></tr><tr><th></th><th>Minimum parking</th></tr><tr><td>0-4 dwellings</td><td>No visitor parking required</td></tr><tr><td>5-8 dwellings</td><td>1 bay</td></tr><tr><td>9-12 dwellings</td><td>2 bays</td></tr><tr><td>>13 dwellings</td><td>3 bays, plus 1 additional per four dwellings or part thereof</td></tr></table> <p>Full table accessible in R-Codes page 81</p> <p>Minimum parking applies to all types of parking on site including (but not limited to) garages, carports, uncovered spaces, undercroft and basement parking.</p> <p>Maximum carparking applies to garages and carports. Additional parking may be provided as uncovered spaces, undercroft or basement parking.</p> <p>LOCATION A – includes all land located within:</p> <ul style="list-style-type: none">- 800m walkable catchment of a train station on a high-frequency rail route;- 250m walkable catchment of a transit stop:<ul style="list-style-type: none">o on a high-frequency transit route; oro that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am –9am and 5pm – 7pm); or- the defined boundaries of an activity centre. <p>LOCATION B – includes all land that is not within Location A.</p>	Occupant car parking				Location A	Location B	1 bed	0 min, 1 max.	1 min, 1 max	2 bed	0 min, 2 max.	1 min, 2 max	3+ bed	1 min, 2 max.	1 min, 2 max	Ancillary	0 min, 1 max.	0 min, 1 max	Visitor car parking			Minimum parking	0-4 dwellings	No visitor parking required	5-8 dwellings	1 bay	9-12 dwellings	2 bays	>13 dwellings	3 bays, plus 1 additional per four dwellings or part thereof	<p>Recommendation:</p> <ul style="list-style-type: none">• Include modified provisions requiring higher minimum parking standards for dwellings in new LPP.
Type of dwelling		Car parking spaces																																																												
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Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																	
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS														
<table><tr><th rowspan="2">Plot ratio area and type of multiple dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>Less than 110m² and/or 1 or 2 bedrooms</td><td>1</td><td>1.25</td></tr><tr><td>110m² or greater and or 3 or more bedrooms</td><td>1.25</td><td>1.5</td></tr><tr><td>Visitors car parking spaces (per dwelling)</td><td>0.25</td><td>0.25</td></tr></table>	Plot ratio area and type of multiple dwelling	Car parking spaces		Location A	Location B	Less than 110m² and/or 1 or 2 bedrooms	1	1.25	110m² or greater and or 3 or more bedrooms	1.25	1.5	Visitors car parking spaces (per dwelling)	0.25	0.25		<p>C2.3.6 Bicycle parking is provided on site and in accordance with Table 2.3b and Figure 2.3a.</p> <p>Refer R-Codes page 81 for Figure 2.3a</p>	
Plot ratio area and type of multiple dwelling		Car parking spaces															
	Location A	Location B															
Less than 110m² and/or 1 or 2 bedrooms	1	1.25															
110m² or greater and or 3 or more bedrooms	1.25	1.5															
Visitors car parking spaces (per dwelling)	0.25	0.25															
<p>5.3.4 Design of car parking spaces</p> <p>C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1.</p> <p>C4.2 Visitor car parking spaces:</p> <ul style="list-style-type: none">marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; andprovide an accessible path of travel for people with disabilities. <p>C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.</p>	No provisions	<p>2.3 Parking</p> <ul style="list-style-type: none">Refer above.	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p><u>Notes:</u></p> <ul style="list-style-type: none">No existing provisions.Part B and Part C provisions considered appropriate. <p><u>Recommendation:</u></p> <ul style="list-style-type: none">No change.														
<p>5.3.5 Vehicular access</p> <p>C5.1 Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none">where available, from a communal street or right-of-way available for lawful use to access the relevant site and which is adequately paved and drained from the property boundary to a constructed street; orfrom a secondary street where no right-of-way or communal street exists; orfrom the primary street frontage where no secondary street, right-of way, or communal street exists. <p>C5.2 Driveways to primary or secondary street provided as follows:</p> <ul style="list-style-type: none">driveways serving four dwellings or less not narrower than 3m at the street boundary; andno driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. <p>C5.3 Driveways shall be:</p> <ul style="list-style-type: none">no closer than 0.5m from a side lot boundary or street pole;	No provisions	<p>3.7 Access – vehicle access, driveways, communal street</p> <p>Vehicle access</p> <p>C3.7.1 Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy, as follows:</p> <ul style="list-style-type: none">i. where available, from a right-of-way or communal street available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed street; orii. from the secondary street or primary street where no right-of-way or communal street exists. <p>C3.7.2 Vehicle access points are limited to one per lot (refer Figure 3.7a) except where:</p> <ul style="list-style-type: none">i. an existing dwelling is being retained that has an established access point that is not able to serve the other dwellings;ii. dwellings front the street and access is not available from a communal street or rear rightof-way, whereby a maximum of one vehicle access point is permitted per dwelling; or	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES PART B, C5.1 AND PART C C3.7.1 AND C3.7.2: NO</p> <p><u>Notes:</u></p> <ul style="list-style-type: none">Crossover design and treatments are dealt with through the City’s Crossover Guidelines and the Verge Treatment Guidelines.It is considered that the driveway provisions in Parts B and C of the R-Codes are appropriate to ensure safe and amenable streetscape outcomes. <p><u>Recommendation:</u></p> <ul style="list-style-type: none">No change.														

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
<ul style="list-style-type: none"> no closer than 6m to a street corner as required under AS2890.1; aligned at right angles to the street alignment; located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and adequately paved and drained. <p>C5.4 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:</p> <ul style="list-style-type: none"> the driveway serves five or more dwellings; the distance from an on-site car parking space to the street is 15m or more; or the street to which it connects is designated as a primary distributor or integrator arterial road. <p>C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be:</p> <ul style="list-style-type: none"> a minimum width of 4m; and designed to allow vehicles to pass in opposite directions at one or more points. <p>C5.6 Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided.</p> <p>C5.7 Where any proposed development has potential to be subdivided to create 20 or more green title lots, strata lots or survey strata lots, with each of these lots obtaining driveway access from a communal street, a minimum total width of 12 metres is required for the communal street which includes a paved vehicular carriageway with a minimum width of 5.5 metres and a pedestrian path as required by clause 5.3.6.</p>		<p>iii. the lot frontage exceeds 40m, two vehicle access points are permitted.</p> <p>Driveways</p> <p>C3.7.3 Driveways must be:</p> <ol style="list-style-type: none"> a minimum 3m wide; a maximum 6m wide at the street boundary; set back 0.3m from a side lot boundary or street pole; set back 6m to a street corner (refer Figure 3.7b); aligned at right angles to the road carriageway; and adequately trafficable and drained. <p>C3.7.4 Driveways designed to allow vehicles to exit to the street in forward gear where the driveway:</p> <ol style="list-style-type: none"> serves five or more dwellings; the distance from an on site car parking space to the street boundary is 30m or more; or the street to which it connects is a designated primary distributor or integrator arterial. <p>C3.7.5 Driveways designed to allow vehicles to pass in opposite directions where it serves five or more dwellings. Passing points are to be provided at least every 30m with driveways to be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) (refer Figure 3.7c).</p> <p>C3.7.6 For grouped and multiple dwellings located on a designated primary distributor or integrator arterial road, driveways to allow for two vehicles to enter and exit simultaneously in forward gear. Driveways must be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) from the street boundary (refer Figure 3.7d).</p> <p>Sightlines</p> <p>C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ol style="list-style-type: none"> a driveway that intersects a street, right-of-way or communal street; a right-of-way or communal street that intersects a public street; and two streets that intersect (refer Figure 3.7e). <p>Communal street and battleaxe legs</p> <p>C3.7.11 A communal street or battleaxe leg is to be a minimum width of 3.6m, inclusive of a minimum:</p> <ol style="list-style-type: none"> 3m wide driveway in accordance with C3.7.3; and 0.3m setback either side of the driveway (refer Figure 3.7f). 	

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
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		<p>C3.7.12 A communal street or battleaxe leg, including any adjoining setbacks, is provided with adequate lighting and be landscaped in accordance with C1.2.3.</p> <p>C3.7.13 Notwithstanding C3.7.11, where a proposed development has the potential to be subdivided to create 20 or more green title lots, strata lots or survey-strata lots, with each lot obtaining driveway access from a communal street, the communal street shall be a minimum 12m wide, which shall include:</p> <ol style="list-style-type: none"> a paved vehicular carriageway with a minimum width of 5.5m; a 1.2m wide universally accessible pedestrian path; soft landscaping of a minimum width 2.5m, with small trees planted at a ratio of one tree per dwelling; and lighting as required by the decision-maker. 	
<p>5.3.6 Pedestrian access</p> <p>C6.1 Where a group of 10 or more dwellings is served by a communal street, between a public street or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided and designed according to AS1428.1.</p> <p>C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sightlines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety.</p> <p>C6.3 A communal street or pedestrian path is to be no closer than 2.5m to any wall with a major opening unless privacy screening is provided to the communal street or pedestrian path.</p> <p>C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather.</p> <p>C6.5 Pedestrian paths provided as required by clause 5.3.2 C2(ii).</p>	No provisions	<p>3.7 Access – pedestrian access</p> <p>Pedestrian access C3.7.8 For grouped and multiple dwellings, a legible, welldefined, continuous path of travel is provided from the public footpath and car parking areas to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries. For mixed use development, residential building access areas such as lift lobbies, stairs, accessways and individual dwelling entries are separate from non-residential tenancy access.</p> <p>C3.7.9 For multiple dwellings and 10 or more grouped dwellings that are served by a communal street, a pedestrian path is provided as follows:</p> <ol style="list-style-type: none"> minimum 1m wide, clear of any utilities or minor projections; clearly delineated or separate from the vehicular access; and continuous path of travel from the street boundary to ground floor dwelling or building entries. <p>C3.7.10 Where a pedestrian access leg is required to provide access from a dwelling site to a public street, it is to:</p> <ol style="list-style-type: none"> be a minimum width of 1.5m; and provide a continuous path of travel with a minimum width of 1m, clear of any utilities or minor projections. The pedestrian access leg may be reduced to 1m where required to retain an existing dwelling. 	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> No change.
<p>5.3.7 Site works</p> <p>C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above</p>	<p>5.3.7 Site works</p> <p>Clause 5.3.7 C7.1 is replaced with the following:</p>	<p>3.5 Site works and retaining walls</p> <p>C3.5.1 Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p><u>Notes:</u></p>

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																													
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS																										
<p>or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.</p> <p>C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.</p> <p>Table 4 Setback of site works and retaining walls</p> <table><tr><th>Height of site works and/ or retaining walls</th><th>Required minimum setback</th></tr><tr><td>0.5m or less</td><td>0m</td></tr><tr><td>1m</td><td>1m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m</td><td>3m</td></tr></table> <p>C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.</p>	Height of site works and/ or retaining walls	Required minimum setback	0.5m or less	0m	1m	1m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m	3m	<p>C7.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.</p>	<p>ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling.</p> <p>C3.5.2 Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a.</p> <p>C3.5.3 Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.</p> <p>Note: NCC and engineering requirements may apply.</p> <p>Table 3.5a:</p> <table><tr><th>Height of retaining walls and fill ¹ <i>As measured from natural ground level</i></th><th>Setback required</th></tr><tr><td>1m or less</td><td>0m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m +</td><td>3m</td></tr></table> <p>¹ Take the nearest higher value for all height calculations.</p> <p>Measurement of the height of site works or retaining walls for the purpose of calculating Table 3.5a setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.</p> <p>The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.</p>	Height of retaining walls and fill ¹ <i>As measured from natural ground level</i>	Setback required	1m or less	0m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m +	3m	<ul style="list-style-type: none">The RDLPP allows for additional fill up to 1m within the front setback area of a lot, compared to 0.5m allowable under the residential design codes.This provision is considered appropriate given the topographical nature of the City of Joondalup wherein retaining greater than 0.5m is often required in the front setback area of a lot.It is therefore considered appropriate to retain this provision in a new LPP. <p>Recommendation:</p> <ul style="list-style-type: none">Retain RDLPP provision as existing.
Height of site works and/ or retaining walls	Required minimum setback																												
0.5m or less	0m																												
1m	1m																												
1.5m	1.5m																												
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1.5m	1.5m																												
2m	2m																												
2.5m	2.5m																												
3m +	3m																												
5.3.8 Deleted from R-Codes																													
5.3.9 Stormwater management	No provisions	1.4 Water management and conservation	REQUIRE WAPC APPROVAL TO MODIFY: YES																										
C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on site.		C1.4.1 Stormwater runoff draining from roofs, driveways, communal streets and other impervious surfaces generated by a small rainfall event to be retained on site, with run-off directed to garden areas, rainwater tanks and infiltration cells (e.g. soakwells), appropriate to climatic, local soil and groundwater conditions.	<p>Notes:</p> <ul style="list-style-type: none">No existing provisions.Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none">No change.																										
		C1.4.2 Notwithstanding C1.4.1, stormwater may be directed to a district or local stormwater drainage system where required by the decisionmaker due to climatic, local soil or groundwater conditions.																											
5.4.1 Visual privacy	No provisions	3.10 Visual privacy	REQUIRE WAPC APPROVAL TO MODIFY: YES																										

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Part B and Part C																															
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<p>C1.1 Major openings and outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are:</p> <p>i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10):</p> <table><tr><th rowspan="2">Types of habitable rooms / active habitable spaces</th><th colspan="2">Location</th></tr><tr><th>Setback for area coded R50 or lower</th><th>Setback for areas coded higher than R50</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr><tr><td>Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)</td><td>7.5m</td><td>6m</td></tr></table> <p>or;</p> <p>ii. are provided with permanent screening to restrict views within the cone of vision from any major opening or an outdoor active habitable space.</p> <p>C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.</p> <p>Note:</p> <p>i. Where the subject site and an affected adjoining site are subject to a different R-Code the setback distance is determined by reference to the lower density code.</p> <p>ii. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10.</p> <p>iii. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like.</p> <p>These provisions apply to adjoining sites only where that land is zoned to allow for residential development.</p>	Types of habitable rooms / active habitable spaces	Location		Setback for area coded R50 or lower	Setback for areas coded higher than R50	Major openings to bedrooms and studies	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)	7.5m	6m		<p>For development adjoining an existing dwelling</p> <p>C3.10.1 All sources of overlooking are oriented, offset or setback in accordance with Table 3.10a so that the cone of vision (refer Figure 3.10a) does not capture major openings and/or active habitable spaces on an adjoining property (refer Figure 3.10b).</p> <p>Table 3.10a:</p> <table><tr><th rowspan="2">Type of habitable room/ active habitable space <i>(with a floor level of more than 0.5m above natural ground level)</i></th><th colspan="2">Cone of vision radius</th></tr><tr><th>Areas coded R50 or lower</th><th>Areas coded higher than R50</th></tr><tr><td>Major opening from bedroom and study</td><td>4.5m</td><td>3m</td></tr><tr><td>Major opening from habitable room other than bedroom and study</td><td>6m</td><td>4.5m</td></tr><tr><td>Outdoor active habitable space</td><td>7.5m</td><td>6m</td></tr></table> <p>C3.10.2 Notwithstanding C3.10.1, where the cone of vision captures a major opening or an active habitable space of an existing dwelling behind the street setback on an adjoining property, the source of overlooking is designed to limit or interrupt the line of sight into the major opening or active habitable space of the adjoining property through one or more of the following:</p> <p>i. incorporate a permanent, fixed vertical or horizontal building element such as a planter box, fin or window hood (refer Figure 3.10c, Figure 3.10d);</p> <p>ii. ii. have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or</p> <p>iii. iii. have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable space below 1.6m above floor level (refer Figure 3.10f).</p> <p>Note: Cone of vision radius includes the width of any adjoining right-of-way, communal street or battleaxe leg or the like.</p> <p>C3.10.3 Notwithstanding C3.10.2, a major opening to a bedroom or study may be offset a minimum of 1.5m from a parallel major opening on an adjoining property, measured from the edge of one major opening to another (refer Figure 3.10g).</p> <p>Note: Offsetting a major opening provides an oblique view between facing major openings, however may not satisfy potential overlooking on other floor levels of the adjoining</p>	Type of habitable room/ active habitable space <i>(with a floor level of more than 0.5m above natural ground level)</i>	Cone of vision radius		Areas coded R50 or lower	Areas coded higher than R50	Major opening from bedroom and study	4.5m	3m	Major opening from habitable room other than bedroom and study	6m	4.5m	Outdoor active habitable space	7.5m	6m	<p>Notes:</p> <ul style="list-style-type: none">No existing provisions.Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none">No change.
Types of habitable rooms / active habitable spaces		Location																													
	Setback for area coded R50 or lower	Setback for areas coded higher than R50																													
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Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
		<p>property (such as an active habitable space or a major opening on a lower floor level).</p> <p>C3.10.4 Sources of overlooking for grouped or multiple dwellings on the same lot are to apply C3.10.1, C3.10.2 and C3.10.3.</p> <p>For development adjoining a vacant or unknown site</p> <p>C3.10.5 Where an adjoining property is vacant residential zoned land, or when the location of a major opening or an active habitable space is unknown, all sources of overlooking are oriented, offset or set back in accordance with Table 3.10a so that the cone of vision does not extend beyond the lot boundaries (refer Figure 3.10h).</p> <p>C3.10.6 Notwithstanding C3.10.5 where the cone of vision extends beyond a lot boundary behind the street setback on an adjoining property, the source of overlooking is designed to restrict the view in the direction of the adjoining property through one or more of the following:</p> <ol style="list-style-type: none"> incorporate a permanent, fixed vertical or horizontal building element such as a fin or window hood (refer Figure 3.10i); have permanent, obscure glazing in any part of the window below 1.6m above floor level (refer Figure 3.10e); or have permanent screening that is a minimum 75 per cent obscure to any part of the window or active habitable below 1.6m above floor level (refer Figure 3.10f). 	
<p>5.4.2 Solar access for adjoining sites</p> <p>C2.1 Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climate zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June, onto any other adjoining property does not exceed the following limits:</p> <ul style="list-style-type: none"> on adjoining properties coded R25 and lower – 25 per cent of the site area; on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area; or on adjoining properties coded higher than R40 – 50 per cent of the site area. <p>Note: With regard to clause 5.4.2 C2.1:</p> <ul style="list-style-type: none"> dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; and site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level. 	No provisions	<p>3.9 Solar access for adjoining sites</p> <p>C3.9.1 In climate zones 4, 5, and 6, development is designed that its shadow cast at midday, 21 June (refer Figure 3.9a) onto any other adjoining property and/or diagonally adjacent lot (refer Figure 3.9b) does not exceed the limits set out in Table 3.9a.</p> <p>Table 3.9a</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> No existing provisions. Part B, Part C provisions considered appropriate. Noting Clause 26(6) of the Local Planning Scheme No. 3 applies. <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																	
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS														
C2.2 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer to Figure 11b).		<table><tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr><tr><th>Adjoining property (percentage of dwelling site area)¹</th><th>Diagonally adjacent lots (percentage of dwelling site area)¹</th></tr><tr><td>R25 and lower</td><td>25%</td><td>12.5%</td></tr><tr><td>R30 – R40</td><td>35%</td><td>17.5%</td></tr><tr><td>R50 or higher</td><td>50%</td><td>25%</td></tr></table> <p><i>For the purpose of calculating overshadowing, site area refers to the area of the ground surface and is measured without regard to any building on it, but taking into account its natural ground levels.</i></p> <p><i>Dividing fences up to 2m in height do not contribute to overshadowing calculations.</i></p> <p><i>¹Where proposed development adjoins a grouped dwelling development, the maximum overshadowing requirement is to be applied for each grouped dwelling site area and excludes portions of common property (refer Figure 3.9.c)</i></p> <p>C3.9.2 Notwithstanding C3.9.1, in climate zones 4, 5, and 6, where the adjoining property is: i. coded R40 or greater; and ii. has a lot frontage 7.5m or less (excluding battleaxe lots); development is designed so that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the limits set out in Table 3.9b.</p> <p>C3.9.3 Where an adjoining property shares a northern lot boundary with more than one lot including the development site, the limit of shading at C3.9.1 shall be cumulative and proportional to the length of the shared boundary/ies of the development site (refer Figure 3.9e). Note: C3.9.3 does not apply to diagonally adjacent lots.</p> <p>Table 3.9b</p>	Adjoining property R-Coding	Maximum overshadowing		Adjoining property (percentage of dwelling site area) ¹	Diagonally adjacent lots (percentage of dwelling site area) ¹	R25 and lower	25%	12.5%	R30 – R40	35%	17.5%	R50 or higher	50%	25%	
Adjoining property R-Coding	Maximum overshadowing																
	Adjoining property (percentage of dwelling site area) ¹	Diagonally adjacent lots (percentage of dwelling site area) ¹															
R25 and lower	25%	12.5%															
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Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS													
		<table><tr><th rowspan="2">Adjoining property R-Coding</th><th colspan="2">Maximum overshadowing</th></tr><tr><th>Overshadowing of the front half of the site</th><th>Overshadowing of the rear half of the site</th></tr><tr><td>R40</td><td rowspan="2">No maximum overshadowing</td><td>35%</td></tr><tr><td>R50 - R60</td><td>50%</td></tr><tr><td colspan="3">Refer to Figure 3.9d for calculation of overshadowing of narrow lots.</td></tr></table>	Adjoining property R-Coding	Maximum overshadowing		Overshadowing of the front half of the site	Overshadowing of the rear half of the site	R40	No maximum overshadowing	35%	R50 - R60	50%	Refer to Figure 3.9d for calculation of overshadowing of narrow lots.			
Adjoining property R-Coding	Maximum overshadowing															
	Overshadowing of the front half of the site	Overshadowing of the rear half of the site														
R40	No maximum overshadowing	35%														
R50 - R60		50%														
Refer to Figure 3.9d for calculation of overshadowing of narrow lots.																
5.4.3 Outbuildings C3 Outbuildings associated with a dwelling site address either: <div><div>i.</div><div>the standards for small outbuildings (A. Small outbuilding); or</div></div> <div><div>ii.</div><div>the standards for large and multiple outbuildings (B. Large and multiple outbuildings).</div></div> A. Small Building: <div><div>i.</div><div>no more than one outbuilding per dwelling site;</div></div> <div><div>ii.</div><div>has no more than two boundary walls;</div></div> <div><div>iii.</div><div>does not exceed 10m2 in area</div></div> <div><div>iv.</div><div>does not exceed a wall height of 2.7m;</div></div> <div><div>v.</div><div>not located within the primary or secondary street setback area; and</div></div> <div><div>vi.</div><div>does not reduce open space and outdoor living area requirements in Table B.</div></div> B. Large and multiple outbuildings: <div><div>i.</div><div>individually or collectively does not exceed 60m2 in area or 10 percent in aggregate of the site area, whichever is the lesser;</div></div> <div><div>ii.</div><div>set back in accordance with Table 2a;</div></div> <div><div>iii.</div><div>does not exceed a wall height of 2.4m;</div></div> <div><div>iv.</div><div>does not exceed a ridge height of 4.2m;</div></div> <div><div>v.</div><div>not located within the primary or secondary street setback area; and</div></div> <div><div>vi.</div><div>does not reduce the open space and outdoor living area requirements in Table B.</div></div> Notes: <div><div>i.</div><div>An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.</div></div> <div><div>ii.</div><div>An existing outbuilding that meets the development standards for small outbuildings does not need to be set back in accordance with Table 2a for additional outbuildings that are</div></div>	No provisions	2.6 Outbuildings C2.6.1 Any outbuilding: <div><div>i.</div><div>individually or collectively does not exceed 60m2 per site;</div></div> <div><div>ii.</div><div>is not located within the primary or secondary street setback area;</div></div> <div><div>iii.</div><div>does not exceed a wall height of 3m;</div></div> <div><div>iv.</div><div>does not exceed a ridge height of 4.2m;</div></div> <div><div>v.</div><div>is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5;</div></div> <div><div>vi.</div><div>does not exceed the maximum allowable site cover in accordance with C3.1.1;</div></div> <div><div>vii.</div><div>does not reduce the minimum primary garden area required in accordance with C1.1.1;</div></div> <div><div>viii.</div><div>does not reduce the minimum soft landscaping required in accordance with C1.2.1; and</div></div> <div><div>ix.</div><div>does not reduce the minimum tree requirement and associated deep soil area in accordance with C1.2.4.</div></div> C2.6.2 Notwithstanding C2.6.1(iii), where an outbuilding is designed to be compatible with the colour and materials of the dwelling on the same site, the wall height may be increased to 3.5m. Outbuildings will need to comply with the NCC requirements, including but not limited to fire separation.	REQUIRE WAPC APPROVAL TO MODIFY: NO Notes: <div><div>•</div><div>No existing provisions.</div></div> <div><div>•</div><div>Part B and Part C provisions considered appropriate.</div></div> Recommendation: <div><div>•</div><div>No change.</div></div>													

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
<p>proposed under B. Large and multiple outbuildings.</p> <p>iii. There are separate building code requirements that may also apply</p>			
<p>5.4.4 External fixtures, utilities and facilities</p> <p>C4.1 Solar collectors installed on the roof or other parts of buildings.</p> <p>C4.2 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.</p> <p>C4.3 Other utilities provided they are:</p> <ol style="list-style-type: none"> not visible from the primary street; are designed to integrate with the building; or are located so as not to be visually obtrusive. <p>C4.4 Antennas, satellite dishes and the like not visible from any primary and secondary street.</p> <p>C4.5 An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m², for each grouped dwelling.</p> <p>C4.6 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:</p> <ol style="list-style-type: none"> conveniently located for rubbish and recycling pick-up; accessible to residents; adequate in area to store all rubbish bins; and fully screened from view from the primary or secondary street. <p>C4.7 Clothes-drying areas screened from view from the primary and secondary street.</p>	No provisions	<p>2.5 Utilities 2.1 Size and layout of dwellings 2.4 Waste management</p> <p><u>Utilities</u></p> <p>C2.5.1 Service utilities are designed and located such that they:</p> <ol style="list-style-type: none"> are accessible and can be safely maintained; maintain clear sightlines for vehicle access; and integrated into the design of the development and/or screened from view of the street. <p>Note: Where required by the NCC, fire service infrastructure is located to be visible, and with unobstructed access for its required use during an emergency.</p> <p>C2.5.2 Functional utilities (with the exception of solar collectors and electric vehicle charging):</p> <ol style="list-style-type: none"> are located behind the primary street setback and not visible from the primary street; are designed to integrate with the development; and are located and/or screened so that they are not visually obtrusive and minimise the impact of noise sources to habitable rooms and private open space both on the development site and adjoining properties. <p>C2.5.3 Where provided, solar collectors are located on the roof or other parts of buildings, and prioritise functional performance</p> <p><u>Size and layout of dwellings</u></p> <p>Primary living space</p> <p>C2.1.1 Each dwelling is to have one room that is the designated primary living space, and for multiple dwellings in areas coded R30 to R60, this primary living space can accommodate a dimension of at least 3.8m x 3.8m¹ (refer Figure 2.1a). Exclusive of built-in cabinetry along walls.</p> <p>C2.1.2 For single house and grouped dwellings:</p> <ol style="list-style-type: none"> where the primary living space is provided on the ground floor, it is to have direct physical and visual access to the primary garden area; or where the primary living space is provided on an upper floor, it is to have direct physical and visual access to a private open space (such as a balcony or rooftop terrace) in accordance with Table 1.1b. 	<p>REQUIRE WAPC APPROVAL TO MODIFY: <u>NO</u></p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
		<p>C2.1.3 For multiple dwellings, the primary living space is to have direct physical and visual access to private open space in accordance with Table 1.1b.</p> <p>C2.1.4 For multiple dwellings, the maximum depth¹ of a single aspect primary living space shall be a maximum three times (3x) the ceiling height (refer Figure 2.1b).</p> <p>Exclusive of built-in cabinetry along walls.</p> <p>Note: Additional livings spaces (such as a second lounge room) are not subject to the requirements of C2.1.1 – C2.1.4</p> <p>Habitable rooms</p> <p>C2.1.5 For multiple dwellings, bedrooms have a minimum internal floor area of 9m² and can accommodate a minimum dimension of 2.7m x 2.7m (refer Figure 2.1c).</p> <p>Minimum area is inclusive of built-in robes and cabinetry, however the minimum dimension excludes built-in robes and cabinetry.</p> <p>C2.1.6 Measured from the finished floor level to the ceiling level, minimum ceiling heights for multiple dwellings are:</p> <ul style="list-style-type: none"> i. 2.65m for habitable rooms; and ii. 2.4m for non-habitable rooms. <p>All other ceilings are to meet the requirements of the NCC.</p> <p>Dwelling size and mix</p> <p>C2.1.7 Multiple dwellings are to provide minimum internal floor areas in accordance with Table 2.1a. Note: No dwelling size requirements apply to single houses and grouped dwellings.</p> <p>C2.1.8 Where more than 10 multiple dwellings are proposed, no more than 80 per cent of dwellings have the same number of bedrooms.</p> <p>Storage</p> <p>C2.1.9 Each dwelling has exclusive use of a dedicated, weatherproof storage area in accordance with Table 2.1b, that is located behind the primary street setback and accessible via an opening that does not open inwards.</p> <p>C2.1.10 Notwithstanding C2.1.9, minimum storage area dimension can be reduced to 1m where:</p> <ul style="list-style-type: none"> i. it can be demonstrated that an adjacent circulation space achieves 0.9m clearance; 	

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C															
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS												
		<p>ii. ii. the door or opening is located on the greater dimension and is openable for a minimum 80 per cent of the length; and</p> <p>iii. iii. the minimum storage area is still achieved (refer Figure 2.1d).</p> <p>Managing impacts on amenity</p> <p>C2.1.11 Major openings to ground floor multiple dwellings facing directly onto car parking areas and/or non-residential components of a mixed use development are set back a minimum 3m and are designed to ensure visual privacy and manage noise intrusion and light spill.</p> <p>C2.1.12 For multiple dwellings, potential noise sources such as garage doors, service areas, active communal open space, communal waste storage areas and non-residential components of a mixed use development are not located within;</p> <p>i. 1m to the external wall of habitable rooms; and</p> <p>ii. 3m of a window to a bedroom.</p> <p>Table 2.1b:</p> <table> <tr> <th>Dwelling Size</th><th>Minimum storage area</th><th>Minimum storage area dimension</th><th>Minimum storage area height</th></tr> <tr> <td>Studio / 1 bedroom dwelling</td><td>3m²</td><td rowspan="3">1.5m¹</td><td rowspan="3">2.1m</td></tr> <tr> <td>2 bedroom dwelling</td><td>4m²</td></tr> <tr> <td>3+ bed bedroom dwelling</td><td>Single houses and grouped dwellings: 4m² Multiple dwellings: 5m²</td></tr> </table> <p><i>Minimum dimension refers to the minimum length and width of the storage area.</i></p> <p><i>Storage can be co-located within a garage or carport but must provide a dedicated area.</i></p> <p><i>Dimensions and areas are exclusive of services, plant, utilities, bin storage, bicycle parking and fixtures and facilities.</i></p> <p><i>¹Minimum dimension can be reduced in accordance with C2.1.10</i></p> <p>Waste management</p> <p>C2.4.1 A dedicated and accessible space is provided to accommodate the required number and type of waste storage bins for the development, in line with requirements of the local</p>	Dwelling Size	Minimum storage area	Minimum storage area dimension	Minimum storage area height	Studio / 1 bedroom dwelling	3m ²	1.5m ¹	2.1m	2 bedroom dwelling	4m ²	3+ bed bedroom dwelling	Single houses and grouped dwellings: 4m ² Multiple dwellings: 5m ²	
Dwelling Size	Minimum storage area	Minimum storage area dimension	Minimum storage area height												
Studio / 1 bedroom dwelling	3m ²	1.5m ¹	2.1m												
2 bedroom dwelling	4m ²														
3+ bed bedroom dwelling	Single houses and grouped dwellings: 4m ² Multiple dwellings: 5m ²														

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
		<p>government and separate from any waste storage areas associated with the non-residential component of a mixed use development.</p> <p>C2.4.2 Where multiple dwellings, or five or more grouped dwellings are proposed, a waste management plan to the satisfaction of the decision-maker, is to be provided.</p> <p>C2.4.3 Waste storage bins are screened from view from communal areas, the street, public open space, and other areas accessible to the public.</p> <p>C2.4.4 Where a communal waste storage area is provided, it is to be separated or screened from major openings, primary garden areas and communal open space to avoid the adverse impact of potential sources of noise and odour.</p>	
<p>5.5.1 Ancillary dwellings</p> <p>C1 Ancillary dwelling associated with a single house or grouped dwelling and on the same site where:</p> <ol style="list-style-type: none"> C1i deleted by amendment dated 10 April 2024; there is a maximum internal floor area of 70m²; parking is provided in accordance with clause 5.3.3 C3.1; ancillary dwelling is located behind the street setback line; C1v deleted by amendment dated 10 April 2024; ancillary dwelling does not preclude the single house or grouped dwelling from meeting the required minimum open space and outdoor living area; and ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses and grouped dwellings, with the exception of clauses: <ol style="list-style-type: none"> Part D, 1.1 Site area; 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and 5.3.1 Outdoor living areas. 	No provisions	<p>2.8 Ancillary dwellings</p> <p>C2.8.1 An ancillary dwelling in accordance with Table 2.8a, provided that it:</p> <ol style="list-style-type: none"> does not preclude the primary dwelling from meeting the maximum site cover and the minimum required private open space, soft landscaping, trees and deep soil area; and complies with the following design elements as relevant: <ol style="list-style-type: none"> Solar access and natural ventilation Parking Utilities Site cover Building height Street setbacks Lot boundary setbacks Site works and retaining walls Streetscape Access Solar access for adjoining sites Visual privacy <p>Table 2.8a</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: YES</p> <p>Notes:</p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C																							
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60			COMMENTS																		
		<table><tr><th colspan="2">Dwelling type</th><th>Ancillary dwelling type</th><th>Maximum ancillary dwellings</th><th>Maximum internal floor area</th></tr><tr><td colspan="2">Single house and grouped dwellings</td><td>All types of ancillary dwellings</td><td>1 per site</td><td>70m²</td></tr><tr><td rowspan="2">Multiple dwellings</td><td>1-19 dwellings</td><td rowspan="2">Dual key dwelling only</td><td>1 per development</td><td>70m²</td></tr><tr><td>20 or more dwellings</td><td>2 per development and 1 per additional 10 dwellings¹</td><td>70m²</td></tr></table> <p>¹Rounded down to the nearest 10 dwellings</p> <p>Note: The above provisions relate to the ancillary dwelling portion of the development, with the exception of 3.1 Site cover, 3.4 Lot boundary setbacks and 3.9 Solar access for adjoining sites which would need to be assessed in combination with the primary dwelling. The primary dwelling would still need to comply with all relevant provisions of the R-Codes.</p>			Dwelling type		Ancillary dwelling type	Maximum ancillary dwellings	Maximum internal floor area	Single house and grouped dwellings		All types of ancillary dwellings	1 per site	70m²	Multiple dwellings	1-19 dwellings	Dual key dwelling only	1 per development	70m²	20 or more dwellings	2 per development and 1 per additional 10 dwellings¹	70m²	
Dwelling type		Ancillary dwelling type	Maximum ancillary dwellings	Maximum internal floor area																			
Single house and grouped dwellings		All types of ancillary dwellings	1 per site	70m²																			
Multiple dwellings	1-19 dwellings	Dual key dwelling only	1 per development	70m²																			
	20 or more dwellings		2 per development and 1 per additional 10 dwellings¹	70m²																			
<p>5.5.2 Aged and dependent persons’ dwellings</p> <p>C2.1 Aged or dependent persons’ dwellings for the housing of aged or dependent persons shall comply with the following:</p> <ul style="list-style-type: none">i. a maximum internal floor area of:<ul style="list-style-type: none">• in the case of single houses or grouped dwellings – 100m2; or• in the case of multiple dwellings – 80m2;ii. a minimum number of five dwellings within any single development;iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;iv. the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1;v. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; andvi. comply with all other provisions of Table B and Part B as relevant. <p>C2.2 All ground floor units, with a preference for all dwellings, to incorporate, as a minimum, the following:</p>	No provisions	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none">• No existing provisions.• Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none">• No change.																					

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
<p>i. an continuous path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2; and</p> <p>ii. level entry to the front entry door with preferably all external doors having level entries (diagrams, Figure C1 of AS4299).</p> <p>C2.3 All dwellings to incorporate, as a minimum, the following:</p> <p>i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3);</p> <p>ii. internal corridors to be a minimum 1,000mm wide, width to be increased to a minimum of 1,200mm in corridors with openings on side walls;</p> <p>iii. a visitable toilet (AS4299, clause 1.4.12), preferably located within a bathroom; and</p> <p>iv. toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h).</p> <p>C2.4 At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of development approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.</p>			
<p>5.5.3 Single bedroom dwellings</p> <p>C3 Single bedroom dwellings shall comply with the following:</p> <p>i. a maximum internal floor area of 70m²;</p> <p>ii. open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2;</p> <p>iii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2;</p> <p>iv. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table B by one-third; and</p> <p>v. comply with all other elements of Table B and Part B as relevant.</p>	No provisions	<p>2.9 Small dwellings</p> <p>Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession</p> <p>C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following:</p> <p>i. for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m², or for multiple dwellings a maximum internal floor area of 60m² ;</p> <p>ii. parking provided in accordance with Table 2.3a; and</p> <p>iii. all other provisions of the R-Codes.</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: <u>NO</u></p> <p>Notes:</p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.
<p>5.5.4 Accessible dwellings</p> <p>C4 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 shall;</p>	No provisions	<p>2.7 Universal design – adaptable housing</p> <p>C2.7.1 Where 10 or more grouped or multiple dwellings are proposed, a minimum 20 per cent¹ of all dwellings are:</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: <u>NO</u></p> <p>Notes:</p> <ul style="list-style-type: none"> No existing provisions.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
<p>i. be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and</p> <p>ii. have a maximum internal floor area of 110m²</p> <p>Note: All other provisions of the R-Codes still apply</p>		<p>i. designed and constructed to a minimum silver level universal design in accordance with A4 Universal design requirements, or</p> <p>ii. certified Livable Housing Australia to a minimum silver level of performance.</p> <p>Note: No universal design requirements apply for single houses or grouped and multiple dwellings development with less than 10 dwellings.</p> <p>All other provisions of the R-Codes still apply.</p> <p>Where calculations result in a fraction of a dwelling, the requirement is to be rounded up to the nearest whole number.</p> <p>C2.7.2 Accessible dwellings that seek to apply the gold level universal design site area variation as per Part D, C1.1.6 or C1.1.7 shall;</p> <p>i. be designed and constructed in accordance with the gold level universal design requirements of A4 Universal design requirements, or are certified Livable Housing Australia to a minimum gold level of performance; and</p> <p>ii. have a maximum internal floor area of:</p> <p>a. in the case of single houses and grouped dwellings – 110m² ; or</p> <p>b. in the case of multiple dwellings – 90m²</p> <p>Note: All other provisions of the R-Codes still apply.</p>	<ul style="list-style-type: none"> Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.
<p>5.5.5 Small dwellings</p> <p>Small Dwellings – Part D, C1.1.6 applies and provides a site area concession</p> <p>C5 Small dwellings subject to the site area concession of Part D, C1.1.6 shall comply with the following:</p> <p>i. a maximum internal floor area of 70m²;</p> <p>ii. parking provided in accordance with the table in 5.3.3 Parking C3.1; and</p> <p>iii. all other provisions of the R-Codes Volume 1.</p>	No provisions	<p>2.9 Small dwellings</p> <p>Small Dwellings – Part D, C1.1.6 and C1.1.7 applies and provides a site area concession</p> <p>C2.9.1 Small dwellings subject to the site area concession of Part D, C1.1.6 or C1.1.7 shall comply with the following:</p> <p>i. for single houses and grouped dwellings, a maximum internal dwelling floor area of 70m² , or for multiple dwellings a maximum internal floor area of 60m² ;</p> <p>ii. parking provided in accordance with Table 2.3a; and</p> <p>iii. all other provisions of the R-Codes.</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.
	No provisions	<p>2.10 Housing on lots less than 100m²</p> <p>C2.10.1 Single houses and grouped dwellings in areas coded R100-SL are to comply with the following:</p> <p>i. Dwellings to front a primary street, secondary street, or public right-of-way; and</p> <p>ii. All provisions of the R-Codes to apply, subject to the modifications in Table 2.10a.</p>	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.

Comparison of key development standards – Non-HOA areas and lower code within HOA areas

Part B and Part C			
2024 R-Codes Volume 1 - Part B Single house R40 or less Grouped & multiple dwelling R25 or less	RDLPP	2024 R-Codes Volume 1- Part C Single house R50 and above Grouped dwelling R30 and above Multiple dwelling R30 to R60	COMMENTS
		Refer to R-Codes for table 2.10a.	
	No provisions	<p>2.2 Solar access and natural ventilation</p> <p>Windows and openings</p> <p>C2.2.1 Every habitable room has a minimum of one openable external window:</p> <ol style="list-style-type: none"> visible from all parts of the room; with an aggregate glazed area not less than 10 per cent of the habitable room internal floor area; and comprising a minimum of 50 per cent of transparent glazing. Note: 3.10 Visual privacy provisions may still apply. <p>C2.2.2 Where a courtyard is the only source of daylight to a habitable room, the courtyard must be uncovered and open to the sky¹ with a:</p> <ol style="list-style-type: none"> minimum area of 4m² (refer Figure 2.2a); and for multiple dwellings a minimum dimension of 0.5 times the wall height. ¹ Excludes minor projections <p>C2.2.3 Bathrooms located on external walls (excluding boundary walls) must have a minimum of one openable window for natural ventilation.</p> <p>Orientation of major openings</p> <p>Note: No orientation requirements apply to primary living areas located in climate zones 1 and 3.</p> <p>C2.2.4 For single houses and grouped dwellings in climate zones 4,5 and 6, a major opening to the primary living space is oriented between north-west and east in accordance with Figure 2.2b, with an adjoining uncovered open area with:</p> <ol style="list-style-type: none"> a minimum dimension 3m x 3m¹ in accordance with Figure 2.2c; and the exception of shading devices up to 2m depth. <p>¹ The centre line of the minimum 3m x 3m area must be contained within the glazed area of the major opening (Figure 2.2d).</p> <p>C2.2.5 For multiple dwellings in climate zones 4, 5 and 6:</p> <ol style="list-style-type: none"> a minimum of 70 per cent of dwellings have a primary living space that achieves at least 2 hours direct sunlight between 9am and 3pm on 21 June; and a maximum of 15 per cent of dwellings in a building receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June. 	<p>REQUIRE WAPC APPROVAL TO MODIFY: NO</p> <p>Notes:</p> <ul style="list-style-type: none"> No existing provisions. Part B and Part C provisions considered appropriate. <p>Recommendation:</p> <ul style="list-style-type: none"> No change.



Residential Development Local Planning Policy

Responsible directorate: Planning and Community Development

Objectives:

- To provide a planning framework which is complementary to the Residential Design Codes Volume 1 to support a high standard of urban design and amenity for residential developments in the City of Joondalup.
- To ensure that residential development outcomes in the City of Joondalup are reflective of the current and future desired character of the area.
- To ensure that development occurring at the higher dual density code within Housing Opportunity Areas is of a scale that provides an appropriate transition to adjoining land uses.
- To ensure that adequate parking facilities are provided for new developments.
- To contribute to improvement of the City's urban tree canopy and protect and enhance amenity of residents through attractive landscaped streetscapes and increased greening of verges.

1. Authority:

This Policy has been prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area, and in accordance with Clause 3.1 of the Residential Design Codes Volume 1 which allows a local planning policy to amend, replace and/or augment provisions of the Residential Design Codes Volume 1.

2. Application:

This policy applies to residential development in the City of Joondalup.

Appendix 1 of this policy applies to Part B of the R-Codes including the following:

- Single houses: R40 and below
- Grouped dwellings: R25 and below

- Multiple dwellings: R10–R25

Appendix 2 of this policy applies to Part C of the R-Codes including the following:

- Single houses: R50 and above
- Grouped dwellings: R30 and above
- Multiple dwellings: R30–R60

Appendix 3 of this policy applies to Part D of the R-Codes including the following:

- Single houses and grouped (all density codes)
- Multiple dwellings: R10–R60

Locational application of requirements:

General residential:	General residential locations refer to all lots outside of Housing Opportunity Areas and lots within Housing Opportunity Areas which are being developed at the lower (R20) code.
Higher dual density code:	Higher dual density code locations refer to all lots within a Housing Opportunity Area which are being developed at the higher applicable dual density code.

Where this policy does not contain specific requirements for development matters that are otherwise contained in the Residential Design Codes Volume 1, or any approved structure plan or local development plan, then that document's controls shall prevail in that instance only.

3. Definitions:

“Housing Opportunity Area” means an area with a dual density code applied to it in the City's Local Planning Scheme No 3.

“verge” means the portion of land between the road and boundary of the adjacent lot.

4. Statement:

The City of Joondalup supports residential development that provides a diversity of housing typologies, which vary from low-density single houses and grouped dwellings, to medium-density grouped and multiple dwellings and ancillary accommodation. Medium- and high-density development should be strategically located to support a more compact sustainable urban form around centres, train stations and public open space.

The City recognises that infill development outcomes for lots developed to the higher dual density code will result in a new scale of development in those areas that may be greater than the existing built form. As such there is a need to moderate the scale of development to provide a considered change from present character to future character. This will ensure a sustainable level of amenity is provided for residents and neighbours, now and into the future.

This policy provides development provisions for residential development that aims to create high-quality built form outcomes which appropriately manage the amenity impacts of infill

development, while ensuring consistency with the Residential Design Codes Volume 1, where appropriate.

5. Details:

This policy provides replacement or additional Residential Design Codes 'deemed-to-comply' requirements for residential development and is structured in accordance with the Residential Design Codes Volume 1. This policy should be used by first identifying the applicable Appendix and associated part (B or C) followed by the locational application as either 'General residential' or 'Higher dual density code' to identify the applicable replacement or additional deemed-to-comply requirements.

This policy is to be read in conjunction with the Local Planning Scheme No. 3, Residential Design Codes Volume 1, relevant structure plans, and/or local development plans.

The deemed-to-comply requirements of the following clauses of the Residential Design Codes Volume 1 are modified by the provisions set out in Appendices 1–3 of this policy:

- Sightlines/Access — Part B, clause 5.2.5, Part C, clause 3.7
- Site works/Site works and retaining walls — Part B, clause 5.3.7, Part C, clause 3.5
- Setback of garages and carports/Street setbacks — Part B, clause 5.2.1, Part C, clause 3.3
- Outdoor living areas/Private open space — Part B, clause 5.3.1, Part C, clause 1.1
- Landscaping/Trees and landscaping — Part B, clause 5.3.2, Part C, clause 1.2
- Solar access for adjoining sites — Part B, clause 5.4.2, Part C, clause 3.9
- Lot boundary setbacks — Part C, clause 3.4
- Parking — Part C, clause 2.3
- Building Height — Part C, clause 3.2
- Site Area — Part D, clause 1.1

Residential development will be assessed against the applicable replacement or additional deemed to comply requirements of that clause, in addition to any other applicable deemed-to-comply requirements or 'design principles' of the Residential Design Codes Volume 1.

Creation date:	<mmmm yyyy> (<report ref>)
Formerly:	NA
Amendments:	NA
Last reviewed:	NA
Related documentation:	<ul style="list-style-type: none">• City of Joondalup Local Planning Scheme No 3

- Residential Design Codes Volume 1 2024

File reference: 104919

APPENDIX 1

PART B – Residential Design Codes Volume 1	
Replacement and additional deemed-to-comply requirements:	
Deemed-to-comply requirements that replace or add to the 'deemed-to comply' requirements of the Residential Design Codes Volume 1 applicable to:	
<ul style="list-style-type: none"> • Single houses: R40 and below • Grouped dwellings: R25 and below • Multiple dwellings: R10–R25 	
Application: General residential	
5.2 Streetscape	
Clause 5.2.5 Sightlines	
Clause 5.2.5, C5 is replaced with the following:	
C5	A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
5.3 Site planning and design	
Clause 5.3.7 Site works	
Clause 5.3.7, C7.1 is replaced with the following:	
C7.1	Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Application: Higher dual density code	
5.2 Streetscape	
Clause 5.2.1 Setbacks of garages and carports	
Clause 5.2.1 is amended to include the following additional 'deemed to comply' requirements as C1.5 and C1.6:	
C1.5	Garages and carports setback 4.5 m to the secondary street where an existing or planned footpath is located in the adjacent verge area.
C1.6	Garages and carports abutting a right of way which acts as the primary street for the lot, setback 5 m from the street boundary.
Clause 5.2.5 Sightlines	
Clause 5.2.5, C5 is replaced with the following:	
C5	A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.

Application: Higher dual density code	
5.3 Site planning and design	
Clause 5.3.1 Outdoor living areas	
Clause 5.3.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.3:	
C1.3	Outdoor living areas may be located in the front setback area where street walls or fences within the primary street setback area are visually permeable above 1.2 m from natural ground level.
Clause 5.3.2 Landscaping	
Clause 5.3.2 is amended to include the following additional 'deemed-to-comply' requirement as C2.3:	
C2.3	The verge(s) adjacent to the lot(s) shall be landscaped to the specification of the City and shall include one street tree for every 9 m of lot frontage width.
Clause 5.3.7 Site works	
Clause 5.3.7, C7.1 is replaced with the following:	
C7.1	Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
5.4 Building design	
Clause 5.4.2 Solar access for adjoining sites	
As per Clause 26(6) of Local Planning Scheme No. 3:	
Clause 5.4.2, C2.1 and C2.2 are replaced with the following:	
C2.1	<p>For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits:</p> <ul style="list-style-type: none"> i. On adjoining sites coded R60 or greater — 40% of the site area. ii. On adjoining sites coded R30 to R40 inclusive — 35% of the site area. iii. On adjoining sites coded R25 and lower — 25% of the site area. iv. Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted. v. Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites. vi. Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i–iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 2

PART C – Residential Design Codes Volume 1			
Replacement and additional deemed-to-comply requirements:			
Deemed-to-comply requirements that replace or add to the ‘deemed-to-comply’ requirements of the Residential Design Codes Volume 1 applicable to:			
<ul style="list-style-type: none"> Single houses: R50 and above Grouped dwellings: R30 and above Multiple dwellings: R30–R60 			
Application: General residential			
3.0 Neighbourliness			
Clause 3.4 Lot boundary setbacks			
Clause 3.4, C3.4.4 is replaced with the following:			
C3.4.4 Boundary walls may be built in accordance with the following:			
<ul style="list-style-type: none"> i. boundary walls are located behind the street setback; ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker. 			
R-Coding	Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h
<p><i>R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.</i></p> <p><i>Where the subject site is adjacent to a site with a lower density code, the maximum wall length and height of the boundary wall between them is determined by the lower density code.</i></p> <p><i>Where a boundary wall incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause C3.5.2 and is to be included in the wall height for the purpose of clause C3.4.4 (refer Figure 3.4i).</i></p>			

Application: General residential
Clause 3.5 Site works and retaining walls
Clause 3.5, C3.5.1 is replaced with the following:
C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.
Clause 3.7 Access
Clause 3.7, C3.7.7 is replaced with the following:
C3.7.7 A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
Application: Higher dual density code
1.0 The garden
Clause 1.1 Private open space
Clause 1.1 is amended to include the following additional 'deemed-to-comply' requirement as C1.1.5:
C1.1.5 For single houses and grouped dwellings, primary garden area may be located in the front setback area where any street walls or fences within the primary street setback area are visually permeable above 1.2 m from natural ground level.
Clause 1.2 Trees and landscaping
Clause 1.2 is amended to include the following additional 'deemed-to-comply' requirement as C1.2.9:
C1.2.9 The verge(s) adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City and shall include one street tree for every 9 m of lot frontage width.

Application: Higher dual density code

2.0 The building

Clause 2.3 Parking

Clause 2.3, C2.3.1 is replaced with the following:

C2.3.1 Occupant car parking is provided on site and in accordance with the following:

Occupant car parking	Location A	Minimum parking space(s) (per dwelling)	Maximum garage and carport parking (per dwelling)	
	Ancillary dwelling	0	1	
	Studio and 1 bedroom dwelling	1	1	
	2 bedroom dwelling	1	2	
	3+ bedroom dwelling	1	2	
	Location B	Minimum parking space(s) (per dwelling)	Maximum garage and carport parking (per dwelling)	
	Ancillary dwelling	0	1	
	Studio and 1 bedroom dwelling	1	1	
	2 bedroom dwelling	1	2	
	3+ bedroom dwelling	2	2	

3.0 Neighbourliness

Clause 3.2 Building height

Clause 3.2, C3.2.1 is replaced with the following:

C3.2.1 Maximum building heights are in accordance with the following:

R-Coding	Max number of storeys	Concealed or skillion roof	Pitched, hipped or gabled roof	
		Maximum building height	Maximum height of wall	Maximum total building height
R30 and above	2	8 m	7 m	10 m

Refer **figure 3.2a** (Residential Design Codes Volume 1) for **building height** and **natural ground level** measurement guidance.
Refer **figure 3.2b** (Residential Design Codes Volume 1) for **wall height** and total building height guidance.
This table provides a maximum **building height** only and **development** will need to consider other elements such as 3.9 Solar access for adjoining sites.
Where roof top **terraces** are proposed, the concealed or skillion roof controls apply.

Application: Higher dual density code

Clause 3.3 Street setbacks

Setback of garages and carports

Clause 3.3, C3.3.4 and C3.3.6 are replaced by the following:

C3.3.4 Garages are setback from the primary street boundary in accordance with the following:

R-Coding	Primary street setback
R30 and above	4.5 m

C3.3.6 Garages and carports setback from a secondary street, right of way and communal street in accordance with the following:

R-Coding	Secondary street setback	Right of way setback	Communal street
R30 and above	Garages and carports setback in accordance with table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 4.5 m from the street boundary where an existing or planned footpath is located in the verge area immediately adjacent.	Garages and carports setback in accordance with Table 3.3a of the Residential Design Codes Volume 1, except: i. Setback 5 m from the street boundary where abutting a right of way which acts as the primary street for the lot.	Garages and carports are setback from a communal street in accordance with Table 3.3a of the Residential Design Codes Volume 1.

Application: Higher dual density code			
Clause 3.4 Lot boundary setbacks			
Clause 3.4, C3.4.4 is replaced by the following:			
<p>C3.4.4 Boundary walls may be built in accordance with the following:</p> <ul style="list-style-type: none"> i. boundary walls are located behind the street setback; ii. overshadowing does not exceed the limits set out in Local Planning Scheme No 3; and iii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision maker. 			
R-Coding	Maximum boundary wall height	Maximum boundary wall length	Related figure
R30 – R35	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable up to two lot boundaries.	Figure 3.4f
R40	3.5 m	Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g
R50 – R80	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m. Applicable to all lot boundaries.	Figure 3.4h
	3.5 m	Maximum 14 m length, at which point the wall is to be set back a minimum of 3 m measured from the lot boundary for a minimum length of 3 m, with a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line. Applicable to all lot boundaries.	Figure 3.4g and 3.4h
<p><i>R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and R-AC.</i> <i>Where the subject site is adjacent to a site with a lower density code, the maximum wall length and height of the boundary wall between them is determined by the lower density code.</i> <i>Where a boundary wall incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause C3.5.2 and is to be included in the wall height for the purpose of clause C3.4.4 (refer Figure 3.4i).</i></p>			
Clause 3.5 Site works and retaining walls			
Clause 3.5, C3.5.1 is replaced with the following:			
<p>C3.5.1 Excavation or filling between the street and building, or within the front setback area, whichever distance is lesser, shall not exceed 1 m from natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.</p>			

Application: Higher dual density code	
Clause 3.7 Access	
Sightlines	
Clause 3.7, C3.7.7 is replaced with the following:	
C3.7.7	A pillar to a height of 1.8 m with a maximum dimension of 350 mm x 350 mm may be permitted within 1.5 m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750 mm.
Clause 3.9 Solar access for adjoining sites	
As per Clause 26(6) of Local Planning Scheme No 3:	
Clause 3.9, C3.9.1 – C3.9.3 is replaced with the following:	
C3.9.1	For residential areas with a dual code and the higher code is applied, where a development site shares its southern boundary with any other adjoining property, its shadow cast at midday 21 June shall not exceed the following limits:
i.	On adjoining sites coded R60 or greater – 40% of the site area.
ii.	On adjoining sites coded R30 to R40 inclusive – 35% of the site area.
iii.	On adjoining sites coded R25 and lower – 25% of the site area.
iv.	Where an adjoining site is subject to a dual density code and the site is yet to be developed to the higher code, the base density code applied for the purposes of determining the maximum amount of shadow cast permitted.
v.	Buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.
vi.	Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lots(s), the limit of shading for the development site set out in clause 26(6) i-iii shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.

APPENDIX 3

PART D - Residential Design Codes Volume 1	
Replacement and additional deemed-to-comply requirements:	
Deemed-to-comply requirements that add to the 'deemed-to-comply' requirements of the Residential Design Codes Volume 1 applicable to:	
<ul style="list-style-type: none"> • Single houses and grouped dwellings (all density codes) • Multiple dwellings: R10–R60 	
Application: High dual density code	
1.0 Land	
Clause 1.1 Site area	
As per Clause 26(5) and Clause 26(7) of Local Planning Scheme No 3:	
Clause 1.1 of the Residential Design Codes Volume 1, Part D is modified by inserting the additional 'deemed-to-comply' criteria as C1.1.9 and C1.1.10:	
C1.1.9:	In residential areas where dual coding applies, site areas under the higher coding may be applied subject to the following: <ul style="list-style-type: none"> i. Development of single and grouped dwellings which complies with a minimum frontage of 9 m at the primary street setback; or ii. Development of grouped dwellings on corner lots with frontage to two streets, with rear common property access, which complies with a minimum frontage of 6 m.
C1.1.10	In addition to Clause 1.1 of the Residential Design Codes Volume 1, Part D and the Primary Controls Table 2.1 of the Residential Design Codes Volume 2, the following development standards apply: <ul style="list-style-type: none"> i. Development of multiple dwellings which complies with a minimum site width street boundary of 20 m; and ii. For residential areas coded R20–40 multiple dwellings shall comply with the average site area per dwelling requirement specified for a single or grouped dwelling for the applicable density code under the Residential Design Codes Volume 1, unless the site: <ul style="list-style-type: none"> a. has a primary street frontage to a road with scheme reservation classification of Local Distributor Road or Other Regional Road; or b. is located within an 800 m walkable catchment, as defined on the Scheme map, from any existing or proposed strategic metropolitan, secondary or specialised activity centre or railway station on a high frequency rail route; or c. is located within a 400 m walkable catchment, as defined on the Scheme map, from any existing or proposed district activity centre.

2025 COUNCIL AND COMMITTEE MEETING DATES SCHEDULE OPTION 1

JANUARY							FEBRUARY							MARCH							APRIL							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
			PH	2	3	4							1								1	30	31	1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	PH	4	5	6	7	8		6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	9	10	11	12	13	14	15		13	14	15	16	17	PH	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22		PH	PH	22	23	24	PH	26
26	PH	28	29	30	31		23	24	25	26	27	28		23	24	25	26	27	28	29		27	28	29	30			

MAY							JUNE							JULY							AUGUST							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
				1	2	3	1	PH	3	4	5	6	7			1	2	3	4	5						1	2	
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12		3	4	5	6	7	8	9
11	12	13	14	15	16	17	15	ALGA Conference 16 - 18 June			19	20	21	13	14	15	16	17	18	19		10	11	12	13	14	15	16
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26		17	18	19	20	21	22	23
25	26	27	28	29	30	31	29	30						27	28	29	30	31				24	25	26	27	28	29	30

SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
31	1	2	3	4	5	6				1	2	3	4							1	30	1	2	3	4	5	6	
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8		7	8	9	10	11	12	13
14	15	16	17	18	19	20	12	13	14	15	16	17	LG Election	9	10	11	12	13	14	15		14	15	16	17	18	19	20
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22		21	22	23	24	PH	PH	27
28	PH	30					26	27	28	29	30	31		23	24	25	26	27	28	29		28	29	30	31			

Strategy
Briefing

Council / SCM

Audit & Risk
Policy

Major Projects & Finance
CEO R&PRC
Budget Workshops*

PH Public Holidays
North Metro Zone*

MRC*
CRC*

National General Assembly 16 - 18 June 2025*

Note: * Denotes - Dates to be confirmed

INT24/58699

2025 COUNCIL AND COMMITTEE MEETING DATES SCHEDULE OPTION 2

JANUARY							FEBRUARY							MARCH							APRIL						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			PH	2	3	4							1							1	30	31	1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	PH	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	9	10	11	12	13	14	15	13	14	15	16	17	PH	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22	PH	PH	22	23	24	PH	26
26	PH	28	29	30	31		23	24	25	26	27	28		23	24	25	26	27	28	29	27	28	29	30			

MAY							JUNE							JULY							AUGUST						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3	1	PH	3	4	5	6	7			1	2	3	4	5						1	2
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
11	12	13	14	15	16	17	15	ALGA Conference 16 - 18 June				19	20	13	14	15	16	17	18	19	10	11	12	13	14	15	16
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30

SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
31	1	2	3	4	5	6				1	2	3	4							1	30	1	2	3	4	5	6
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
14	15	16	17	18	19	20	12	13	14	15	16	17	LG Election	9	10	11	12	13	14	15	14	15	16	17	18	19	20
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	PH	PH	27
28	PH	30					26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31			

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National General Assembly 16 - 18 June 2025*

Note: * Denotes - Dates to be confirmed

INT24/58700



Corporate Sponsorship Program Council Policy

Responsible directorate: Governance and Strategy

Objective: To attract and support accessible events, programs and/or activities, held within the region, that contribute to a vibrant and dynamic community atmosphere while delivering brand and reputational benefits to the City and tourism and economic benefits to the local economy.

1. Application:

This policy applies to organisations or entities who are seeking sponsorship from the City to support an event, program or activity hosted within the City's boundaries.

This policy does not apply to donations, community funding, significant events, fee waivers, subsidies, advertising, informal collaborations, prizes, awards or arrangements where assistance - whether that be financial or in-kind - is given without expectation of benefits to the City in return.

2. Definitions:

"sponsorship" means a mutually beneficial arrangement which involves the purchase of the right to associate the sponsors name or service with the sponsored organisations or entity's event, program or activity in return for tangible and/or negotiated benefits.

"outgoing sponsorship" means an agreement between the City and an external organisation or entity where the City provides a financial contribution in return for tangible and/or negotiated benefits.

"sponsor" means the City.

"applicant" means the organisation or entity requesting financial support through the Corporate Sponsorship Program for a specific event, program or activity for no longer than a 12-month period.

3. Statement:

The City has a strategic vision to become a bold, creative and prosperous City on the global stage.

To achieve this vision, the City is invested in supporting free or low-cost events, programs and/or activities, held within the region, for the local community, through the Corporate Sponsorship Program.

Attracting and supporting external organisations and entities to deliver a wide variety of events, programs and/or activities promotes vibrancy, creates interest in the region and supports the health and wellbeing of the community. It provides the City with branding opportunities and assists with tourism and economic benefits for the local economy.

4. Details:

4.1. Corporate Sponsorship Program:

The Corporate Sponsorship Program aims to support free or low-cost events, programs and/or activities, held within the region, that meet the following priority outcomes:

- Contributes to and supports the local community
- Delivers attractive and accessible events, programs or activities
- Enhances the City's reputation and brand
- Improves culture, diversity and inclusivity
- Supports a sustainable and clean environment
- Provides direct and indirect benefits to local economy
- Creates long-term value and return on investment.

4.2. Corporate Sponsorship applications:

All applications for the Corporate Sponsorship Program must:

- Demonstrate alignment with the priority outcomes
- Demonstrate how they will provide benefits to the City, the community and the local economy
- Meet the requirements outlined in the Corporate Sponsorship Program Guidelines.

4.3. Corporate Sponsorship Program Guidelines:

The Corporate Sponsorship Program will be managed through specific guidelines that include details on the following:

- Eligibility criteria
- Exclusions
- Categories and requirements for the program
- Round dates

- Application, assessment and approval process
- Agreement and payment details
- Acquittal process and requirements.

These guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer.

4.4. Corporate Sponsorship approvals:

The Chief Executive Officer may approve applications for corporate sponsorship up to and including \$10,000 (excluding GST), within any 12-month period, while applications for funding greater than \$10,000 (excluding GST) will require the approval of Council.

Organisations, events, programs or activities that have received funding through the Corporate Sponsorship Program for 3 consecutive years will require the approval of Council for any subsequent applications regardless of the funding level applied for.

Sponsorship agreements will be for no longer than a 12-month period and do not commence until a written sponsorship agreement is signed by both parties.

Creation date: <mmmm yyyy> (<report ref>)

Formerly: n/a

Amendments:

Last reviewed:

Related documentation: Corporate Sponsorship Program Guidelines

File reference: <CM container number>



Significant Event Sponsorship Council Policy

Responsible directorate: Governance and Strategy

Objective: To attract and support events that are unique to the region and enhance the City's image as an attractive destination for visitors, tourists and business.

These significant events will deliver tourism and economic benefits to the local economy while promoting the City's reputation state-wide, nationally and internationally as the cultural, civic and entertainment centre of the north-west region of the Perth metropolitan area.

1. Application:

This policy applies to organisations or entities who are seeking sponsorship from the City to deliver a significant event within the City's boundaries.

This policy does not apply to donations, corporate sponsorship, community funding, fee waivers, subsidies, advertising, informal collaborations, prizes, awards or arrangements where assistance - whether that be financial or in-kind - is given without expectation of benefits to the City in return.

2. Definitions:

"significant event" means an iconic event with state, national or international appeal that delivers economic benefits and unique tourism experiences for visitors and residents.

"sponsorship" means a mutually beneficial arrangement which involves the purchase of the right to associate the sponsors name or service with the sponsored organisations or entity's event, program or activity in return for tangible and/or negotiated benefits.

"outgoing sponsorship" means an agreement between the City and an external organisation or entity where the City provides a financial contribution in return for tangible and/or negotiated benefits.

"sponsor" means the City.

"applicant" means the organisation or entity requesting support for a significant event.

3. Statement:

The City has a strategic vision to become a bold, creative and prosperous City on the global stage.

To achieve this vision the City is invested in attracting and supporting significant events that deliver economic benefits for the local economy and unique tourism experiences for visitors and residents. These events must have a state, national and/or international appeal, generate significant media interest, and attract visitors to the region.

4. Details:

4.1. Significant events:

The City aims to attract and support unique significant events held within the region, that meet the following priority outcomes:

- Delivery of high profile, unique and accessible events
- Attracts tourists and enhances liveability
- Provides direct and indirect benefits to local economy
- Enhances community experiences and stimulates investment
- Enhances the City's reputation and brand
- Improves culture, diversity and inclusivity
- Supports a sustainable and clean environment
- Creates long-term value and return on investment.

4.2. Expressions of Interest:

Organisations seeking City sponsorship for a significant event must complete an Expression of Interest that:

- Details the proposed event
- Demonstrates alignment with the priority outcomes
- Demonstrates how it will provide benefits to the City, the community and the local economy
- Meets the requirements outlined in the Significant Event Sponsorship Guidelines.

4.3. Significant Event Sponsorship Guidelines:

Sponsorship of significant events will be managed through specific guidelines that include details on the following:

- Eligibility criteria

- Exclusions
- Requirements for a significant event
- Expression of Interest, assessment and approval process
- Agreement and payment details
- Acquittal process and requirements.

These guidelines will be determined from time to time in accordance with this policy at the discretion of the Chief Executive Officer.

4.4. Significant event sponsorship approvals:

Significant event sponsorship will require the approval of Council.

Significant event agreements do not commence until a written agreement is signed by both parties.

Creation date:

<mmmm yyyy> (<report ref>)

Formerly:

n/a

Amendments:

Last reviewed:

Related documentation:

Significant Event Sponsorship Guidelines

Strategic Position Statements: Significant Event Attraction

File reference:

<CM container number>



Corporate Sponsorship Program Guidelines

2



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Introduction

The City of Joondalup has a strategic vision to become a bold, creative and prosperous City on the global stage.

In achieving this vision, the City recognises the importance of attracting and supporting events, programs or activities that deliver economic benefit to the local economy and contribute to a vibrant and dynamic community atmosphere.

The City is invested in supporting community wellbeing through the provision of free or low cost events, programs or activities for the community. Through support for external organisations and community groups, the City strives to promote vibrancy, create interest and foster a positive lifestyle and community.

To advance the City's vision, the City's Corporate Sponsorship Program aims to achieve the following objectives:

- Attracting, hosting or supporting a wide range of events, programs and activities that enhance the liveability of the City for the community and promote Joondalup as a destination for visitors to the region;
- Providing positive exposure for the City's brand and image locally and regionally;
- Providing support to local organisation, community groups and clubs;
- Stimulating economic development and providing benefits to local businesses;
- Increasing visitors to the region;

- Creating long-term value to the City, its residents, and/or businesses by building sustainable partnerships or relationships; and
- Ensuring that all agreements entered into provide an adequate return on investment by overseeing and managing the corporate sponsorship program, process and outcomes.

Support through the City's Corporate Sponsorship Program must meet all eligibility and criteria listed within these guidelines.

If you have an event, program or activity that will directly benefit the City, please read these guidelines thoroughly.

For further information on how the City can assist you contact the City's Strategic Marketing and Sponsorship Officer on **9400 4169** or via [email](#).

City of Joondalup Vision: A Global City: Bold | Creative | Prosperous



City of Joondalup Values

Bold

The City will make courageous decisions for the benefit of the community and future generations.

Innovative

The City will learn and adapt to changing circumstances to ensure it is always one step ahead.

Prosperous

The City will ensure the region benefits from a thriving economy built on local commercial success.

Ambitious

The City will lead with strength and conviction to achieve the vision for the City.

Enterprising

The City will undertake ventures that forge new directions for business and the local economy.

Compassionate

The City will act with empathy and understanding of the community's needs and ambitions.



Eligibility

Applications for City corporate sponsorship need to satisfactorily meet the outlined eligibility before being considered by the City:

- The applicant, event, program and/or activity must be aligned with the City's vision and values.
- The event, program or activity must be consistent with the City's Corporate Sponsorship objectives.
- Requests for sponsorship should be for an event, program or activity located within the City of Joondalup district and which provides a significant return to the general and/or business community.
- The audience for the event, program or activity should reach one or more of the City's target markets.
- Tangible benefits for the City, its residents and/or local businesses need to be associated and demonstrated with the event, program or activity.
- The event, program or activity must demonstrate positive exposure for the City and its corporate brand and image.





Exclusions

The City will not enter into a sponsorship agreement for events, programs or activities that involve:

- Illegal activities
- Tobacco
- Adult-related industries
- Racist organisations
- Controversial or divisive organisations/projects
- Political organisations or political activities
- Religious activities, in whole or in part, for the purpose of furthering religious doctrine
- Companies or projects seeking City approval or endorsement (such as forthcoming land development application)
- A conflict with the values of the City
- Harm towards the environment
- Benefit an individual, person or family
- An organisation that has previously shown unsatisfactory management of sponsorship received or has presented unsatisfactory or incomplete reporting.

Organisations are also ineligible for the corporate sponsorship program if the application is for:

- an organisation that has previously submitted, and been successful, with an application for sponsorship within the same financial year.
- an organisation, event, program or activity that has received financial support through another funding program from the City within the same financial year
- an organisation, event, program or activity that has already occurred or will occur during the three months of the application being received
- more than 50% of the total cost of the event, program or activity
- general business operating expenses
- capital expenditure
- costs already being covered by another sponsor or government body
- event, program or activity occurring outside of the City's boundaries

Lobbying of Elected Members

- Applicants may not lobby Elected Members or seek to influence the decision-making process in relation to their submitted sponsorship application.
- If during the period between submitting a funding application and a determination by the City, an applicant seeks to lobby any Elected Member of the City of Joondalup or administrative staff, or attempts to provide additional information, either directly or indirectly, on any matter relating to the sponsorship application, the person/organisation may be disqualified, and the sponsorship excluded from being considered for approval.

Sponsorship Program Criteria

Applicants will need to ensure that the event, program or activity proposed meets the below criteria:

- Reaches one or more of the City's target market groups.
- Creates long term value to the City and it's residents.
- Provides positive exposure for the City's brand and image locally and regionally.
- Provides tangible branding and engagement benefits to the City.
- Enhances the livability of the City for the community and promotes Joondalup as a destination of choice for visitors.
- Attracts visitors from outside of the region.
- Stimulates economic development and provide benefits to local businesses.

City of Joondalup Target Market

Community eg. ratepayers, residents, youth, seniors

Business eg. businesses within the region, prospective businesses

Broader Community eg. visitors to the region, residents outside the region



Benefit Guide for Sponsorship Requests

Corporate Sponsorship must provide tangible benefits for the City and the local community. The following represents common sponsorship benefits and is provided as a guide for the application form.

Benefit

- Logo on promotional material
- Merchandise distribution through participant packs etc.
- Opportunity to set up a promotional display
- Verbal acknowledgement throughout the event, program or activity
- Signage displayed at the event, program or activity
- Logo on website
- Logo and hyperlink on website
- Logo on local advertising
- Opportunity for a City representative to present/speak
- Logo on event, program or activity signage
- Recognition on media releases
- Recognition and link on social media forums
- Logo on regional advertising
- Digital marketing e.g. Inclusion in club newsletters, emails, on hold messages
- Exclusive rights
- Economic development e.g. opportunity for local businesses to get involved and benefit
- Tourism e.g. increase visitors to the region, people will travel to attend the event program
- Corporate hospitality e.g. complimentary VIP tickets, invitation to event launch/finale
- Opportunity to include advertisement in publication or program
- Recognition on radio advertising
- Naming rights to the event, program or activity
- Logo on state/national advertising

How to Apply

1. Read the Corporate Sponsorship Guidelines thoroughly.
2. Contact the City's Strategic Marketing and Sponsorship Officer to discuss any details or clarify any issues or queries.
3. Complete the Corporate Sponsorship application form [online](#)

Application deadlines

The City's sponsorship program is open all year round for organisations to submit their applications.

All applications need to be submitted at least three months prior to the event, program or activity being held.

This can be done at any time throughout the financial year.

Late applications

Applications that don't allow enough time for assessment and processing will be returned to the applicant without assessment.

Assessment

The success of an application is determined by:

- its merits against the eligibility, criteria and objectives outlined within these guidelines; and
- competition from other submissions or existing sponsorship agreements.

All requests for sponsorship are assessed and approved by the Chief Executive Officer, on a case by case basis, and subject to sufficient funds being available in the City's annual budget.

The City reserves the right to request further information in considering any application as well as reject any application that does not meet the eligibility criteria.

The City may offer to provide partial funding for an amount less than you requested if the full amount cannot be provided.



Successful Applications

All applicants will be notified in writing following the assessment of the sponsorship application.

Successful applicants will be required to sign and return the sponsorship agreement. The City will then counter sign the agreement and provide a copy to the applicant for their reference.

Payment of sponsorship

The City will pay 70% of the agreed sponsorship amount on signing of the sponsorship agreement. Successful applicants should send through an invoice for 70% of the agreed sponsorship amount with the signed agreement.

The remaining 30% will be paid post event and once the City has received the required acquittal form. Please ensure you send this invoice with your final acquittal documentation.

Please ensure that all invoices are tax invoices including GST. Organisations that are not registered for GST need to clearly indicate this on their invoice and DO NOT include GST in the invoiced amount.

Use of the City's logo

Sponsorship agreements are likely to require the City's logo to be displayed on promotional materials or other items relating to the event, program or activity. The City's Strategic Marketing and Sponsorship Officer can be contacted on **9400 4169** to gain access to an authorised version of the City's logo and the guidelines on its use.

All materials that display the City's logo are required to be sent to the City's Strategic Marketing and Sponsorship Officer for approval prior to production.

Delivery of benefits

Please liaise with the City's Strategic Marketing and Sponsorship Officer on **9400 4169** regarding the delivery of ALL benefits outlined in the sponsorship agreement.

You will need to ensure that you allow enough time for the City to coordinate any support that is required.

Change of event, program or activity details

Once sponsorship of an event, program or activity is approved the applicant cannot make significant changes to the event, program or activity without discussions and approval from the City.

Please liaise with the City's Strategic Marketing and Sponsorship Officer via [email](#) regarding any changes as significant changes are required to be put in writing and will need to be approved by the Chief Executive Officer for the sponsorship agreement to continue.

Acquittal

All events, programs or activities that are sponsored by the City require a full acquittal to be completed within two months of the event, program or activity being completed.

Please complete all sections of the City's Sponsorship Acquittal Form.

Your final 30% invoice will not be processed until all acquittal details have been met.

The City's Strategic Marketing and Sponsorship Officer will contact you with any queries regarding your acquittal.

If all acquittal information is satisfactory, payment will be processed and you will receive confirmation from the City finalising your sponsorship agreement and payment.

Frequently Asked Questions



How long will it take to assess my application?

The City endeavours to assess all sponsorship applications within three months.

Larger applications that are required to be approved by the City of Joondalup Council, may take longer to assess.

Any delays will be communicated to the applicant as soon as it is known.

Why do I have to complete the acquittal form?

The completion of the acquittal form signifies the completion of the sponsorship agreement.

The acquittal form is required to ensure the agreement that has been signed by both parties has been delivered accordingly. It is in the best interests of the City and the applicant to ensure all agreed deliverables are completed within the agreement period.

My event was funded last year; do I need to submit another application for this year?

The City will assess applications on a case by case basis and funding is subject to sufficient funds being available in the City's annual budget.

Events that were sponsored in previous years will not be guaranteed funding in the current year. Applications are assessed against the eligibility and criteria listed within the guidelines and competition from other applications.

Please do not rely on the City providing sponsorship on an ongoing basis.

My application doesn't fit within the guidelines of this application pack. Are there any other funding opportunities available through the City of Joondalup?

If your program, event or activity does not fall within these guidelines, the City also has a Community Funding program. Further details about this program can be found on the City's [website](#).

Organisations cannot apply for funding through multiple funding programs at the City. Only one funding application will be considered per event/program.



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joondalup.wa.gov.au

This document is available in alternate formats upon request.

Corporate Sponsorship Program Recipients 2023-2024 FY

Group/Event	PREVIOUS Sponsorship Dollar Value	CURRENT Sponsorship Dollar Value	Status and Term of Agreement
30% Balance of payments to be made for agreements committed to in 2022/23 FY			
89.7FM Twin Cities	\$10,000	\$10,000 total agreement p/a \$7,000 – 70% paid 22/23 FY \$3,000 due 23/24 FY	Approved – 1-year agreement (2022/23 FY)
ADS: Night of Star National DanceSport Championships 2023	\$10,000	\$3,000 total agreement p/a \$2,100 due 22/23 FY \$900 due 23/24 FY	Approved – 1-year agreement
Wanneroo Basketball Association: Joondalup Wolves 2023	\$20,000	\$20,000 total agreement p/a \$14,000 due 22/23 FY \$6,000 due 23/24 FY	Approved – 1-year agreement
CCSRA: NBL1 Warwick Senators and Under 16 National Championships 2023	\$0	\$20,000 total agreement p/a \$14,000 due 22/23 FY \$6,000 due 23/24 FY	Approved – 1-year agreement
NBL1 National Finals Series 2023	\$0	\$35,000 total agreement p/a \$24,500 due 22/23 FY \$10,500 due 23/24 FY	Approved – 1-year agreement
Sub Total		Due 23/24 FY \$26,400	Due 24/25 FY \$0
Confirmed Partnerships 2023/24			
Motion by the Ocean: Art on the Move	\$0	\$3,725 total agreement p/a \$3,725 Full amount due 23/24 FY	Approved – 1-year agreement
Bowling Australia: the Nationals 2023	n/a	\$35,000 total agreement p/a \$35,000 Full amount due 23/24 FY	Approved – 1-year agreement
Sweet Melodies.com Pty Ltd	n/a	\$7,000 total agreement p/a \$7,000 Full amount due 23/24 FY	Approved – 1-year agreement
Ocean Paddler: WA Race Week 2023	\$9,950	\$9,950 total agreement p/a \$9,950 Full amount due 23/24 FY	Approved – 1-year agreement
Sports Marketing Australia: National Hockey Tournament 2024	n/a	\$10,000 total agreement p/a \$10,000 Full amount due 23/24 FY	Approved – 1-year agreement

Group/Event	PREVIOUS Sponsorship Dollar Value	CURRENT Sponsorship Dollar Value	Status and Term of Agreement
Heathridge Carols in the Park 2023	\$13,000	\$20,000 total agreement p/a \$20,000 Full amount due 23/24 FY	Approved – 1-year agreement
Swimming WA: Open Water Swim 23-24	\$10,000	\$10,000 total agreement p/a \$10,000 Full amount due 23/24 FY	Approved – 1-year agreement
Joondalup Christmas Lunch 2023	\$3,000	\$3,000 recommended \$3,000 Full amount due 23/24 FY	Approved – 1-year agreement
Relay for Life 2023	\$3,000 cash + in-kind	\$5,039 in-kind recommendation \$5,039 Full amount due 23/24 FY	Approved – 1-year agreement
Telethon Community Cinemas 2024	\$9,500	\$9,500 total agreement p/a \$9,500 Full amount due 23/24 FY	Approved – 1-year agreement
Duncraig Lions Club: Australia Day Breakfast 2024	\$3,000	\$3,000 total agreement p/a \$3,000 Full amount due 23/24 FY	Approved – 1-year agreement
Masters Swimming WA: Mullaloo Mile 2024	\$5,000	\$5,000 total agreement p/a \$5,000 Full amount due 23/24 FY	Approved – 1-year agreement
Team XTR Triathlon Series 2024	\$7,000	\$7,000 total agreement p/a \$7,000 Full amount due 23/24 FY	Approved – 1-year agreement
CCSRA: Warwick Senators 2023-2024 Season	\$20,000	\$9,000 total agreement p/a \$6,300 due 23/24 FY \$2,700 due 24/25 FY	Approved – 1-year agreement
Australian Dancing Society: Night of Stars National DanceSport Championships 2024	\$3,000	\$3,000 total agreement p/a \$2,100 due 23/24 FY \$900 due 24/25 FY	Approved – 1-year agreement
Oceanpaddler: The Doctor, incorporated as part of WA Race Week 2024	\$9,950	\$9,950 total agreement p/a \$6,965 due 23/24 FY \$2,985 due 24/25 FY	Approved – 1-year agreement
MSWA: Ocean Ride 2024	\$5,000	\$5,000 total agreement p/a \$3,500 due 23/24 FY \$1,500 due 24/25 FY	Approved – 1-year agreement
Brody Wood Kenney Legacy: Walk for Brody 2024	n/a	\$2,000 total agreement p/a \$2,000 due 23/24 FY	Approved – 1-year agreement

Group/Event	PREVIOUS Sponsorship Dollar Value	CURRENT Sponsorship Dollar Value	Status and Term of Agreement
Wanneroo Basketball Association		\$20,000 total agreement p/a \$14,000 due 23/24 FY \$6,000 due 24/25 FY	Approved – 1-year agreement
Peter Cowan Writers Centre: Fiction Festival	n/a	\$8,000 total agreement p/a \$5,600 due 23/24 FY \$2,400 due 24/25 FY	Approved – 1-year agreement
CWAWA: Charity Gala Concert 2024	n/a	\$1,000 \$700 due 23/24 FY \$300 due 24/25 FY	
Wanneroo Lacrosse Inc.: Lacrosse Australia Senior Men's and Women's National Lacrosse Championships 2024	n/a	\$5,000 \$3,500 due 23/24 FY \$1,500 due 24/25 FY	
Sub Total		Due 23/24 FY \$199, 279 + GST	Due 24/25 FY \$18,285 + GST
TOTAL Amount Committed 2023/24 FY	\$217,564+ GST		
LESS TOTAL Amount Potentially Committed 2024/25 FY	\$18,285+ GST		
BALANCE for 2023/24 FY (based on a \$230,000 budget and subject to the above being approved at the recommended amounts)	\$30,721 + GST		



Community Consultation Council Policy

Responsible directorate: Governance and Strategy

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

1. Application:

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

For consultations relating to planning proposals, it should be noted that there are additional and more specific requirements outlined in the [Planning Consultation Local Planning Policy](#). Requirements relating to the closure of pedestrian accessways are addressed in the [Closure of Pedestrian Accessways Local Planning Policy](#).

This policy does not describe the requirements for notifying the community about a matter which may affect them where feedback is not required but community members need to be advised. This is described in the [Notification of Public Works Council Policy](#).

2. Definitions:

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

3. Statement:

The City of Joondalup recognises the importance of effective, transparent and accessible community consultation ~~to~~ⁱⁿ ensure~~ing~~ 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.

The City will consult with the community whenever it is required to do so under legislation (see Table 1), or whenever it is considered valuable to inform decision-making. This could include major policy changes, new community facilities [and venues](#), or changes to City services, amongst others.

4. Details:

4.1. Principles of Community Consultation:

To ensure the City's community consultation practices are effective, transparent and accessible, the following principles will apply, unless bound by statutory and legislative requirements (see ~~Table 1~~[Appendix](#)).

- a. The City will identify stakeholders by considering any persons, groups or organisations that could be affected by, or are interested in, the matter under consideration.
- b. The City will identify and implement the most appropriate methodology to both meet the needs of stakeholders and to best inform the City's decision-making processes. Methods of engagement could include questionnaires, meetings, focus groups, interviews, forums or workshops, amongst others.
- 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.
- d. The City will endeavour to make appropriate background information and contextual material available to consultation participants to support understanding of the relevant legal, statutory, strategic and/or local context.
- e. The City will employ sound social research and data collection methods and will adhere to professional, ethical standards and codes of practice for the analysis and reporting of consultation outcomes.
- f. The City will ensure that consultation outcomes are shared with the community where appropriate.

Creation date: June 1999 (CJ213-06/99)

Formerly: Public Participation Policy

Community Consultation and Engagement Policy

Amendments: CJ213-06/99, CJ156-09/06, CJ174-10/10, CJ093-05/12, CJ111-08/19

Last reviewed: August 2019 (CJ111-08/19)

Related documentation: [• Closure of Pedestrian Accessways Local Planning Policy](#)

- Dog Act 1976
- Elections Caretaker Council Policy
- ~~Integrated Planning and Reporting Framework and Guidelines~~
- Land Administration Act 1997
- Local Government Act 1995

- [Notification of Public Works Council Policy](#)
- Planning and Development (Local Planning Schemes) Regulations 2015
- [Planning Consultation Local Planning Policy](#)

File reference: 75521

Appendix

The City of Joondalup is directed by ~~various~~ legislation which sets out the consultation requirements for the following local government matters.

Table 1. Legislative consultation requirements — public notices

Type	Duration	Communication Methods								
		City Website	Stakeholder Notification Letters	Newspaper Advert (State-wide)	Newspaper Advert (Local)	State Government Website	Social Media	Newsletter	Noticeboard	Email Distribution List
Changing method to election by Council (Local Government Act 1995 (WA) s. 2.12A)	42 days	Yes	No	No	At least three of					
New local laws or amendments to local laws (Local Government Act 1995 (WA) s. 3.12)	42 days	Yes	No	No	At least three of					
Closure of City-managed thoroughfares to vehicles for more than 4 weeks (Local Government Act 1995 (WA) s. 3.50)	Not specified	Yes	Yes	no	At least three of					
Disposing of property (Local Government Act 1995 (WA) s. 3.58)	14 days	Yes	No	No	At least three of					
Commercial enterprises by local government (Local Government Act 1995 (WA) s. 3.59)	42 days	Yes	No	Yes	At least three of					
Strategic Community Plan (Local Government Act 1995 (WA) s. 5.56 and Integrated Planning and Reporting Framework and Guidelines)	Not specified	Not specified								

Type	Duration	Communication Methods								
		City Website	Stakeholder Notification Letters	Newspaper Advert (State-wide)	Newspaper Advert (Local)	State Government Website	Social Media	Newsletter	Noticeboard	Email Distribution List
Giving notice of certain rates (differential general rates or a minimum payment applying to a differential rate category) (Local Government Act 1995 (WA) s. 6.36)	21 days	Yes	No	No	At least three of					
Review of wards (Local Government Act 1995 (WA) sch. 2.2)	42 days	Yes	No	No	At least three of					
Road closures (Land Administration Act 1997 (WA) s. 58)	35 days	No	No	No	At least three of					
New dog prohibited area or new dog exercise area (Dog Act 1976 (WA) s. 34)	28 days	No	No	No	At least three of					

<u>Type</u>	<u>Minimum duration</u>	<u>Communication Methods</u> <i>(Local Government (Administration) Regulations 1996 pt 1A)</i>								
		<u>City website</u>	<u>Stakeholder notification letter</u>	<u>State Government agency/department website</u>	<u>Newspaper advertisement (state-wide newspaper)</u>	<u>Newspaper advertisement (local newspaper)</u>	<u>City social media</u>	<u>City newsletter</u>	<u>Noticeboard (City library/administration building)</u>	<u>Email/text message/other electronic distribution</u>
<u>Changing method to election by Council</u> <i>(Local Government Act 1995 s. 2.12A)</i>	<u>42 days</u>	<u>Yes</u>	<u>No</u>	<u>At least three of</u>						
<u>New local laws or amendments to local laws</u> <i>(Local Government Act 1995 s. 3.12)</i>	<u>42 days</u>	<u>Yes</u>	<u>No</u>	<u>At least three of</u>						
<u>Closure of City-managed thoroughfares to vehicles for more than 4 weeks</u> <i>(Local Government Act 1995 s. 3.50)</i>	<u>Reasonable period of time (at least 7 days)</u>	<u>Yes</u>	<u>Yes</u>	<u>At least three of</u>						
<u>Notifying landowners about changes to the level or alignment of public thoroughfares, or draining water from a public thoroughfare</u> <i>(Local Government Act 1995 s. 3.51)</i>	<u>Reasonable period of time (at least 7 days)</u>	<u>Yes</u>	<u>Yes</u>	<u>At least three of</u>						
<u>Disposing of property (eg selling or leasing)</u> <i>(Local Government Act 1995 s. 3.58)</i>	<u>14 days</u>	<u>Yes</u>	<u>No</u>	<u>At least three of</u>						
<u>Business plan for a commercial enterprise</u> <i>(Local Government Act 1995 s. 3.59)</i>	<u>42 days</u>	<u>Yes</u>	<u>No</u>	<u>At least one of</u>	<u>At least two of</u>					

<u>Type</u>	<u>Minimum duration</u>	<u>Communication Methods</u> <i>(Local Government (Administration) Regulations 1996 pt 1A)</i>							
		<u>City website</u>	<u>Stakeholder notification letter</u>	<u>State Government agency/department website</u>	<u>Newspaper advertisement (state-wide newspaper)</u>	<u>Newspaper advertisement (local newspaper)</u>	<u>City social media</u>	<u>City newsletter</u>	<u>Noticeboard (City library/administration building)</u>
<u>Giving notice of certain rates (differential general rates or a minimum payment applying to a differential rate category)</u> <i>(Local Government Act 1995 s. 6.36)</i>	<u>21 days</u>	<u>Yes</u>	<u>No</u>	<u>At least three of</u>					
<u>Review of ward boundaries and councillors</u> <i>(Local Government Act 1995 sch. 2.2(6))</i>	<u>42 days</u>	<u>Yes</u>	<u>No</u>	<u>At least three of</u>					
<u>Business plan for the formation of a regional subsidiary</u> <i>(Local Government (Regional Subsidiaries) Regulations 2017 pt 2(4))</i>	<u>42 days</u>	<u>Yes</u>	<u>No</u>	<u>At least three of</u>					
<u>Amendments to the charter for a regional subsidiary</u> <i>(Local Government (Regional Subsidiaries) Regulations 2017 pt 2(6))</i>	<u>42 days</u>	<u>Yes</u>	<u>No</u>	<u>At least three of</u>					
<u>New dog prohibited area or new dog exercise area</u> <i>(Dog Act 1976 s. 31)</i>	<u>28 days</u>	<u>No</u>	<u>No</u>	<u>At least three of</u>					

Table 2. Legislative consultation requirements — Other

<u>Type</u>	<u>Duration</u>	<u>Communication Methods</u>								
		<u>City website</u>	<u>Stakeholder notification letter</u>	<u>State Government agency/department website</u>	<u>Newspaper advertisement (state-wide newspaper)</u>	<u>Newspaper advertisement (local newspaper)</u>	<u>City social media</u>	<u>City newsletter</u>	<u>Noticeboard (City library/administration building)</u>	<u>Email/text message/other electronic distribution</u>
<u>Strategic Community Plan</u> <i><u>(Local Government (Administration) Regulations 1996 pt 5 div 3)</u></i>	<u>Not specified</u>	<u>Not specified</u>								
<u>Road closures at the request of local government</u> <i><u>(Land Administration Regulations 1998 pt 7(9))</u></i>	<u>35 days</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>



Community Consultation Council Policy

Responsible directorate: Governance and Strategy

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

1. Application:

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

2. Definitions:

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

3. Statement:

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. Community consultation informs, but does not replace, the decision-making role of the City and the Council.

The City will consult with the community whenever it is required to do so under legislation (see Table 1), or whenever it is considered valuable to inform decision-making. This could include major policy changes, new community facilities, or changes to City services, amongst others.

4. Details:

4.1. Principles of Community Consultation:

To ensure the City's community consultation practices are effective, transparent and accessible, the following principles will apply, unless bound by statutory and legislative requirements (see Table 1).

- a. The City will identify stakeholders by considering any persons, groups or organisations that could be affected by, or are interested in, the matter under consideration.

- b. The City will identify and implement the most appropriate methodology to both meet the needs of stakeholders and to best inform the City's decision-making processes. Methods of engagement could include questionnaires, meetings, focus groups, interviews, forums or workshops, amongst others.
- 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.
- d. The City will endeavour to make appropriate background information and contextual material available to consultation participants to support understanding of the relevant legal, statutory, strategic and/or local context.
- e. The City will employ sound social research and data collection methods and will adhere to professional, ethical standards and codes of practice for the analysis and reporting of consultation outcomes.
- f. The City will ensure that consultation outcomes are shared with the community where appropriate.

Creation date:	June 1999 (CJ213-06/99)
Formerly:	Public Participation Policy Community Consultation and Engagement Policy
Amendments:	CJ213-06/99, CJ156-09/06, CJ174-10/10, CJ093-05/12, CJ111-08/19
Last reviewed:	August 2019 (CJ111-08/19)
Related documentation:	<ul style="list-style-type: none">• Dog Act 1976• Elections Caretaker Policy• Planning and Development (Local Planning Schemes) Regulations 2015• Land Administration Act 1997• Local Government Act 1995• Integrated Planning and Reporting Framework and Guidelines
File reference:	75521

Table 1. Legislative consultation requirements

The City of Joondalup is directed by various legislation which set out the consultation requirements for the following local government matters.

Type	Duration	Communication Methods								
		City Website	Stakeholder Notification Letters	Newspaper Advert (State-wide)	Newspaper Advert (Local)	State Government Website	Social Media	Newsletter	Noticeboard	Email Distribution List
Changing method to election by Council (Local Government Act 1995 (WA) s. 2.12A)	42 days	Yes	No	No	At least three of					
New local laws or amendments to local laws (Local Government Act 1995 (WA) s. 3.12)	42 days	Yes	No	No	At least three of					
Closure of City-managed thoroughfares to vehicles for more than 4 weeks (Local Government Act 1995 (WA) s. 3.50)	Not specified	Yes	Yes	no	At least three of					
Disposing of property (Local Government Act 1995 (WA) s. 3.58)	14 days	Yes	No	No	At least three of					
Commercial enterprises by local government (Local Government Act 1995 (WA) s. 3.59)	42 days	Yes	No	Yes	At least three of					
Strategic Community Plan (Local Government Act 1995 (WA) s. 5.56 and Integrated Planning and Reporting Framework and Guidelines)	Not specified	Not specified								

Type	Duration	Communication Methods								
		City Website	Stakeholder Notification Letters	Newspaper Advert (State-wide)	Newspaper Advert (Local)	State Government Website	Social Media	Newsletter	Noticeboard	Email Distribution List
Giving notice of certain rates (differential general rates or a minimum payment applying to a differential rate category) (Local Government Act 1995 (WA) s. 6.36)	21 days	Yes	No	No	At least three of					
Review of wards (Local Government Act 1995 (WA) sch. 2.2)	42 days	Yes	No	No	At least three of					
Road closures (Land Administration Act 1997 (WA) s. 58)	35 days	No	No	No	At least three of					
New dog prohibited area or new dog exercise area (Dog Act 1976 (WA) s. 31)	28 days	No	No	No	At least three of					



Community Consultation Internal Policy

Internal policy owner:	Manager Strategic and Organisational Development
Related legislation:	<ul style="list-style-type: none">• Dog Act 1976 (WA)• Freedom of Information Act 1982 (Cth)• Land Administration Act 1997 (WA)• Local Government Act 1995 (WA)• Planning and Development (Local Planning Schemes) Regulations 2015 (WA)
Related external policies:	<ul style="list-style-type: none">• Community Consultation Council Policy• Elections Caretaker Council Policy• Notification of Public Works Council Policy• Planning Consultation Local Planning Policy
Related internal policies:	<ul style="list-style-type: none">• Notification of Public Works Protocol
Related plans/strategies:	<ul style="list-style-type: none">• Nil
Related processes:	<ul style="list-style-type: none">• Community consultation — Conducting consultation
Other related documentation:	<ul style="list-style-type: none">• Code of Conduct for Employees
Creation date:	October 2011
Formerly:	<ul style="list-style-type: none">• Community Consultation and Engagement Protocol• Community Engagement Protocol• Community Consultation Protocol
Last reviewed:	18 October 2024
Amendments:	18 October 2024
File reference:	111681

Objective

To ensure a consistent organisational approach to community consultation which is effective, transparent, and accessible.

In scope

Subject matter

This internal policy describes the requirements for planning, approving and undertaking community consultation, analysing feedback and presenting the outcomes.

This internal policy does not describe the requirements for consultation on planning proposals covered by the City's Planning Consultation Local Planning Policy. This internal policy also does not describe the requirements for notifying the community about a matter which may affect them where feedback is not required but community members need to be advised. This is described in the Notification of Public Works Council Policy and the Notification of Public Works Internal Policy.

Audience

This internal policy applies to all Business Units that need to obtain the views of community members to inform decisions of the City, including traditional community consultation activities and feedback on events, programs and services.

Definitions

“community consultation” means any activity which seeks feedback from community members to inform decision-making. Some examples where community consultation might be considered include:

- developing a new community facility or venue or refurbishing an existing one
- considering a draft City plan or strategy
- setting-up a new program or service
- reviewing the effectiveness or success of an existing program, service or an event
- statutory consultation required by local laws or State legislation (ie a public notice requiring the City receive submissions).

Background

The City conducts community consultation to gain the views of community members when the City is seeking feedback on major policy changes, new community facilities or venues, or changes to City services (amongst others). The City's Community Consultation Council Policy outlines the principles of community consultation and establishes the City's commitment to effective, transparent and accessible practices. Community consultation informs, but does not replace, the decision-making role of the City and the Council.

In addition, Western Australian legislation, including the *Local Government Act 1995*, *Land Administration Act 1997* and *Dog Act 1976*, outlines statutory requirements for community consultation on specific issues. A table of the legislative consultation requirements is provided as an appendix to the Community Consultation Council Policy.

Policy statement

All community consultation activities must be approved by the Policy, Planning and Research team prior to commencement to ensure a consistent and high-quality approach across the organisation, to ensure data integrity, and to reduce the risk of scheduling conflicts.

Details

Under the City's Community Consultation Council Policy, the City will consult whenever it is required to do so under legislation, or whenever it is considered valuable to inform decision-making. When the City delivers community consultation activities, it must ensure that it abides by the principles of community consultation.

Overall approval of community consultation activities will be the responsibility of the Manager Strategic and Organisational Development in the first instance, Director Governance and Strategy (if required at the discretion of the Manager Strategic and Organisational Development), or Chief Executive Officer (if required at the discretion of the Director Governance and Strategy).

Role of Business Unit

Business Units tasked with undertaking community consultation must liaise with the Policy, Planning and Research team, prior to commencement, to discuss the purpose and scope of the consultation. This should occur even where an external contractor will be responsible for delivering the consultation activities.

The requesting Business Unit is responsible for:

- providing relevant background and technical information
- identifying relevant stakeholders/participants
- providing timely approvals
- ensuring necessary budgetary funds
- responding to technical questions from the community
- communicating the outcomes of the consultation to relevant stakeholders (eg ELT, Council, community).

Role of the Policy, Planning and Research team

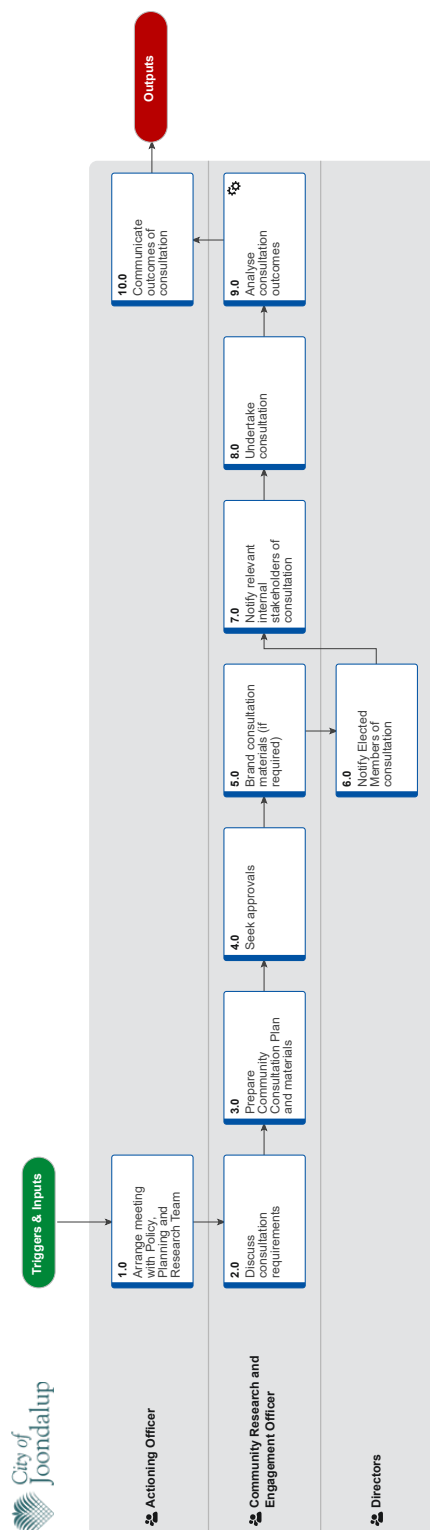
In most situations, the Policy, Planning and Research team will plan and deliver the consultation, and analyse and report on the outcomes. This ensures a consistent and high-quality approach, and promotes objectivity.

The Policy, Planning and Research team is responsible for:

- planning the community consultation
- determining the most appropriate consultation method(s) (eg questionnaires, meetings, focus groups, interviews, forums, workshops)
- determining the most appropriate communications method(s) (eg emails, letters, signage, advertisements, social media)
- developing the consultation materials
- liaising with Communications and Stakeholder Relations to brand consultation materials
- advising internal stakeholders
- advising Elected Members of upcoming consultation activities (through the relevant Director)
- delivering (or managing the delivery of) consultation activities
- analysing consultation feedback
- reporting on consultation outcomes.

Community consultation - conducting consultation

[Historical] v4.4



Community consultation - conducting consultation

[Historical] v4.4



Summary

Objective

To ensure a consistent organisational approach to community consultation which is effective, transparent, and accessible.

Background

The City conducts community consultation to gain the views of community members when the City is seeking feedback on major policy changes, new community facilities or venues, or changes to City services (amongst others). The City's Community Consultation Council Policy outlines the principles of community consultation and establishes the City's commitment to effective, transparent and accessible practices. Community consultation informs, but does not replace, the decision-making role of the City and the Council.

In addition, Western Australian legislation, including the Local Government Act 1995, Land Administration Act 1997 and Dog Act 1976, outlines statutory requirements for community consultation on specific issues. A table of the legislative consultation requirements is provided as an appendix to the Community Consultation Council Policy.

Owner Chloe Cooper



Expert Carmen Goodridge

Procedure


1.0 Arrange meeting with Policy, Planning and Research Team

Actioning Officer

a Review the City's Community Consultation Council Policy and Internal Policy

-  Community Consultation Council Policy
<https://www.joondalup.wa.gov.au/wp-content/uploads/2018/07/Community-Consultation-Council-Policy-WORD-VERSION-1.pdf>
-  Community Consultation Protocol
<https://cityofjoondalup.sharepoint.com/Central/Lists/Internal%20Policies%20Formerly%20Protocols%20List/Attachments/1/Community%20Consultation%20Protocol.pdf>


NOTE Consultation on planning proposals must follow the Planning Consultation Local Planning Policy.

-  Planning Consultation Local Planning Policy
<https://www.joondalup.wa.gov.au/wp-content/uploads/2020/04/Planning-Consultation-Local-Planning-Policy-Amended-13-1.pdf>

b Arrange a meeting with Community Research and Engagement Officer (and/or Strategic Planning and Engagement Coordinator).

2.0 Discuss consultation requirements

Community Research and Engagement Officer

- a Meet with Actioning Officer to discuss project background, purpose and scope of consultation, and identify stakeholders.
- b Identify risks associated with the consultation and determine aspects of the consultation that are out of scope (eg budgetary limitations, legislative constraints etc).
- c Determine the type of consultation and proposed methodology based on stakeholders' levels of influence on decision-making.
- d Consider the timing and duration of the consultation (ie consider Community Consultation Schedule, holiday periods and significant events).
 -  Community Consultation Schedule
<https://cityofjoondalup.sharepoint.com/:x:/r/BU/sod/Shared%20Documents/04.%20Policy,%20Planning%20and%20Research/Community%20Consultation%20Schedule.pdf>
- e Update the Community Consultation Schedule with the proposed dates.

3.0 Prepare Community Consultation Plan and materials

Community Research and Engagement Officer

a Prepare a Community Consultation Plan

NOTE When is a Community Consultation Plan required?

A Community Consultation Plan is required for most consultation projects. Exceptions may include:

- Event feedback
- Statutory consultations (eg Development Applications),
- Regular/ongoing consultations (eg customer service surveys).

Community Research and Engagement Officer will determine whether a Community Consultation Plan is required.

b Draft consultation materials in accordance with Community Consultation Plan (or planned approach).

- c If required, seek approval prior to consultation materials being drafted.

4.0 Seek approvals

Community Research and Engagement Officer

- a Seek approval from the relevant Business Unit Manager via Document Approval Request Form.

NOTE Relevant Director approval may also be sought at the discretion of the Business Unit Manager.

- b Seek approval from the Manager Strategic and Organisational Development via Document Approval Request Form.


NOTE Approval from the Director Governance and Strategy and/or Chief Executive Officer may be sought at the discretion of the Manager Strategic and Organisational Development.

5.0 Brand consultation materials (if required)

Community Research and Engagement Officer

- a Developed Corporate branded materials in Marq (template system) for approval OR submit consultation materials to Marketing team for specialised branding.

NOTE Basic branding (eg letters, Frequently Asked Questions, signage, etc) will be completed in Marq. More complex branding, or atypical branding, will be completed by the City's Graphic Designers.

 Consider the lead in times required for branded materials
<https://cityofjoondalup.sharepoint.com/Central/FandT/Forms/AllItems.aspx?id=%2FCentral%2FFandT%2FMarketing%20P>

6.0 Notify Elected Members of consultation

Directors

- a Notify Elected Members of the upcoming communication consultation via email at least 5 working days before start date.

NOTE The Community Consultation Plan and communication materials should be attached to the email and all Directors should be copied-in.

NOTE Informing Elected Members is not required for Event Feedback or ongoing customer satisfaction or experience monitoring

7.0 Notify relevant internal stakeholders of consultation

Community Research and Engagement Officer

- a Notify relevant internal stakeholders of the upcoming consultation via email at least 5 days before the start date.

NOTE Relevant internal stakeholders include:

- Customer Care Team
- Media Advisory Team
- Records Services
- Administration contact in Business Unit

8.0 Undertake consultation

Community Research and Engagement Officer

- a Invite stakeholders to participate in the community consultation in accordance with the Community Consultation Plan. This could include direct invitation or general advertising

- b Undertake consultation activities and methodologies in accordance with the planned approach

- c Collect and record stakeholder feedback in accordance with the Community Consultation Plan.

NOTE The relevant Business Unit is responsible for entering the data of any hard-copy questionnaires/survey forms/workshop materials and responding to any technical questions.

9.0 Analyse consultation outcomes

Community Research and Engagement Officer

- a Collate all data received from consultation activities and complete data analysis.

- b Prepare an appropriate report on the consultation outcomes (eg Community Consultation Outcomes Report, Feedback Analysis Report, raw data auto-generated report, etc).

- c** Provide consultation outcomes report to the Actioning Officer, their Manager and their Director.
 - d** File all community consultation documents and feedback materials to Content Manager.
-

10.0 Communicate outcomes of consultation

Actioning Officer

- a** Communicates the outcomes of the community consultation to the Executive Leadership Team, Elected Members and/or the wider community via an appropriate communication channel (eg Council report, Desk of the CEO article, media release etc).
-



Groundwater Use Council Policy

Responsible directorate: Governance and Strategy

Objective: To manage groundwater use to protect environmental, social and economic values.

1. Application:

The Groundwater Use Council Policy applies to all aspects of the City's groundwater usage across public open spaces.

2. Definitions:

"groundwater" means water that is found below the earth's surface and is stored in the cracks and spaces in soil, sand, and porous rocks, called aquifers. Most groundwater comes from rain that has infiltrated through the ground and has accumulated over many thousands of years.

"scheme water" means water supplied by licenced and regulated public drinking water provider systems.

3. Statement:

The City relies primarily on groundwater and secondarily on scheme water to irrigate its public open spaces and is committed to irrigating in the most efficient manner to balance sustainable water use with meeting community expectations for green public open spaces. The City manages groundwater use in accordance with State government groundwater licence allocations to ensure sustainable water management.

The City recognises that:

- groundwater is a precious resource that is used to maintain the quality and amenity of the City's public open spaces
- groundwater is a natural source of water that is usually good quality, easily accessible and the lowest cost source that provides substantial public benefits
- groundwater sustains many environmentally significant dependent ecosystems including natural wetland systems

- climate change is likely to impact on future groundwater usage limits
- a higher rate of water usage is required for maintenance of Sports Parks and Regional Recreation Parks, as per the classification of public open space in the Public Open Space Framework
- there are costs for infrastructure required to deliver groundwater for the City.

4. Details:

The City will achieve sustainable management of groundwater use by:

- aiming to adhere to the annual groundwater licence allocations from State Government authorities under the *Rights in Water and Irrigation Act 1914*
- managing the metering, monitoring and reporting of groundwater use in accordance with the groundwater licence and all other legislative requirements
- using fit for purpose water sources to maintain the City's public open spaces depending on needs, amenity and public use requirements
- providing appropriate operational and capital budgets to develop and maintain the City's irrigation infrastructure network in optimal condition
- participating in the Waterwise Council Program and implementation of the Waterwise Council Action Plan to continue to improve water efficiency and waterwise practices
- annual reporting of the City's groundwater use through the Annual Report and State of the Environment Report.

Creation date: January 2024 <report ref>

Formerly:

Amendments:

Last reviewed: January 2024 <report ref>

Related documentation:

- Rights in Water and Irrigation Act 1914
- Rights in Water and Irrigation Regulations 2000
- State Planning Policy 2.9 Water Resources
- Gnangara Groundwater Allocation Plan
- Environment Plan
- Public Open Space Framework

File reference: 78616

DRAFT

NAME

Tarryn Gill

ARTIST NAME

Tarryn Gill

EMAIL

[REDACTED]

MOBILE NUMBER

[REDACTED]

PRONOUNS

she/her

STREET ADDRESS

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

IS YOUR POSTAL ADDRESS THE SAME AS THE ABOVE LISTED ADDRESS?

Yes

ABN

Yes

AUSTRALIAN BUSINESS NUMBER

44 960 285 759

ARE YOU REGISTERED FOR GST ?

No

I IDENTIFY AS

- Mid career artist

EMPLOYEE OF THE CITY

No

ELIGIBILITY

- I have tertiary qualifications in Visual Arts
- I have artwork represented by major public collections
- I earn an income from Arts related activities
- I am recognised by my peers for my expertise and ability
- I am represented by a reputable Art gallery
- I create and exhibit my art regularly
- I am a recent recipient of a recognized art award, prize, commission or grant

ARTIST STATEMENT

Tarryn Gill is a multidisciplinary artist based in Boorloo / Western Australia, working across sculpture, installation, photography, film, drawing, performance and design for theatre. Psychological ideas & archetypes have long played a role in Gill's work, whereby art-making is used as a bridge between the conscious and unconscious, the contemporary and ancient. Gill's aesthetics, materials and processes are informed by her background in dance and Calisthenics from the age of 5 to 25 and she draws upon this source material to assert the power & value of feminine, personal & intuitive against the masculine model of genius that has defined much of art history.

Through her solo and collaborative practices, Gill has exhibited works and undertaken residency projects across Australia, Argentina, Canada, France, Germany, Japan, Portugal, the United Kingdom and the United States. In 2020 Gill was commissioned by the Fremantle Arts Centre & DLGSC for the exhibition Bodywork, creating three large-scale works, Limber 1, Limber 2 and Limber 3. These works were acquired by the Art Gallery of Western Australia and presented in The View From Here, a 2021 survey of contemporary art from WA. A series of subsequent works were presented in her first Sydney solo exhibition Dream State, Gallery Sally Dan-Cuthbert in 2021. In 2023, Gill exhibited in Portrait 23: Identity at the National Portrait Gallery and was awarded the prestigious Lester Prize for her work Limber (self-portrait in relief). In 2021, Gill won the Acquisitive Invitation Art Award 15 Artists with a reclining figure Limber (Bather).

CV

- [TARRYN-GILL_2page-CV_4.9.24.pdf](#)

PROJECT PROPOSAL

I would like to respond to the theme of social attributes of the City of Joondalup /CoJ. I would engage with the West Coast Calisthenics Club/WCC I performed with in CoJ from ages 5-25. My practice as an artist is deeply informed by this personal, social history in terms of my materials, processes & subject matter & I believe it could be mutually beneficial to capture & reflect this community as a celebration of girlhood, women in sports & arts in the CoJ. My work for the commission will continue in line with my recent interrogations into representations of the female performing body & my own personal growth through hypermobility & injury. These works are tender & often psychological in nature; multi-limbed figures growing strong like trees, slowly gesturing towards movement. They defy the male gaze by looking back at the viewer with stitched-in eyes & draw on the material language of dance costumes; the hand-sewn lycra has a Frankenstein's monster quality, attempting to give this process of 'women's work' monstrous power. At a glance, the shiny materials resemble ancient bronze which posits femininity & the act of caring for oneself & tending to injury as monumental, subverting the tradition of using bronze for male, colonial monuments.

For the CoJ collection, I propose a new series (tryptic or tetrptych) of 2D textile on board works, inspired by my research at WCC, in the style of Limber (self portrait in relief) that won the 2023 Lester Prize for Portraiture.

COMMUNITY ENGAGEMENT STATEMENT

The 2D textile on board compositions I make would be informed by conversations, photographs & drawings collected whilst engaging with WCC training sessions. My contact is Gaye Parker, now Coach Mentor, my coach previously. This research will connect me with community but also my younger artist-self, who 20yrs ago in CoJ, photographed Calisthenics rehearsals on 35mm film (support image5).

While I was an art-student I won the student prize in the CoJ Community Art Exhibition with a Calisthenics performance photograph so this project feels full circle to me & a great way to demonstrate to the community the trajectory possible for a WA based art career.

After completing the works I would like to lead a participatory artist-talk. Attendees would be invited to bring their own stitching project & I would share my experience/process & discuss my practice of 20+ years conversationally. I recently led a session for Tafe & also WA Fibre Textile Assoc & Designing Women groups in this format with great success. It's a more personal approach to an artist talk, allowing for deeper connection with audience. My new works could be on show & I'd bring samples people can touch. The audience for this could be WCC & their families (who hand-stitch costumes) as would any groups of crafters/stitchers/art or dance enthusiasts in CoJ. These activities would connect across multiple generations so I see my project as a broad reaching engagement opportunity to provide insight, education & participation into contemporary visual art & the CoJ collection.

REGIONAL TRAVEL REQUIREMENTS

N/A

OTHER REQUIREMENTS

N/A

Artwork 1

CHOOSE FILE

-



Tarryn-Gill_Limber-Self-Portrait-in-Relief_2023.jpg

ARTWORK 1 - TITLE	ARTWORK 1 - MEDIUM	ARTWORK 1 - YEAR CREATED
Limber (self-portrait in relief)	Textiles on Board	2023

ARTWORK 1 - ARE THE DIMENSIONS VARIABLE?
No

ARTWORK 1 - DIMENSIONS		
Height (cm)	Width (cm)	Depth (cm)
900	600	10

Artwork 2

CHOOSE FILE



ARTWORK 2 - TITLE	ARTWORK 2 - MEDIUM	ARTWORK 2 - YEAR CREATED
-------------------	--------------------	--------------------------

Tender Bodies: In Favour of Softness (2)

Mixed media (inc. EPE foam, Dacron, Upholstory thread, Handstitched metallic lycra, Ballet Barre)

2024

ARTWORK 2 - ARE THE DIMENSIONS VARIABLE?

No

ARTWORK 2 - DIMENSIONS

Height (cm)	Width (cm)	Depth (cm)
127	180	62

Artwork 3

CHOOSE FILE



Tarryn-Gill_Theatre-Mask-Aspects-of-Self_2024.jpg

ARTWORK 3 - TITLE

Theatre Mask (Aspects of Self)

ARTWORK 3 - MEDIUM

Mixed media (inc. EPE foam, Dacron, Upholstory thread, Handstitched metallic lycra, velvet, sequins)

ARTWORK 3 - YEAR CREATED

2024

ARTWORK 3 - ARE THE DIMENSIONS VARIABLE?

No

ARTWORK 3 - DIMENSIONS

Height (cm)	Width (cm)	Depth (cm)
30	23	11

Artwork 4

CHOOSE FILE



Tarryn-Gill_Limber-1_AGWA.jpg

ARTWORK 4 - TITLE

Limber (1) (Installation view at AGWA)

ARTWORK 4 - MEDIUM

Mixed media (inc. EPE foam, Dacron, Upholstory thread, Handstitched metallic lycra, steel armature)

ARTWORK 4 - YEAR CREATED

2020

ARTWORK 4 - ARE THE DIMENSIONS VARIABLE?

Yes

Artwork 5

CHOOSE FILE



Tarryn-Gill_Calisthenics-Rehearsal_2002.jpg

ARTWORK 5 - TITLE

Calisthenics Rehearsal
Documentation, year 2002

ARTWORK 5 - MEDIUM

35mm Film / Photographs

ARTWORK 5 - YEAR CREATED

2024

ARTWORK 5 - ARE THE DIMENSIONS VARIABLE?

Yes

Digital Support Material

TYPE OF CONTENT

Digital Content - Tarryn Gill website showcasing exhibitions and projects across my career

URL LINK

<https://tarryngill.com/>

HOW DID YOU HEAR ABOUT THE COMMISSION?

- Social media
- Word-of-mouth

ACKNOWLEDGEMENT

- Yes

I HAVE BEEN BASED IN WA FOR THE LAST 12 MONTHS

- Yes

I AGREE TO ABIDE BY THE DECISION OF THE SELECTION PANEL

- Yes

TARRYN GILL / CURRICULUM VITAE

Born: Western Australia, 1981

ACADEMIC QUALIFICATIONS

2001 / Bachelor of Arts (Art) Curtin University, Western Australia

2008 / Graduate Diploma of Education, ECU, Western Australia

SOLO EXHIBITIONS

2024 / *Soft*, Gallery Sally Dan-Cuthbert, Sydney, Australia

2021 / *Dream State*, Gallery Sally Dan-Cuthbert, Sydney, Australia

2019 / *Tarryn Gill: Guardians*, Art Gallery of South Australia

2018 / *Belly of the Beast*, Sophie Gannon Gallery, Melbourne, Australia

2017 / *Dearly Beloved*, Hugo Michell Gallery, Adelaide, Australia

2014 / *You'll Be Sorry When I'm Dead*, MOANA Project Space, Perth, Australia

2013 / *Berlin Ring Cycle*, Australian Embassy, Berlin, Germany

/ *Tarryn Gill and Pilar Mata Dupont: Ever Higher*, Art Gallery of Ballarat, Victoria, Australia

2012 / *The Great Northern*, XYZ Collective, Tokyo, Japan

2011 / *STADIUM*, Perth Institute of Contemporary Arts, Perth, Australia

/ *The Soloists (a case study)*, Fremantle Arts Centre, Fremantle, Australia

2008 / *From the Heart of Gold Projects* at Perth Centre for Photography, Perth, Australia

SELECTED GROUP EXHIBITIONS/FESTIVALS

2024 / *Radical Textiles*, Art Gallery of South Australia

/ *Hair Pieces*, Heide Museum of Modern Art, Victoria, Australia

2023 / *Portrait23: Identity*, The National Portrait Gallery, Canberra, Australia

The Lester Prize, Art Gallery of Western Australia, Perth, Australia

2022 / *The Sunset Lounge*, Perth Festival, Perth, Australia

/ *New Australian Design*, Powerhouse Museum, Sydney, Australia

/ *A Gentle Misinterpretation*, Fremantle Arts Centre, Fremantle, Australia

/ *Five years of collecting*, Caboolture Regional Art Gallery, Queensland, Australia

/ *animālis*, Perth Centre for Photography, Perth, Australia

2021 / *The View From Here*, Art Gallery of Western Australia, Perth, Australia

/ *UNHEIMLICH*, Perth Institute of Contemporary Arts, Australia, (theatre collaboration with Katt Osborne)

/ *15 Artists Acquisitive Art Prize*, Moreton Bay Regional Galleries & Museums, Queensland, Australia

/ *Hundreds & Thousands*, Fremantle Arts Centre, Fremantle, Australia

2020 / *BODYWORK*, Fremantle Arts Centre, Perth, Australia

/ *The Centre*, MONA FOMA, Launceston, Australia

2019 / *Ramsay Art Prize*, Art Gallery of South Australia

/ *Since 1989: PICA 30 Gala*, Perth Institute of Contemporary Art, Australia

2018 / *Meditation on a Bone: Albert Tucker Beyond the Modern*, Heide Museum of Modern Art, Victoria

/ *Garden of Skin*, Angus-Hughes Gallery, London, UK

/ *Odile*, Heritage Hill Museum, Dandenong, Victoria, Australia

/ *Play On: The Art of Sport*, NETS Victoria National Touring Exhibition, Australia

/ *Contesting Space 1: Women in Sport*, John Curtin Gallery, Perth, Australia

2017 / *Red Green Blue: A History of Australian Video Art*, Griffith University Art Gallery, Brisbane, Australia

/ *Portent* John Curtin Gallery, Perth, Australia

2016 / *The 2016 Adelaide Biennial of Australian Art: Magic Object*, Samstag Museum, Australia

/ *Spring 1883*, Art Fair, Melbourne, Australia

/ *Bedazzle*, FORM residencies and exhibition, Perth, Australia

/ *The Bankwest Art Prize*, Bank West, Perth, Australia

2015 / *John Stringer Prize*, Kerry Stokes Collection, Perth, Australia

/ *An Internal Difficulty*, Perth Institute of Contemporary Arts, Perth International Arts Festival, Australia

/ *PICA Salon: Epic Narratives*, Perth Institute of Contemporary Arts, Australia

/ *New Passports*, New Photography Art Gallery of Western Australia

2014 / *Yebisu International Festival*, Tokyo Metropolitan Museum of Photography, Japan
2013 / *A Shaded View On Fashion Film Festival 6*, touring film festival: Centre Pompidou, Paris; MoMA, Antwerp; Festival du Nouveau Cinema, Montreal; IDOL, Tokyo
/ *After Prima. Post Vera*, Australia Council, Sydney, Australia
/ *Ikono On Air Festival*, television and online festival showing in over 30 countries
/ *Summer Calling '13*, Galleria 3+1 Arte Contemporânea, Lisbon, Portugal
/ *Onside*, Casula Powerhouse, Sydney, Australia
2012 / *Wagner 2.013*, Akademie der Künste, Berlin, Germany
/ *Sexes*, Carriageworks, Sydney, Australia
/ *Propaganda?*, Gallery of Modern Art, Queensland, Australia
/ *When I Grow Up I Want to Be a Video Artist*, Plimsoll Gallery, Hobart, Australia
/ *Lightness and Gravity*, Gallery of Modern Art, Queensland, Australia
/ *Hijacked 3*, QUAD Gallery and The Silk Mill, Derby, United Kingdom
/ *Daylight Savings*, The Banff Centre, Calgary, Canada
2011 / *remix: WA contemporary art*, Art Gallery of Western Australia, Perth, Australia
/ *A Shaded View On Fashion Film Festival 4*, Centre Pompidou, Paris; Tabloid Gallery, Tokyo; Art Basel, Miami
2010 / *17th Biennale of Sydney*, Cockatoo Island, Sydney, Australia
/ *Basil Sellers Art Prize*, Ian Potter Museum of Art, Melbourne, Australia
2009 / *Heart of Gold* (original musical theatre), Perth Institute of Contemporary Arts, Australia
/ *Yellow Vest Syndrome*, Fremantle Arts Centre, Fremantle, Australia
2008 / *Contemporary Australian Art: Optimism*, Gallery of Modern Art, Queensland, Australia
/ *Primavera*, Museum of Contemporary Art, Sydney, Australia
/ *Linden 1968*, Linden Contemporary Arts Space, St. Kilda, Australia
2007 / *Girl Parade*, Australian Centre for Photography, Sydney, Australia
/ *Oomph*, Canberra Contemporary Arts Space, Canberra, Australia
/ *Economy*, Perth Institute of Contemporary Arts, Perth, Australia

AWARDS AND PRIZES

2023 / Winner of the Lester Prize for Portraiture, Art Gallery of Western Australia, Perth, Australia
2021 / Winner of 15 Artists Acquisitive Prize, Redcliffe Art Gallery, Queensland, Australia
2016 / Winner of the \$30,000 Acquisitive Bankwest Art Prize
2010 / Winner of the \$100,000 Basil Sellers Art Prize Ian Potter Museum, Melbourne, Australia
2007 / Winner of the \$20,000 City of Perth Art Award, Perth, Australia

RESIDENCIES

2019 / Kedewatan Residency Program, Ubud, Indonesia
/ Ian Potter Museum of Art, University of Melbourne
2016 / Bedazzle project research residency, FORM, Kalgoorlie, Goldfields, Western Australia
2015 / International Studio and Curatorial Program (ISCP), New York
/ Brighton Museum and Art Gallery and Royal Pavilion / UK
2013 / The Freud Museum, London
2012 / The Banff Centre, Alberta, Canada
/ Australia Council Tokyo Studio Residency, Japan
2011 / Fremantle Arts Centre, Fremantle, Australia
2010 / Residencias Del Sur, Buenos Aires, Argentina
/ Performance Space, Sydney, Australia
2006 / Perth Institute of Contemporary Arts Studio Residency, Perth, Australia

COLLECTIONS

Artbank, Art Gallery of Western Australia, Art Gallery of South Australia, Queensland Art Gallery & Gallery of Modern Art, Stadiums Queensland, Bankwest Art Collection, City of Perth, Kerry Stokes Collection, Murdoch University Art Collection, Wesfarmer Arts, Caboolture Regional Art Gallery, Curtin University Art Collection, Numerous private collections nationally.



Visual Arts Collection Council Policy

Responsible directorate: Corporate Services

Objective: To guide the delivery of a contemporary visual arts program that supports quality cultural opportunities for the local community, recognising the value of culture in our society as a driving force for change, innovation, vibrant communities, a strong sense of place, the economy and tourism.

1. Definitions:

“contemporary art” means an artwork that is conceptually resolved and is reflective of the artist’s current practice. It is not based on style, subject matter, medium or artistic approach.

2. Statement:

With the anticipated growth and development of the City Centre, it is considered a priority for the City to cultivate a modern, urban and culturally-enriched environment with a quality, contemporary visual arts program.

The City supports the implementation of this program with a focus on:

- a. developing a high quality contemporary visual art collection for the enrichment of residents and the broader community;
- b. enhancing the reputation of the City as a modern, vibrant, and culturally enriched environment with global ambitions for residents and visitors;
- c. supporting Western Australian artists and the local arts industry;
- d. enhancing the City’s historical records through commissioning artworks that reflect and capture the social, urban, cultural or natural attributes of the City of Joondalup;
- e. pursuing national and international programming opportunities that benefit the City’s Australian and global profile and contribute to the life of this region;
- f. providing opportunities to educate the City’s residents through participation and access to contemporary visual art and the City’s Art Collection.

3. Details:

3.1. Program management:

Following the principles of best practice as outlined by the National Association for the Visual Arts (NAVA), the City's Visual Art Program will be guided by the Visual Arts Policy.

Following the principles of best practice and National Standards for Australian Galleries and Museums, the City's Art Collection will be guided by the Art Collection Management Plan.

3.2. Contemporary Visual Arts Program:

The City will continue to enhance and develop the City's Visual Arts Program comprising of its art awards, Art Collection, public art and mural art, through the following mechanisms:

- a. Artwork acquisition
- b. Artwork commissioning
- c. Publicly accessible artwork and programming
- d. Creative opportunities for the local community
- e. Artist residencies
- f. National and international opportunities
- g. Partnerships
- h. The WA State Government's Percent for Art Policy.

Note: The Public Art Policy contains further details in relation to the management of public art.

3.3. City of Joondalup Art Collection:

The Purpose of the City's Art Collection is to properly conserve, maintain and grow the value of the City's art and cultural assets; and to preserve, protect and promote the unique social and cultural identity of the city.

As the custodian of an art collection, the City manages the artworks according to museum industry standards of collection development, preservation and access as guided by the National Standards for Australian Museums and Galleries. Through the strategic management of the collection, the City is committed to ensuring its ongoing significance for the City of Joondalup.

The aims of the City's Art Collection are to:

- a. support contemporary visual art and artists, with a focus on local and Western Australian artists;
- b. acquire exemplary artworks that are contemporary, conceptually resolved and reflect current practice;
- c. provide Joondalup citizens with access to high quality, contemporary visual art;

- d. be of sufficient scope and range to sustain a diversity of views and interpretations;
- e. increase the understanding and enjoyment of contemporary visual art as they pertain to the culture of the City;
- f. develop the Collection holdings by attracting donations, bequests and other means of support;
- g. acquire items that will appreciate in value over time; and
- h. operate guided by museum standards.

Acquisitions of contemporary visual art by artists of significance that are consistent with developments in Western Australian contemporary art will be based on advice from respected and relevant industry arts professionals. Members of the Policy Committee will be engaged by the CEO regarding acquisitions that have a value greater than \$10,000 (excluding GST).

Creation date:	June 1999 (CJ213-06/99)
Formerly:	<ul style="list-style-type: none">• Art Collection Policy• Museum Collections and Operations Policy• Public Art Policy• Cultural Development Policy• The City's Art and Memorabilia Collections Policy
Amendments:	CJ206-10/05, CJ238-12/06, CJ186-09/07, CJ052-04/08, CJ108-06/12, CJ044-03/16, CJ213-12/22
Last reviewed:	December 2022 (CJ213-12/22)
Related documentation:	<ul style="list-style-type: none">• Register of Delegation of Authority• Art Collection Management Plan• Public Art Policy
File reference:	101291



Investment of Available Funds Council Policy

Responsible directorate: Corporate Services

Objective: To invest the City's surplus funds, with consideration of risk at the most favourable rate of interest available to it at the time, for that investment type, while ensuring that its liquidity requirements are met.

1. Definitions:

"authorised institution" means the same as that defined in Regulation 19C (1) of the *Local Government (Financial Management) Regulations 1996* as amended.

"counterparty" means the other party that participates in a financial transaction.

"credit rating" means an estimate of overall ability and willingness of an entity or person to fulfil financial obligations in full and on time, based on previous financial dealings. Ratings are opinions issued by credit rating agencies.

"short-term" in relation to investments, means it matures in 12 months or less.

"long-term" in relation to investments, means it matures in excess of 12 months.

2. Statement:

While exercising the power to invest, consideration needs to be given to preservation of capital, liquidity, and the return on investment.

- a. Preservation of capital is the principal objective of the investment portfolio. Investing activities are to be performed in a manner that seeks to ensure the security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within specified limits and parameters.
- b. The investment portfolio will ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated realisation of an investment.
- c. The investment portfolio is expected to achieve a predetermined market average rate of return that takes into account legislative investment limitations. Any additional return target

set by Council must also consider risk limitations, liquidity requirements and prudent investment principles.

3. Details:

3.1. Legislative requirements:

All investments are to comply with the following:

- *Local Government Act 1995* – Section 6.14
- *The Trustees Act 1962* – Part III Investments
- *Local Government (Financial Management) Regulations 1996* – Regulations 19, 19C, Regulation 28 and Regulation 49
- Australian Accounting Standards.

3.2. Delegation of authority to invest:

Authority is delegated to the Chief Executive Officer to implement this policy. The Chief Executive Officer may in turn delegate the day-to-day management of the City's investments in accordance with the provisions of the *Local Government Act 1995*.

3.3. Prudent person standard:

Investments will be managed with the care, diligence and skill that a prudent person would exercise. Officers delegated with authority to manage investments are to safeguard the portfolios in accordance with the substance of this policy, and not for speculative or any other purposes.

3.4. Approved investments:

Unless otherwise approved by Council, investments are limited to:

- State/Commonwealth Government Bonds maturing within three years
- interest bearing deposits up to 3 years with Authorised Deposit-taking Institutions (ADI)
- bank accepted/endorsed commercial bills payable within 12 months
- negotiable Certificates of Deposit issued or guaranteed by an Authorised Institution.

3.5. Prohibited investments:

This Investment of Available Funds Council Policy prohibits any investment carried out for speculative purposes including but not limited to:

- derivative or derivative based instruments and/or Structured Products
- principal-only investments or securities that provide potentially nil or negative cash flow

- stand-alone securities issued that have underlying futures, options, forwards contracts and swaps of any kind
- any form of investment that risks the loss of the initial capital outlay in anticipation of significant gain that may arise from expected changes in future economic conditions.

This policy also prohibits the use of leveraging (borrowing to invest) of an investment.

3.6. Risk management guidelines:

Officers delegated with the authority to invest must diversify the investment portfolio and avoid excessive risk concentration with any single counterparty.

The approach to diversification must be balanced with the need to seek an adequate rate of return for the City, given that higher rates of return are usually associated with higher credit risk.

Investments obtained are to be guided by:

- Portfolio Credit Framework: limit overall credit exposure of the portfolio
- Counterparty Credit Framework: limit exposure to individual counterparties / institutions
- Term to Maturity Framework: limits based upon maturity of securities.

The portfolio credit guidelines applied to the City's investments will be based on the Standard and Poor's (S&P) ratings system criteria, or the equivalent from Moody's or Fitch as necessary. A description of each S&P rating category is included in Appendix 1 including the meaning of the signs that may be linked to the rating.

Where conflicting ratings levels exist for any counterparty and/or product, the rating level applied by two out of the three ratings agencies will be used, represented by the S&P rating, if valid. Where all three agencies have issued different ratings, the S&P rating will prevail.

3.6.1. Overall portfolio limits:

To control the credit quality over the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular combination of long-term and short-term credit ratings, as detailed in the matrix below:

Portfolio Limits				
Standard & Poor's Rating		Long-Term		
		AAA+ to AAA-	AA+ to AA-	A+ to A-
Short-Term	A-1+	100%	100%	Not applicable
	A-1	Not applicable	75%	50%
	A-2	Not applicable	Not applicable	40%

3.6.2. Counterparty Credit Framework:

Exposure to an individual counterparty/institution will be restricted by a combination of their long-term and short-term credit rating so that single entity exposure is limited, as detailed in the table below:

Counterparty Limits				
Standard & Poor's Rating		Long-Term		
		AAA+ to AAA-	AA+ to AA-	A+ to A-
Short-Term	A-1+	30%	25%	Not applicable
	A-1	Not applicable	20%	15%
	A-2	Not applicable	Not applicable	10%

In the absence of any evidence to the contrary unrated wholly owned subsidiaries of a rated financial institution will be taken to have the same credit rating as their parent entity.

If the credit rating of any counterparty is downgraded such that any investments held with such party no longer comply with this policy, the City will take steps to divest such investments as soon as practicable, subject to due consideration of penalties and lost interest.

3.6.3. Term to maturity framework:

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Return to Maturity	Minimum	Maximum
Up to 12 months	70%	100%
13 to 24 months	0%	30%
25 to 36 months	0%	20%

Officers delegated to invest must take into account ongoing liquidity requirements when placing investments to ensure availability of funds to meet the City's payment obligations as and when they fall due.

3.7. Investment advisor:

The City may appoint an investment advisor to provide independent advice regarding the management of the City's investments.

Any investment advisor appointed by the City must be appropriately licenced by the Australian Securities and Investment Commission. The investment advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to recommend the most appropriate product within the terms and conditions of the investment of available funds policy.

The investment advisor's appointment is to be subject to a letter of engagement setting out the terms of appointment which may include:

- monthly reporting
- monthly market review of market returns and market value of the portfolio
- meetings with the responsible City officers no less than six monthly, to review the City's investment portfolio.

3.8. Benchmarking:

The performance benchmark for the City's investment portfolio is set at fifty basis points above the average Reserve Bank Cash Rate for the reporting period.

3.9. Reporting and review:

A monthly report will be provided to Council in support of the monthly Financial Activity Statement. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and changes in market value.

Documentary evidence must be held for each investment and details thereof maintained in an Investment Register.

Certificates must be obtained from the financial institutions confirming the amounts of investments held on the Council's behalf as at 30 June each year and reconciled to the Investment Register.

This Investment of Available Funds Council Policy will be reviewed at least once a year or as required in the event of legislative changes.

Creation date:	June 1999 (CJ213-06/99)
Formerly:	Investment Policy Sustainable Statement Policy
Amendments:	INT10/29125, CJ213-06/99, CJ121-06/02, CJ232-09/02, CJ213-09/03, CJ206-10/05, CJ052-04/08, CJ187-09/13, CJ048-03/16, CJ170-10/17, CJ160-10/20
Last reviewed:	October 2020 (CJ160-10/20)
Related documentation:	<ul style="list-style-type: none">• Local Government Act 1995• Register of Delegation of Authority• The Trustee Act 1962• Local Government (Financial Management) Regulation 1996• Australian Accounting Standards
File reference:	101272

Appendix 1 – Investment of Available Funds Policy

Standard & Poor's Ratings Definitions

Standard and Poor's (S&P) is a professional ratings agency that provides analysis of corporate and institutional creditworthiness. An S&P rating is an opinion of the general creditworthiness of an entity, either as a whole or with respect to a particular financial obligation, based on relevant risk factors.

According to S&P, credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment.
- Nature and provisions of the obligation.
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other legal arrangement that affects creditors' rights.

Ratings – Long-Term Financial Obligations (Maturity greater than 365 days)	
AAA	Extremely strong capacity to meet financial commitments on the long-term obligation.
AA	Very strong capacity to meet financial commitments.
A	Strong capacity to meet financial commitments, but somewhat susceptible to adverse circumstances and economic conditions.
BBB	Adequate capacity to meet financial commitments, but susceptible to adverse circumstances and economic conditions.
BB	Currently has capacity to meet financial commitments, but clearly vulnerable to adverse circumstances and economic conditions.
B	Currently has capacity to meet financial commitments, but highly vulnerable to adverse circumstances and economic conditions.
CCC	Currently vulnerable to non-payment, and dependent on favourable economic conditions to meet financial commitments.
CC	Currently highly vulnerable to non-payment.
R	Under regulatory supervision. Highly likely not to meet financial commitments.

Ratings – Short-Term Financial Obligations (Maturity not more than 365 days)	
A-1	Strong capacity to meet financial commitments on the short-term obligation.
A-2	Satisfactory capacity to meet financial commitments, but somewhat susceptible to adverse circumstances and economic conditions.
A-3	Adequate capacity to meet financial commitments but susceptible to adverse circumstances and economic conditions.
B	Current capacity to meet financial commitments but vulnerable to adverse circumstances and economic conditions and faces major ongoing uncertainty which could lead to inadequate capacity.
C	Currently vulnerable to non-payment and is dependent on favourable economic conditions to meet financial commitments.
R	Under regulatory supervision and highly likely not to meet financial commitments.

Ratings may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

(Source: Standard & Poor's Ratings Definitions, https://www.standardandpoors.com/en_AU/web/guest/article/-/view/sourceId/504352, accessed 2 February 2016).



Investment of Available Funds Council Policy

Responsible directorate: Corporate Services

Objective: To invest the City's surplus funds, with consideration of risk at the most favourable rate of interest available to it at the time, for that investment type, while ensuring that its liquidity requirements are met.

1. Definitions:

"authorised institution" means the same as that defined in Regulation 19C (1) of the *Local Government (Financial Management) Regulations 1996* as amended.

"counterparty" means the other party that participates in a financial transaction.

"credit rating" means an estimate of overall ability and willingness of an entity or person to fulfil financial obligations in full and on time, based on previous financial dealings. Ratings are opinions issued by credit rating agencies.

"short-term" in relation to investments, means it matures in 12 months or less.

"long-term" in relation to investments, means it matures in excess of 12 months.

2. Statement:

While exercising the power to invest, consideration needs to be given to preservation of capital, liquidity, and the return on investment.

- a. Preservation of capital is the principal objective of the investment portfolio. Investing activities are to be performed in a manner that seeks to ensure the security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within specified limits and parameters.
- b. The investment portfolio will ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated realisation of an investment.
- c. The investment portfolio is expected to achieve a predetermined market average rate of return that takes into account legislative investment limitations. Any additional return target

set by Council must also consider risk limitations, liquidity requirements and prudent investment principles.

3. Details:

3.1. Legislative requirements:

All investments are to comply with the following:

- *Local Government Act 1995* – Section 6.14
- *The Trustees Act 1962* – Part III Investments
- *Local Government (Financial Management) Regulations 1996* – Regulations 19 and 19C Regulation 28 and Regulation 49
- Australian Accounting Standards.

3.2. Delegation of authority to invest:

Authority is delegated to the Chief Executive Officer to implement this policy. The Chief Executive Officer may in turn delegate the day-to-day management of the City's investments in accordance with the provisions of the *Local Government Act 1995*.

3.3. Prudent person standard:

Investments will be managed with the care, diligence and skill that a prudent person would exercise. Officers delegated with authority to manage investments are to safeguard the portfolios in accordance with the substance of this policy, and not for speculative or any other purposes.

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This Investment of Available Funds Council Policy will be reviewed at least once a **every three years** or as required in the event of legislative changes, **or due to significant changes in the economic landscape and/or volatility in financial markets.**

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